

**Grantee: Chandler, AZ**

**Grant: B-08-MN-04-0502**

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**

B-08-MN-04-0502

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

Chandler, AZ

**Award Date:****Grant Amount:**

\$2,415,100.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:**

After analyzing foreclosure trends and code complaints, staff proposes targeting the 85225 zip code for programs using the NSP funds with the following NSP strategies:

**Recovery Needs:**

After analyzing foreclosure trends and code complaints, staff proposes targeting the 85225 zip code for programs using the NSP funds with the following NSP strategies:

1. Development of a Chandler Community Land Trust (CCLT) The amount of \$1,468,500 will be used to purchase and sell up to 17 formerly vacant, foreclosed single-family homes to income qualified homeowners, by leasing the land owned by the Land Trust to homeowners who buy only the structure that is on the land. With this program, the costs of the purchase are reduced, the owner shares the equity in the home with the Land Trust, and the home, as part of the Land Trust, remains affordable indefinitely. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$51,350 to \$77,050 annually for a family of four. Qualifying to purchase only the house greatly reduces the amount of the mortgage for which these families would have to apply. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.
2. Creation of permanent affordable rental housing for homeless families Approximately \$605,100 will be used to purchase and rehabilitate up to four vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program who will assume responsibility for the on-going maintenance of the properties after acquisition.
3. Down Payment Assistance Approximately \$100,000 will be used to assist qualified potential homebuyers with down payment assistance. This will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.
4. Administrative support No more than \$241,500 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

**Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,415,100.00

**Total CDBG Program Funds Budgeted**

N/A

\$2,415,100.00

**Program Funds Drawdown**

\$0.00

\$0.00

Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$1,163.83	\$1,163.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$362,265.00	\$0.00
Limit on Admin/Planning	\$241,510.00	\$1,163.83
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Chandler has been successful in making outreach to the targeted residents within the 85225 zip code. The next steps are to complete both RFP's for qualified nonprofits to implement the Downpayment Assistance Program and Permanent Rental Housing Program.

### Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09Admin, Administration and Planning Costs	\$241,500.00	\$0.00	\$241,500.00	\$0.00
09PRH, Acquisition/Purchase and Rehabilitation	\$605,100.00	\$0.00	\$605,100.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
DPA09, Acquisition/Purchase and Rehabilitation	\$100,000.00	\$0.00	\$100,000.00	\$0.00
LT09, Acquisition/Purchase and Rehabilitation	\$1,468,500.00	\$0.00	\$1,468,500.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>09Admin</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

09Admin

**Project Title:**

Administration and Planning Costs

**Projected Start Date:**

03/30/2009

**Projected End Date:**

03/30/2012

**National Objective:**

N/A

**Responsible Organization:**

City of Chandler

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$241,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$241,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$1,163.83	\$1,163.83
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

No more than \$241,500 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

**Location Description:**

**Activity Progress Narrative:**

Chandler has been proactive in making outreach to residents within the 85225 zip code to participate in the Community Landtrust Program. Outreach includes bi-lingual fliers, hosted 2 neighborhood meetings and scheduled three more for 2009.

**Performance Measures**

No Performance Measures found.

**Activity Locations**

Address	City	State	Zip
55 N AZ Place	Chandler	NA	85225

**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:** 09DPA

**Activity Title:** Down-payment Assistance program

**Activity Category:**

Homeownership assistance to low- and moderate-income

**Project Number:**

DPA09

**Projected Start Date:**

07/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Acquisition/Purchase and Rehabilitation

**Projected End Date:**

07/01/2012

**Responsible Organization:**

City of Chandler

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$100,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$100,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Approximately \$100,000 will be used to assist qualified potential homebuyers with down payment assistance. This will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.

**Location Description:**

This strategy will focus on the 85225 zip code area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue. : Of the 542 homes currently for sale in 85225, 38.2% are either in foreclosure or are about to go into foreclosure. NOTE: These are just the homes listed for sale. In researching the Maricopa County Assessors Office, there are many more in foreclosure that the banks have not listed for sale as of yet. It is unknown how many of those there are. In addition, HUDs Estimated Foreclosure Abandonment Risk Score (the Risk Score) measures the estimated foreclosure and abandonment risk of every census tract block group in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler found the zip code 85225 (census tract Number 522902) with a foreclosure abandonment risk score of 10 and a predicted 18 month foreclosure rate of 7.7%. This was the only Chandler zip code with a risk score of 10.

