

Grantee: El Paso Collaborative

Grant: B-09-CN-TX-0042

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:

B-09-CN-TX-0042

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

El Paso Collaborative

Contract End Date:

02/11/2013

Review by HUD:

Original - In Progress

Grant Amount:

\$10,191,000.00

Grant Status:

Active

QPR Contact:

Delia Chavez

Estimated PI/RL Funds:

\$6,191,196.00

Total Budget:

\$16,382,196.00

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 "Ysleta-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.



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	\$12,624,832.39
Total Budget	(\$57,049.04)	\$10,274,832.39
Total Obligated	\$1,658,558.55	\$10,083,526.43
Total Funds Drawdown	\$1,815,911.24	\$8,293,992.25
Program Funds Drawdown	\$1,059,176.56	\$7,355,137.84
Program Income Drawdown	\$756,734.68	\$938,854.41
Program Income Received	\$900,568.52	\$1,281,782.36
Total Funds Expended	\$5,438,813.11	\$12,043,533.33
Match Contributed	\$350,673.72	\$350,673.72

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	\$350,673.72
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,019,100.00	\$472,163.75
Limit on State Admin	\$0.00	\$322,163.75

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,019,100.00	\$869,100.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,547,750.00	\$2,997,953.09

Overall Progress Narrative:



During Qtr. 1 2012: El Paso Collaborative EPC has made considerable progress in all areas of the NSP2 program. This is most evident in the progress of our spend-down rate. At the end of the previous quarter, we had spent \$6,478,081.01 (63.05%). As of March 31, 2012 we have spent \$8,293,992.25 (80.72%) and we have obligated \$10,083,526.43.

Acquisition and rehabilitation activities include the following: eleven properties were acquired in this quarter. With the fifty-eight properties previously acquired through the last reporting period, a total of sixty-nine properties have been acquired. Another ten properties have executed purchase contracts. Rehabilitation was completed on seventeen properties, and eight others are currently being rehabilitated.

Homebuyer activities: During this quarter fourteen households at or below 120 % AMFI completed program with the purchase of an NSP home. Cumulatively, a total of twenty-one households have purchased NSP homes. Twelve additional eligible homebuyers have entered into sales contracts. Marketing and Outreach Activities continued throughout this quarter in order to assure that EPC meets the NSP2 national objectives.

Homebuyer activities: Consortium Member Habitat for Humanity: One household at or below 50% AMFI entered into a sales contract towards the purchase of an NSP home. Cumulatively, Habitat has resold three homes, all in prior quarter. Three additional households were identified and are pending execution of sales contracts. Habitat is behind on their Consortium Member Agreement goal of completing rehab and reselling eight homes by March 30, 2012. The five rehab projects underway will be completed in 2012 Qtr. 2. Habitat is currently in eligibility and selection process for homebuyers.

Rental Program activities: Project Vida executed leases with six households at or below the 50 % AMFI, and households took occupancy during this quarter. A total of twelve properties have been acquired, rehabilitated and rented to households at or below 50% AMFI. Four properties for AYUDA and eight for Project Vida. Two additional homes were acquired for the Rental Program in this quarter with completion of rehabilitation expected during the Qtr. 2 of 2012. There is a pipeline of potential renters.

PROGRESS &ndash CONSORTIUM MEMBERS

Lead Consortium Member- El Paso Collaborative for Community and Economic Development (EPC) &ndashAs of end of Qtr 1 2012 we had acquired, rehabilitated and sold three homes to qualified NSP households. Two additional properties were acquired. Rehab was completed on one property; the other is currently undergoing rehabilitation. There is an executed sales contract on the completed project.

Consortium Member-Habitat for Humanity El Paso (HFHEP). Goal is to acquire and rehabilitate fifteen NSP homes for resale to households at/below 50% AMFI.

During Qtr 1 2012 Habitat acquired five properties. Rehab was not completed on any of them. Habitat executed a sales contract on one property. Four properties are under rehabilitation with families identified for each property. Another seven households are pending eligibility approval. To date, a total of three households have purchased NSP homes. HFHEP incorporates sweat equity and/ or volunteer labor in some of their rehabilitation projects. However the majority of rehab is outsourced to procured general contractors.

<><>Consortium Member &ndashProject Vida (PV) PV&rsquo goal is to acquire and rehabilitate fifteen NSP homes to rent to households at/below 50% AMFI. During Qtr 1, 2012 PV acquired their two final properties. Ten projects were bid out to procured contractors. Ten projects were completed during this quarter and leased shortly thereafter. Two properties are in rehabilitation bidding stage with construction to begin shortly thereafter. PV is in the process of identifying and selecting tenants and expects to lease all properties by end of Qtr 2 of 2012. PV is acting as Property Manager for their own properties and for another Consortium Member, AYUDA.

