

Grantee: El Paso Collaborative

Grant: B-09-CN-TX-0042

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-09-CN-TX-0042

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

El Paso Collaborative

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

Original - In Progress

Grant Amount:

\$10,191,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$10,000,000.00

Total Budget:

\$20,191,000.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

A Consortium of local non-profit organizations was awarded funding in the amount of \$10,191,000.00 for a Neighborhood Stabilization Program to stabilize neighborhoods in El Paso County, Texas whose viability has been and continues to be damaged by the economic effects of properties that have been foreclosed upon and abandoned. The Consortium is comprised of the El Paso Collaborative for Community and Economic Development, Project Vida, Ayuda, Inc. and Habitat for Humanity El Paso. The Consortium has selected the El Paso Collaborative for Community and Economic Development to serve as lead member and fiscal agent. The goal of the project is to acquire, rehabilitate and return to productive service a minimum of 125 single-family units in 22 eligible census tracts located inside and outside the city limits of the City of El Paso. The homes will be returned to active service for a combination of homeownership and rental. The project's end-users will be households with incomes up to 120% AMFI with a minimum of 25% of program funds reserve for end-users with incomes at or below 50% AMFI. The Consortium has selected 2 for-profit partners who will help carry out the NSP2 Program. They are Dawco Builders, LLC., Karma/JKS Properties Inc. Dawco and Karma/JKS will join Consortium Members in the role of developers that will acquire/rehabilitate properties and sell them to income-eligible households.

Target Geography:

Using HUD's mapping system, the Consortium identified 22 eligible census tracts scattered throughout the greater El Paso Area (city and outline areas of the county). The highest concentration of foreclosures is occurring in the City of El Paso's "Eastside" where there are 12 eligible census tracts, 5 with foreclosure scores of 20. There are 2 eligible census tracts on the other side of the Franklin Mountains, the "Westside"; another 2 tracts are in "Northeast" El Paso, north of the Fort Bliss Military Reservation; and another 2 are in the "Sleta-Lower Valley" areas of the city. The remaining 4 census tracts are located outside of El Paso's city limits in the communities of Horizon City, San Elizario, Clint and Tornillo. It is interesting to note that in 15 of the 22 targeted census tracts the 2008 estimated median income levels were above 2008 HUD median income guideline and illuminates the fact that the census tracts with the highest foreclosure scores were considered middle, upper and moderate income census tracts. The targeted census tracts are: 103.07, 103.11, 103.12, 103.13, 103.14, 103.15, 103.20, 103.21, 43.07, 43.14, 43.15, 43.16, 102.04, 102.09, 40.04, 41.04, 1.07, 102.06, 103.09, 104.03, 104.04, 105.01.

Program Approach:

El Paso Collaborative and its Consortium Members have designed a program to assist 22 eligible census tracts located in El Paso County. The goal of the program will be to acquire, rehabilitate and return to active service 125 foreclosed or abandoned properties. To accomplish the desired outcomes, 5 developers plus El Paso Collaborative will share the responsibilities for acquisition and rehabilitation (3 Consortium Members and 2 for-profit partners will serve as developers). For-profit partners were selected not only for their expertise in acquisition and rehabilitation but for their willingness to introduce new concepts and ideas that will assist in long term affordability, green features, and energy efficiency of the units. With its experience as a community lender El Paso Collaborative will make loans to developers and Consortium Members for the purchase and redevelopment of eligible properties. El Paso Collaborative will make low interest loans to developers and 0% interest loans to Consortium Members. New and existing staff will administer the NSP2 Program, assure all aspects of the NSP2 Grant agreements/policies/procedures/activities will be properly implemented and monitored. El Paso Collaborative will acquire NSP single-family homes to use as rental properties for households up to 120% AMFI. Homes will be leased using High HOME rents adjusted for utility allowances. EPC's rental component will afford the organization the opportunity to develop long-term assets for the corporation and build capacity for future rental programs opportunities.