**Activity Progress Narrative:**

Chandler has met with 2 different non-profits to begin the process of issuing a Request for Proposals for a qualified non-profit. Chandler hopes to offer up to 5% downpayment assistance of the purchase price of a home to qualifying families that want to purchase a foreclosed home within the targeted area. Chandler hopes to have an RFP issued no later than September 2009.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/14
# of Households benefitting	0	0	0	0/0	0/14	0/14

## Activity Locations

Address	City	State	Zip
55 N Az Place	Chandler	NA	85286

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>09PRH</b>
<b>Activity Title:</b>	<b>Permanent rental Housing</b>

**Activity Category:**

Acquisition - general

**Project Number:**

09PRH

**Projected Start Date:**

06/30/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Acquisition/Purchase and Rehabilitation

**Projected End Date:**

06/30/2012

**Responsible Organization:**

City of Chandler

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$605,100.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$605,100.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Approximately \$605,100 will be used to purchase and rehabilitate up to four vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program who will assume responsibility for the on-going maintenance of the properties after acquisition. This strategy will focus on Chandler Meadows at 286 W. Palomino Drive.

**Location Description:**

This strategy will focus on Chandler Meadows at 286 W. Palomino Drive.

**Activity Progress Narrative:**

Chandler has created a Master Lease for a qualifying non-profit to enter into for the purposes of providing permanent affordable rental housing. The Master Lease is being reviewed by the Attorney's Office and staff hopes to have an RFP issued no later than November 2009.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of housing units</b>	0	0	0	0/0	0/0	0/16
<b># of Households benefitting</b>	0	0	0	0/16	0/0	0/16
<b>Total acquisition compensation to</b>	0	0	0	0/0	0/0	0/600000

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
55 N Az Place	Chandler	NA	85225

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

<b>Grantee Activity Number:</b>	<b>CLT09</b>
<b>Activity Title:</b>	<b>Community landtrust</b>

#### Activity Category:

Acquisition - general

#### Activity Status:

Planned

#### Project Number:

LT09

#### Project Title:

Acquisition/Purchase and Rehabilitation

#### Projected Start Date:

04/30/2009

#### Projected End Date:

04/30/2012

#### National Objective:

NSP Only - LMMI

#### Responsible Organization:

City of Chandler

Overall	Apr 1 thru Jun 30, 2009	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,468,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,468,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

#### Activity Description:

The amount of \$1,468,500 will be used to purchase and sell up to 17 formerly vacant, foreclosed single-family homes to income qualified homeowners, by leasing the land owned by the Land Trust to homeowners who buy only the structure that is on the land. With this program, the costs of the purchase are reduced, the owner shares the equity in the home with the Land Trust, and the home, as part of the Land Trust, remains affordable indefinitely. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$51,350 to \$77,050 annually for a family of four. Qualifying to purchase only the house greatly reduces the amount of the mortgage for which these families would have to apply. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.

#### Location Description:

Project will be located within the 85225 zip code, specifically targeting the neighborhood bounded by Chandler Blvd to Ray Rd; Arizona Ave to Alma School. : Of the 542 homes currently for sale in 85225, 38.2% are either in foreclosure or are about to go into foreclosure. NOTE: These are just the homes listed for sale. In researching the Maricopa County Assessors Office, there are many more in foreclosure that the banks have not listed for sale as of yet. It is unknown how many of those there are. In addition, HUDs Estimated Foreclosure Abandonment Risk Score (the Risk Score) measures the estimated foreclosure and abandonment risk of every census tract block group in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler found the zip code 85225 (census tract Number 522902) with a foreclosure abandonment risk score of 10 and a predicted 18 month foreclosure rate of 7.7%. This was the only Chandler zip code with a risk score of 10.

### Activity Progress Narrative:

Chandler has entered into agreement with NewTown CDC for the purposes of implementing a Community Landtrust in Chandler. Newtown has held 2 public meetings and distributed nearly 300 fliers within the 85225 zip code. There are two qualified buyers out shopping for homes with the expectation for the first buyer to occur August 25, 2009.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/17
# of housing units	0	0	0	0/0	0/0	0/17
# of Households benefitting	0	0	0	0/12	0/5	0/17
Total acquisition compensation to	0	0	0	0/0	0/0	0/800000

### Activity Locations

Address	City	State	Zip
511 W University Dr	Tempe	NA	85281

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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