Consortium Member &ndash AYUDA, Inc. Goal is to acquire, rehabilitate and rent five NSP homes to households at/below 50% AMFI. As of the end of Qtr 1 2012, AYUDA acquired fifth and final property. The project was bid out to procured contractors. Rehab will be completed and final unit rented in Qtr 2, 2012.

DEVELOPERS

Developer Karma JKS Properties, Inc. During 1stQtr 2012 they acquired four new properties for a total of twenty-two properties purchased. JKS completed construction of two properties and sold six properties. A cumulative total of ten properties were sold to households at or below 120% AMFI and eight have executed sales contracts. Construction is underway on their other four properties, with estimated completion dates within Qtr 2 of 2012. EPC and Developer are currently negotiating an addendum to Developer&rsquo Agreement to continue working with NSP2 Program.

Developer Dawco Builders, LLC Goal During 1stQtr 2012 they acquired two new properties for a total of nineteen. EPC offered Dawco three properties and are awaiting his response. Dawco completed construction of one property and sold seven properties during this quarter. A cumulative total of nine properties were sold to households at or below 120% AMFI, six others have executed sales contracts. Construction is underway on their other four properties, with estimated completion dates within second quarter of 2012. EPC and DAWCO are currently in preliminary negotiations to determine whether this Developer will continue with NSP continue working with NSP2 program after he completes the terms of his Developer&rsquo Agreement.



PROPERTY ACQUISITION CHALLENGES

Having met the February spending threshold, EPC is continuing acquisition and rehab more selectively with acquisitions that present the best value in terms of so it can meet the 125 unit goal.

REHABILITATION CHALLENGES

Consortium Member-Habitat for Humanity El Paso (HFHEP) goal is to acquire and rehabilitate fifteen NSP homes for resale to households at/below 50% AMFI.

Although Habitat acquired five properties in January 2012, they did not complete rehab and resell any properties. Cumulatively they have completed three projects in all in Qtr 4, 2011. Consortium member originally projected completion and resale of eight properties by end of Qtr 1 2012. EPC is making efforts to work closely with this CM so they can get back on their stated time line.

PRIMARY LENDERS AND NSP HOMEBUYER ASSISTANCE SECONDARY FINANCING

1. EPC has made significant progress with the challenges reported in the previous quarter. As of February 28, 2012, we submitted an application for FHA Secondary Financing to HUDs Homeownership Center in Denver. It is currently under review. If approved, we feel this will create enhanced financing for NSP homebuyers.
2. EPC entered into Participating Lender Agreement with new lenders three new lenders, Security National Lending, Prime Lending and Castle and Cooke Mortgage. Of these, Prime Lending is amendable to VA financing for the NSP Program. EPC is awaiting responses from additional lenders to participate in the NSP Program including Chase Bank, Pioneer Bank and the National Bank of El Paso.

ADDITIONAL INFORMATION TECHNICAL ASSISTANCE

Continued TA assistance from Enterprise Community Partners from trainers Don Lenz and Karen Meunier has proven to be very useful in assisting with adjustments to program design, forecasting program income and cash flow, reviewing documents and manuals, addressing developer and homebuyer issues and beginning the rental program.

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	\$974,103.19	\$9,255,741.43	\$6,884,284.06
ALLR, Loan Loss Reseve	\$0.00	\$57,040.00	\$0.00
Adm, Administration	\$85,073.37	\$1,019,100.00	\$470,853.78



Activities

Grantee Activity Number: AcqAYUDA

Activity Title: Ayuda Acquisition

Activity Category:

Acquisition - general

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:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Ayuda, Inc.

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$506,603.00
Total Budget	\$165,603.00	\$506,603.00
Total Obligated	\$92,831.66	\$432,362.22
Total Funds Drawdown	\$122,006.56	\$393,904.90
Program Funds Drawdown	\$48,403.56	\$319,866.90
Program Income Drawdown	\$73,603.00	\$74,038.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$122,006.56	\$392,904.90
El Paso Collaborative for Community and Economic	\$122,006.56	\$392,904.90
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

El Paso County, Texas.