Consortium Members:

El Paso Collaborative for Community & Economic Development is the Lead Member of a Consortium, comprised of 4 local non-profit organizations. The other Consortium Members are Habitat for Humanity El Paso, Project Vida and Ayuda, Inc. Combined the 4 organizations have extensive experience in housing development (single and multi-family), homebuyer assistance, financing, counseling, and rental management. The El Paso Collaborative was certified in 2001 by the U.S. Treasury as a Community Development Financial Institution (CDFI). Roles of Consortium Members: El Paso Collaborative will be the Lead Member, fiscal agent and will coordinate the program. In addition they will: make lines of credit available to for-profit developers and Consortium Members for acquisition and rehabilitation of NSP eligible properties, and monitor all activities. Project Vida and Ayuda, Inc. will acquire, rehabilitate, rent and manage (20) properties to eligible households at or below 50% AMFI. Habitat for Humanity El Paso will acquire, rehabilitate, sell and finance (15) properties to eligible households at or below 50% AMFI.

How to Get Additional Information:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$17,504,411.00
Total Budget	\$1,014,393.00	\$17,504,411.00
Total Obligated	\$1,614,393.00	\$16,715,053.09
Total Funds Drawdown	\$650,584.57	\$14,848,862.58
Program Funds Drawdown	\$287,668.11	\$9,353,398.87
Program Income Drawdown	\$362,916.46	\$5,495,463.71
Program Income Received	\$429,308.30	\$5,565,005.64
Total Funds Expended	(\$68,333.01)	\$14,155,442.50
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,019,100.00	\$1,444,052.86
Limit on State Admin	\$0.00	\$1,294,052.86

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,019,100.00	\$1,550,861.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,547,750.00	\$4,155,082.00

Overall Progress Narrative:



Overall Progress Narrative

During Qtr. 3 2013 El Paso Collaborative EPC has made considerable progress in all areas of the NSP2 program. At the end of the previous quarter, EPC had spent \$14,198,278. As of September 30, 2013 we have spent \$14,918,405 and we have obligated \$17,396,590 and ended the quarter at 141% drawdown rate.

The Consortium met the national objective of making permanent housing available for 118 households. Acquisition and rehabilitation activities 4 properties were acquired in this quarter for a cumulative total of 125 properties through end of Quarter 3/2013. EPC has made offers to acquire four additional properties. Rehabilitation was completed on 6 properties, and will begin rehab on another 4 properties, with estimated completion dates during Qtr. 4. 2013. The Consortium has exceeded the NOFA minimum national objective of 100 households now living in permanent housing.

Homebuyer activities During this quarter 8 households at or below 120 % AMFI purchased NSP homes. Cumulatively (not including the properties sold by Habitat for Humanity El Paso) a total of 79 NSP homes were sold. Another eligible homebuyer entered into a sales contract. Marketing and Outreach Activities continued throughout this quarter and included outreach to the military community, local school districts and nonprofit organizations. Homebuyer activities by Consortium Member Habitat for Humanity Habitat had completed the terms of their Consortium Member Agreement and all 15 properties were developed and sold to households at or below 50% AMFI.

Rental Program activities Consortium Members Project Vida and AYUDA had completed the acquisition, rehabilitation and rental of their properties in a prior quarter. All units were rented to households at or below 50% AMFI: 5 for AYUDA and 15 for Project Vida.

PROGRESS CONSORTIUM MEMBERS

Lead Consortium Member El Paso Collaborative for Community and Economic Development (EPC) During Qtr 3, 2013 EPC continued with activities for its own rental component. Rents are established at "High" HOME rents with adjustments for utilities to households with incomes up to 120% AMFI. Activities during this quarter included marketing and outreach; acquisition and rehab; Two projects were completed, and leased shortly thereafter to households with incomes up to 120% AMFI. At the end of Qtr 3, EPC owned 7 rental properties and has leased 4 properties. Total properties to be acquired and rented are 17.

EPC has 2 executed acquisition sales contracts that should close during the next quarter, an additional 4 acquisition sales offers are pending seller approval. One property is currently under rehabilitation with estimated completion date early in Qtr. 4. 2013. Another two properties are available for rent. EPC expects to rent these units early in the fourth quarter 2013.

During Qtr 3, 2013 EPC decided to manage its own rental properties. The Property Management Agreement with Project Vida will cease effective October 31st, 2013. We have begun the transition and EPC is receiving technical assistance from an NSP TA provider. Tenants have been notified of this change and EPC anticipates that this activity will help build and sustain the organization for years to come.

Consortium Member -Habitat for Humanity El Paso HFHEP Habitat's goal was to acquire and rehabilitate 15 NSP homes for sale to households at/below 50% AMFI. Habitat completed the terms of their Consortium Member Agreement in a prior quarter and all 15 properties were developed and sold to households at or below 50% AMFI.

Consortium Member Project Vida (PV) PV's original goal was to acquire and rehabilitate 15 NSP homes to rent to households at/below 50% AMFI. PV completed all 15 projects in a prior quarter. PV is also acting as Property Manager for both their properties and Consortium Members. Under the terms of an amended Consortium Agreement, PV is acting as a Developer and selling acquired/rehabbed properties to LMMI households. During Qtr. 3/2013, PV sold the last of 6 properties and completed the terms of their amended Consortium Agreement.

Consortium Member AYUDA, Inc.- AYUDA's goal was to acquire, rehabilitate and rent 5 NSP homes to households at/below 50% AMFI. AYUDA completed and leased all 5 of their properties in a prior quarter.

DEVELOPERS

Developer Karma JKS Properties, Inc. (JKS) During Qtr. 3/2013, JKS acquired 3 new properties, completed rehabilitation on 3 properties and sold 7 NSP homes. To date JKS has completed and sold 46 properties. This developer has 1 executed homebuyer sales contract that should close in Qtr. 4. JKS will begin rehab on their final 3 properties with estimated completion dates within Qtr.4. This developer anticipates completion of the terms in their NSP2 Developer Agreement to rehabilitate and resell 54 properties within Qtr. 4, 2013.

Developer Dawco Builders, LLC-DAWCO completed the terms of its NSP2 Developer Agreement in Qtr. 4/2012.

PROPERTY ACQUISITION CHALLENGES

At this time new acquisitions are continuing smoothly.



REHABILITATION CHALLENGES

At this time rehabilitation activities are running smoothly.

PRIMARY LENDERS AND NSP HOMEBUYER ASSISTANCE SECONDARY FINANCING

1. At this time financing is running smoothly.

ADDITIONAL INFORMATION TECHNICAL ASSISTANCE

2. EPC is currently receiving TA for property management from I.C.F.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
AAcq, Acquisition	\$249,081.64	\$16,744,096.00	\$8,589,822.79
ALLR, Loan Loss Reseve	\$0.00	\$0.00	\$0.00
Adm, Administration	\$38,586.47	\$1,638,100.00	\$763,576.08



Activities

Grantee Activity Number:	AcqAYUDA
Activity Title:	AYUDA Rehab/Reconstruction

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

AAcq

Projected Start Date:

01/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Ayuda, Inc.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$488,741.00
Total Budget	\$0.00	\$488,741.00
Total Obligated	\$0.00	\$506,603.00
Total Funds Drawdown	\$0.00	\$488,740.54
Program Funds Drawdown	\$0.00	\$309,335.08
Program Income Drawdown	\$0.00	\$179,405.46
Program Income Received	\$2,123.45	\$17,193.64
Total Funds Expended	(\$14,902.55)	\$488,741.00
El Paso Collaborative for Community and Economic	(\$14,902.55)	\$488,741.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/rehabilitation of NSP properties for rentals to families @ or below 50% AMFI.

Location Description:

El Paso County, Texas.

Activity Progress Narrative:

Consortium Member &ndash AYUDA, Inc.- AYUDA&rsquos goal was to acquire, rehabilitate and rent 5 NSP homes to households at/below 50% AMFI. AYUDA completed and leased all 5 of their properties in a prior quarter.

****Correction to Beneficiaries**** 5 female headed households.

*** Cumulative # Properties 5/5 completed****

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	10/5



#Efficient AC added/replaced	4	4/4
#Replaced thermostats	3	3/3
#Replaced hot water heaters	1	1/1
#Light Fixtures (indoors) replaced	15	15/15
#Light fixtures (outdoors) replaced	9	9/9
#Refrigerators replaced	5	5/5
#Dishwashers replaced	4	4/4
#Low flow toilets	0	0/4
#Low flow showerheads	4	4/4
#Units with bus/rail access	0	0/2

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/5	0/0	5/5	60.00
# Renter Households	0	0	0	3/5	0/0	5/5	60.00

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: AcqDAWCO LMMI
Activity Title: DAWCO Rehab/Reconstruction

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

AAcq

Projected Start Date:

01/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,648,504.00
Total Budget	\$0.00	\$2,648,504.00
Total Obligated	\$0.00	\$2,702,000.00
Total Funds Drawdown	\$0.00	\$2,648,503.67
Program Funds Drawdown	\$0.00	\$2,156,445.80
Program Income Drawdown	\$0.00	\$492,057.87
Program Income Received	\$0.00	\$1,544,349.42
Total Funds Expended	(\$53,430.46)	\$2,648,503.67
El Paso Collaborative for Community and Economic	(\$53,430.46)	\$2,648,503.67
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of NSP eligible properties for resale to households at or below 120% AMFI.