Activity Progress Narrative:

Activity Progress Narrative: Goal is to acquire, rehabilitate and rent five NSP homes to households at/below 50% AMFI. During 1st Qtr. 2012, Consortium Member AYUDA had acquired four properties of which three projects were completed and the units were rented during this quarter (one of the five properties previously completed). The one remaining project was bid out to procured contractors. Acting in the capacity of Property Manager Consortium Member, Project Vida is in the process of identifying and selecting the final tenant and expects to rent unit within second quarter of 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	6/5



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	6/5
# of Singlefamily Units	4	6/5

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
637 Villa Victoria Dr	Horizon City		Texas	79928-5854	Match / Y
14509 Fressia Pl	Horizon City		Texas	79928-7398	Match / Y
12492 Tierra Dulce Dr	El Paso		Texas	79938-4428	Match / Y
3421 Tierra Cobre Dr	El Paso		Texas	79938-4508	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: AcqDAWCO 25%

Activity Title: Dawco Acquisition

Activity Category:

Acquisition - general

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:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$395,354.00)	\$0.00
Total Obligated	(\$29,926.00)	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
El Paso Collaborative for Community and Economic	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of NSP eligible units for re-sale to households at or below 50% AMFI.

Location Description:

El Paso County, Texas

Activity Progress Narrative:

This activity has been eliminated under this category and was consolidated to LMMI households for each developer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing 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	0/8	0/0	0/8	0
# Owner Households	0	0	0	0/8	0/0	0/8	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: AcqDAWCO LMMI
Activity Title: DAWCO Acquisition LMMI

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:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,046,711.18
Total Budget	\$117,065.18	\$2,046,711.18
Total Obligated	\$0.00	\$1,929,646.00
Total Funds Drawdown	\$350,673.72	\$1,876,012.57
Program Funds Drawdown	\$342,687.97	\$1,815,013.72
Program Income Drawdown	\$7,985.75	\$60,998.85
Program Income Received	\$368,354.73	\$529,392.28
Total Funds Expended	\$350,673.72	\$1,958,885.93
El Paso Collaborative for Community and Economic	\$350,673.72	\$1,958,885.93
Match Contributed	\$350,673.72	\$350,673.72

Activity Description:

Acquisition of NSP eligible properties for resale to LMMI households.

Location Description:

Eligible properties in El Paso County, Texas

Activity Progress Narrative:

Activity Progress Narrative:Developer Dawco Builders, LLC During Qtr 1 Dawco acquired two new properties for a cumulative total of nineteen. EPC offered three additional properties to Dawco and is currently awaiting their response. Dawco completed construction of one property and sold seven properties during this quarter. A cumulative total of nine properties were sold to households at or below 120% AMFI one of which was sold to a household at or below 50% AMFI, and Dawco has executed sales contracts on six others. Construction is underway on their other four properties, with estimated completion dates within Qtr 2 of 2012. EPC and DAWCO are Developer is currently in preliminary negotiations to determine whether this Developer will continue with NSP continue working with NSP2 Program after he completes the terms of his Developer's Agreement.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	7	18/35



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	18/35
# of Singlefamily Units	7	18/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	6	7	3/0	6/15	9/35	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: AcqHabitat

Activity Title: Habitat Acquisition

Activity Category:

Acquisition - general

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:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,468,350.09
Total Budget	\$606,274.09	\$1,468,350.09
Total Obligated	\$901,216.94	\$1,468,350.09
Total Funds Drawdown	\$76,055.55	\$757,475.00
Program Funds Drawdown	\$64,996.90	\$670,049.17
Program Income Drawdown	\$11,058.65	\$87,425.83
Program Income Received	\$1,127.02	\$1,127.02
Total Funds Expended	\$757,475.00	\$1,133,831.48
El Paso Collaborative for Community and Economic	\$757,475.00	\$1,133,831.48
Habitat for Humanity El Paso	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and re sale of NSP units to eligible households at 50% or below AMFI.

Location Description:

Eligible properties in the El Paso County, Texas.

Activity Progress Narrative:

Activity Progress Narrative: Consortium Member-Habitat for Humanity El Paso (HFHEP). Goal is to acquire and rehabilitate fifteen NSP homes for resale to households at/below 50% AMFI.

As of end of Qtr 1 2012 they acquired five properties. Rehab was not completed on any of them. Habitat executed a sales contract on one property. Four properties are under rehabilitation with families identified for each property. Another seven households are pending eligibility approval. To date, a total of three households have purchased NSP homes. HFHEP incorporates sweat equity and/ or volunteer labor in some of their rehabilitation projects. However the majority of rehab is outsourced to procured general contractors.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	11/15



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	11/15
# of Singlefamily Units	3	11/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/15	0/0	3/15	100.00
# Owner Households	0	0	0	3/15	0/0	3/15	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 25%
Activity Title:	JKS Acquisition 25%

Activity Category:

Acquisition - general

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:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$395,354.00)	\$0.00
Total Obligated	(\$395,354.00)	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$25,497.50
El Paso Collaborative for Community and Economic	\$0.00	\$25,497.50
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquire NSP eligible properties for re-sale to households at or below 50% AMFI

Location Description:

El Paso County, TX.