Location Description:

Eligible properties in El Paso County, Texas

Activity Progress Narrative:

Developer Dawco Builders, LLC-DAWCO completed the terms of its NSP2 Developer Agreement in Qtr. 4/2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	22/22
#Energy Star Replacement Windows	14	14/14
#High efficiency heating plants	1	1/1
#Efficient AC added/replaced	8	8/8
#Replaced thermostats	19	19/19
#Light Fixtures (indoors) replaced	79	79/79



#Refrigerators replaced	21	21/21
#Dishwashers replaced	14	14/14
#Low flow showerheads	28	28/28

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	22/22
# of Singlefamily Units	0	22/22

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/0	18/5	22/22	95.45
# Owner Households	0	0	0	0/0	0/5	0/22	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: AcqEPC
Activity Title: EPC Rehab/Reconstruction

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

AAcq

Projected Start Date:

12/01/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,927,534.00
Total Budget	\$0.00	\$2,927,534.00
Total Obligated	\$0.00	\$300,000.00
Total Funds Drawdown	\$104,136.05	\$923,118.42
Program Funds Drawdown	\$86,585.50	\$710,296.99
Program Income Drawdown	\$17,550.55	\$212,821.43
Program Income Received	\$1,668.34	\$1,668.34
Total Funds Expended	\$0.00	\$165,822.29
El Paso Collaborative for Community and Economic	\$0.00	\$165,822.29
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehab of single-family properties for homeownership and rental to households at or below 120% AMFI.

Location Description:

El Paso, Texas

Activity Progress Narrative:

Lead Consortium Member El Paso Collaborative for Community and Economic Development EPC During Qtr 3, 2013 EPC continued with activities for its own rental component. Rents are established at High HOME rents with adjustments for utilities to households with incomes up to 120% AMFI. Activities during this quarter included marketing and outreach; acquisition and rehab Two projects were completed, and leased shortly thereafter to households with incomes up to 120% AMFI. At the end of Qtr 3, EPC owned 7 rental properties and has leased 4 properties. Total properties to be acquired and rented are 17. **** Aqc. Others activity is being consolidated onto AcqEPC activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	7/20
#Energy Star Replacement Windows	15	15/15
#Efficient AC added/replaced	2	2/2



#Replaced thermostats	9	9/9
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	10	10/10
#Light fixtures (outdoors) replaced	14	14/14
#Refrigerators replaced	7	7/15
#Dishwashers replaced	5	5/5
#Low flow showerheads	12	12/13
#Units with bus/rail access	6	6/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	4/20
# of Multifamily Units	0	0/0
# of Singlefamily Units	2	4/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	2	0/2	0/5	2/20	0.00
# Owner Households	0	0	0	0/2	0/0	0/3	0
# Renter Households	0	0	2	0/0	0/5	2/17	0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3804 Leticia St	El Paso		Texas	79936-2689	Match / Y
2925 Royal Knoll	El Paso		Texas	79938-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	AcqHabitat
Activity Title:	Habitat Rehab/Reconstruction

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

AAcq

Project Title:

Acquisition

Projected Start Date:

01/01/2011

Projected End Date:

06/30/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,468,351.00
Total Budget	\$0.00	\$1,468,351.00
Total Obligated	\$0.00	\$1,468,350.09
Total Funds Drawdown	\$0.00	\$1,423,295.65
Program Funds Drawdown	\$0.00	\$630,671.97
Program Income Drawdown	\$0.00	\$792,623.68
Program Income Received	\$8,794.01	\$38,742.17
Total Funds Expended	\$0.00	\$1,468,350.09
El Paso Collaborative for Community and Economic	\$0.00	\$1,468,350.09
Habitat for Humanity El Paso	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/ Rehabilitation NSP eligible properties for re-sale to households at or below 50% AMFI.

Location Description:

Eligible properties in the El Paso County, Texas.