Activity Progress Narrative:

This activity has been eliminated under this category and was consolidated to LMML households for each developer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7
# 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	1/7	0/0	1/7	100.00
# Owner Households	0	0	0	1/7	0/0	1/7	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 Acquisitions LMMI

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:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,750,000.00
Total Budget	\$820,354.00	\$2,750,000.00
Total Obligated	\$820,354.00	\$2,750,000.00
Total Funds Drawdown	\$350,569.32	\$2,549,746.85
Program Funds Drawdown	\$247,298.82	\$2,402,570.73
Program Income Drawdown	\$103,270.50	\$147,176.12
Program Income Received	\$391,919.67	\$524,913.77
Total Funds Expended	\$2,549,746.85	\$4,470,706.56
El Paso Collaborative for Community and Economic	\$2,549,746.85	\$4,470,706.56
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

El Paso County, TX.

Activity Progress Narrative:

Activity Progress Narrative:Developer Karma JKS Properties, Inc.During 1st Qtr 2012 they acquired four new properties for a total of twenty-two properties. JKS completed construction of two properties and sold six properties. A cumulative total of ten properties were sold to households at or below 120% AMFI and eight have executed sales contracts. Construction is underway on their other four properties, with estimated completion dates within Qtr 2 of 2012. EPC and Developer are currently negotiating an addendum to Developer’s Agreement to continue working with NSP2 Program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	19/42

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	6	19/34
# of Singlefamily Units	6	19/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	5	6	2/0	6/42	8/42	100.00
# Owner Households	1	5	6	2/0	6/42	8/42	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
4504 Loma Linda Cir	El Paso		Texas	79934-4125	Match / Y
14348 Desert Shadow Dr	Horizon City		Texas	79928-6454	Match / Y
10913 Loma Alta Ln	El Paso		Texas	79934-3591	Match / Y
10892 Loma Portal Pl	El Paso		Texas	79934-3600	Match / Y
11313 David Carrasco Dr	El Paso		Texas	79936-3301	Match / Y
4516 Loma Canada Ct	El Paso		Texas	79934-4132	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Program Income	\$2,350,000.00
Total Other Funding Sources	\$2,350,000.00



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:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,461,068.12
Total Budget	(\$918,597.31)	\$1,461,068.12
Total Obligated	\$154,917.39	\$1,461,068.12
Total Funds Drawdown	\$466,269.77	\$1,221,689.18
Program Funds Drawdown	\$130,370.05	\$877,490.63
Program Income Drawdown	\$335,899.72	\$344,198.55
Program Income Received	\$139,167.10	\$226,349.29
Total Funds Expended	\$446,269.77	\$1,722,935.22
El Paso Collaborative for Community and Economic	\$446,269.77	\$1,722,935.22
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:

Activity Progress Narrative:El Paso Collaborative for Community and Economic Development, (EPC)In the first amended application, EPC had not planned on developing any units. However due to delays by developers, EPC was given permission to develop five units.During 1st Quarter 2012 we acquired, rehabilitated and sold one home to qualified NSP households, for a cumulative total of three homes to households at or below 120% AMFI one of which was sold to a household at or below 50% AMFI. Two additional homes were acquired and currently undergoing rehabilitation. EPC has a sales contract on one of these properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/35



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/35
# of Singlefamily Units	1	4/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/0	1/35	3/35	100.00
# Owner Households	1	0	1	2/0	1/35	3/35	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3908 Tierra Zafiro Dr	El Paso		Texas	79938-4844	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:	AcqPV
Activity Title:	Project Vida acquisition

Activity Category:

Acquisition - general

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:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

Project Vida

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,023,000.00
Total Budget	\$0.00	\$1,023,000.00
Total Obligated	\$114,518.56	\$1,023,000.00
Total Funds Drawdown	\$363,952.98	\$1,023,000.00
Program Funds Drawdown	\$140,345.89	\$799,292.91
Program Income Drawdown	\$223,607.09	\$223,707.09
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$976,257.87	\$1,588,562.76
El Paso Collaborative for Community and Economic	\$976,257.87	\$1,516,687.76
Project Vida	\$0.00	\$71,875.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of NSP eligible properties to rent to households @ or below 50% AMFI

Location Description:

El Paso County Texas

Activity Progress Narrative:

Activity Progress Narrative: Consortium Member – Project Vida PV. PV's goal is to acquire and rehabilitate fifteen NSP homes to rent to households at/below 50% AMFI. During Qtr 1, PV acquired their two final properties. Ten projects were bid out to procured contractors, and all rehab was completed during this quarter. All units were leased shortly thereafter. PV is also in bid process for rehab on these two properties with construction to begin shortly thereafter. Cumulatively, PV has completed and rented five units; remaining units will be completed and rented in Qtr 2/2012.