Activity Progress Narrative:

Habitats goal was to acquire and rehabilitate 15 NSP homes for sale to households at/below 50% AMFI. Habitat completed the terms of their Consortium Member Agreement and all 15 properties were developed and sold to households at or below 50% AMFI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	15/15
#Energy Star Replacement Windows	18	18/18
#High efficiency heating plants	3	3/3
#Efficient AC added/replaced	11	11/11



#Replaced thermostats	27	27/27
#Replaced hot water heaters	1	1/1
#Light Fixtures (indoors) replaced	76	76/76
#Light fixtures (outdoors) replaced	34	34/34
#Refrigerators replaced	13	13/13
#Dishwashers replaced	8	8/8
#Low flow toilets	0	0/11
#Units with bus/rail access	10	10/10

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	15/15	0/0	15/15	100.00
# Owner Households	0	0	0	15/15	0/0	15/15	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: AcqJKS LMMI
Activity Title: JKS Rehab/Reconstruction

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

AAcq

Projected Start Date:

01/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$6,072,430.00
Total Budget	\$0.00	\$6,072,430.00
Total Obligated	\$600,000.00	\$5,100,000.00
Total Funds Drawdown	\$407,862.88	\$5,724,098.86
Program Funds Drawdown	\$162,496.14	\$3,435,362.27
Program Income Drawdown	\$245,366.74	\$2,288,736.59
Program Income Received	\$355,840.82	\$3,234,335.73
Total Funds Expended	\$0.00	\$4,474,421.62
El Paso Collaborative for Community and Economic	\$0.00	\$4,474,421.62
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of NSP eligible properties for re-sale to households at or below 120% AMFI.

Location Description:

El Paso County, TX.

Activity Progress Narrative:

Developer Karma JKS Properties, Inc. (JKS) During Qtr. 3/2013, JKS acquired 3 new properties, completed rehabilitation on 3 properties and sold 7 NSP homes. To date JKS has completed and sold 46 properties. This developer has 1 executed homebuyer sales contract that should close in Qtr. 4. JKS will begin rehab on their final 3 properties with estimated completion dates within Qtr.4. This developer anticipates completion of the terms in their NSP2 Developer Agreement to rehabilitate and resell 54 properties within Qtr. 4, 2013.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	7	48/54
#Energy Star Replacement Windows	33	33/33
#Additional Attic/Roof Insulation	0	0/1
#Efficient AC added/replaced	30	30/30



#Replaced thermostats	62	62/66
#Replaced hot water heaters	12	12/12
#Light Fixtures (indoors) replaced	156	156/156
#Light fixtures (outdoors) replaced	58	58/58
#Refrigerators replaced	49	49/49
#Dishwashers replaced	41	41/41
#Low flow showerheads	61	61/61
#Units with bus/rail access	39	39/39

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	48/54
# of Singlefamily Units	7	48/54

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	4	7	7/0	32/54	43/54	90.70
# Owner Households	1	4	7	7/0	32/54	43/54	90.70

Activity Locations

Address	City	County	State	Zip	Status / Accept
5400 Plainview Dr	El Paso		Texas	79924-1230	Match / Y
14209 Thayer Pease	Horizon City		Texas	79928-	Match / N
14080 Peter Noyes	Horizon City		Texas	79928-	Match / N
1316 Ranchero Court	San Elizario		Texas	79849-	Match / N
644 Desierto Bonito Ave	Horizon City		Texas	79928-7726	Match / Y
2344 Tierra Negra	El Paso		Texas	79938-	Match / N
12264 Tierra Alaska	El Paso		Texas	79938-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	AcqOthers
Activity Title:	Other Developer Acquisition

Activity Category:

Acquisition - general

Project Number:

AAcq

Projected Start Date:

01/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$2,500,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$52,881.73	\$689,024.31
Total Funds Expended	\$0.00	\$2,144,664.72
El Paso Collaborative for Community and Economic	\$0.00	\$2,144,664.72
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of NSP eligible units and re-sale to LMMI households

Location Description:

NSP eligible targeted census tracts.