PV is in the selection process of selecting and identifying tenants and expects to lease all properties by end of second quarter. (PV is acting as Property Manager for their own properties and for another Consortium Member, AYUDA's five properties).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	11/15



	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	5	11/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	0	5	8/15	0/0	8/15	100.00
# Renter Households	5	0	5	8/15	0/0	8/15	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
11828 Lewis Lee Ct	El Paso		Texas	79936-5736	Match / Y
2332 Hannah Leigh St	El Paso		Texas	79938-4766	Match / Y
14360 Desierto Bello Ave	Horizon City		Texas	79928-7713	Match / Y
3453 Buffalo Gap	Horizon		Texas	79928-7713	Not Validated / N
3800 Leticia St	El Paso		Texas	79936-2689	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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$24,132.00
Total Budget	\$0.00	\$24,132.00
Total Obligated	\$0.00	\$24,132.00
Total Funds Drawdown	\$0.00	\$3,648.23
Program Funds Drawdown	\$0.00	\$3,648.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,648.23
Ayuda, Inc.	\$0.00	\$3,648.23
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:

Activity Progress Narrative:

Ayuda requested administrative draw during this quarter, but draws were not approved and EPC will work with AYUDA to assist them with submission of complete and correct draw request.

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:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$757,359.00
Total Budget	\$0.00	\$757,359.00
Total Obligated	\$0.00	\$757,359.00
Total Funds Drawdown	\$83,067.17	\$302,082.40
Program Funds Drawdown	\$83,067.17	\$302,082.40
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$83,067.17	\$430,127.63
El Paso Collaborative for Community and Economic	\$83,067.17	\$430,127.63
Match Contributed	\$0.00	\$0.00

Activity Description:

General administration, training & travel.

Location Description:

El Paso County, TX.

Activity Progress Narrative:

Activity Progress Narrative: During Qtr 1 2012 Internal Monitor, Mr. Wayne Foster conducted audits of two Consortium Members and EPC.

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:	AdmHAB
Activity Title:	Habitat 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:

Habitat for Humanity El Paso

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$46,822.00
Total Budget	\$0.00	\$46,822.00
Total Obligated	\$0.00	\$46,822.00
Total Funds Drawdown	\$3,316.17	\$16,433.12
Program Funds Drawdown	\$2,006.20	\$15,123.15
Program Income Drawdown	\$1,309.97	\$1,309.97
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,316.17	\$16,433.12
El Paso Collaborative for Community and Economic	\$3,316.17	\$16,433.12
Habitat for Humanity El Paso	\$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:

Habitat requested administrative draws during this quarter, but draws were not approved and EPC will work with Habitat to assist them with submission of complete and correct draw request

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

	Jan 1 thru Mar 31, 2012	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	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
El Paso Collaborative for Community and Economic	\$0.00	\$0.00
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 has requested administrative draws during this quarter, but draws were not approved and EPC will work with Project Vida to assist them with submission of complete and correct draw request

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:	ALLR
Activity Title:	Loan Loss Reserves

Activity Category:

Planning

Activity Status:

Cancelled

Project Number:

ALLR

Project Title:

Loan Loss Reseve

Projected Start Date:

01/01/2011

Projected End Date:

02/10/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	(\$57,040.00)	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
El Paso Collaborative for Community and Economic	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

This activity has been eliminated under this category and was consolidated to AcqOther developers.

Accomplishments Performance Measures

	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	0/0	0/0	0/0	0
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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: Plan1
Activity Title: Planning

Activity Category:

Planning

Project Number:

Adm

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total Budget	\$0.00	\$150,000.00
Total Obligated	\$0.00	\$150,000.00
Total Funds Drawdown	\$0.00	\$150,000.00
Program Funds Drawdown	\$0.00	\$150,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$150,000.00	\$300,000.00
El Paso Collaborative for Community and Economic	\$150,000.00	\$300,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

General pre-planning prior to implementation and on-going planning during implementation to adjust program as needed.

Location Description:

El Paso County, TX.

Activity Progress Narrative:

We have completed all pre-planning activities prior to NSP program implementation.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
				-	Not Validated / 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	