Activity Progress Narrative:

This activity has been eliminated under this category and was consolidated to Acq. EPC.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/0

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/0	4/0	7/0	100.00
# Owner Households	0	0	0	3/0	4/0	7/0	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:	AcqPV
Activity Title:	Project Vida Rehab/Reconstruction

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

AAcq

Project Title:

Acquisition

Projected Start Date:

01/01/2011

Projected End Date:

06/30/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Project Vida

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,197,990.00
Total Budget	\$1,014,393.00	\$2,197,990.00
Total Obligated	\$1,014,393.00	\$2,500,000.00
Total Funds Drawdown	\$0.00	\$2,197,052.58
Program Funds Drawdown	\$0.00	\$1,347,710.68
Program Income Drawdown	\$0.00	\$849,341.90
Program Income Received	\$7,999.95	\$39,692.03
Total Funds Expended	\$0.00	\$1,433,974.39
El Paso Collaborative for Community and Economic	\$0.00	\$1,433,974.39
Project Vida	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of NSP eligible properties to rent to households @ or below 50% AMFI and resale to households at or below 120% AMFI

Location Description:

El Paso County Texas

Activity Progress Narrative:

Consortium Member &ndash Project Vida (PV)PVs original goal was to acquire and rehabilitate 15 NSP homes to rent to households at/below 50% AMFI. PV completed all 15 projects in a prior quarter. PV is also acting as Property Manager for both their properties and Consortium Members. Under the terms of an amended Consortium Agreement, PV is acting as a Developer and selling acquired/rehabbed properties to LMMI households. During Qtr. 3/2013, PV sold the last of 6 properties and completed the terms of their amended Consortium Agreement.

Acq.Others activity is consolodated onto Acq PV to include 6 resale properties.

Income Levels

2 households LOW

3 households Moderate

Total 6 households



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	16/21
#Energy Star Replacement Windows	12	12/12
#Efficient AC added/replaced	12	12/12
#Replaced thermostats	7	7/7
#Replaced hot water heaters	7	7/6
#Light Fixtures (indoors) replaced	58	58/58
#Light fixtures (outdoors) replaced	46	46/40
#Refrigerators replaced	20	20/20
#Dishwashers replaced	14	14/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	16/21

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	16/15	0/0	16/21	100.00
# Owner Households	1	0	1	1/0	0/0	1/6	100.00
# Renter Households	0	0	0	15/15	0/0	15/15	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
13541 Intrigue Ct	Horizon City		Texas	79928-6033	Match / Y

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: AdmAYUDA
Activity Title: Ayuda Admin

Activity Category:

Administration

Project Number:

Adm

Projected Start Date:

10/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Ayuda, Inc.

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$33,302.00
Total Budget	\$0.00	\$33,302.00
Total Obligated	\$0.00	\$24,132.00
Total Funds Drawdown	\$0.00	\$23,871.16
Program Funds Drawdown	\$0.00	\$3,648.23
Program Income Drawdown	\$0.00	\$20,222.93
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$23,871.16
Ayuda, Inc.	\$0.00	\$23,871.16
El Paso Collaborative for Community and Economic	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative costs during NSP eligible activities.

Location Description:

Eligible census tracts in El Paso County, Texas

Activity Progress Narrative:

Ayuda did not request an administrative draw during this quarter.

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: AdmEPC
Activity Title: Administration

Activity Category:

Administration

Project Number:

Adm

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/30/2014

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,416,018.00
Total Budget	\$0.00	\$1,416,018.00
Total Obligated	\$0.00	\$1,376,359.00
Total Funds Drawdown	\$136,115.96	\$1,207,422.71
Program Funds Drawdown	\$38,586.47	\$592,327.92
Program Income Drawdown	\$97,529.49	\$615,094.79
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,071,306.75
El Paso Collaborative for Community and Economic	\$0.00	\$1,071,306.75
Match Contributed	\$0.00	\$0.00

Activity Description:

General administration, training & travel.

Location Description:

El Paso County, TX.

Activity Progress Narrative:

EPC requested administrative draws in the amount of \$136,115.96 during this quarter.

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:	AdmPV
Activity Title:	Project Vida Admin

Activity Category:

Administration

Project Number:

Adm

Projected Start Date:

10/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Project Vida

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$40,787.00
Total Budget	\$0.00	\$40,787.00
Total Obligated	\$0.00	\$40,787.00
Total Funds Drawdown	\$2,469.68	\$15,964.98
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$2,469.68	\$15,964.98
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$13,495.30
El Paso Collaborative for Community and Economic	\$0.00	\$13,495.30
Project Vida	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative duties for NSP eligible activities.

Location Description:

Eligible census tracts in El Paso County, TX.

Activity Progress Narrative:

Project Vida requested an administrative draw in the amount of \$2,469.68 during this quarter.

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

