

Grantee: El Paso Collaborative

Grant: B-09-CN-TX-0042

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-09-CN-TX-0042

Obligation Date:**Grantee Name:**

El Paso Collaborative

Award Date:

02/11/2010

Grant Amount:

\$10,191,000.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Hector Perez

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 financing mechanisms selected for this project are: Loans to developers and Consortium Members for acquisition and rehabilitation, forgivable and repayable loans to homebuyers.

The Consortium has selected 4 for-profit partners who will help carry out the NSP2 Program. They are Dawco Builders, LLC., Karma/JKS Properties Inc., Wright & Dalbin Architects and Senercon. 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. Wright & Dalbin will conduct construction cost estimates, analysis of developer's construction costs, prepare needed drawings and accumulate necessary documents needed for environmental reviews. Senercon will conduct before and after HERS Ratings (energy audits) to recommend and evaluate the results of green feature applications.

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 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 establish financing mechanisms 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. A third for-profit partner, Senercon, will conduct energy audits of properties selected by developers to determine which energy efficient modifications are feasible. All properties will be tested pre-and-post rehabilitation. It is the express intention of this project to include

the maximum amount of energy and green features that make economic sense and that apply for each specific property. The fourth and last for-profit partner is Frederic Dalbin from the architectural firm of Wright Dalbin Architects, Inc. Mr. Dalbin will be hired as a consultant to conduct cost estimates/analysis of funding requests submitted by for-profit partners and will accumulate necessary documentation for environmental reviews (HUD is to conduct review and provide clearance). Existing staff at the collaborative will administer the NSP2 Program, assure all aspects of the NSP2 Grant agreements/policies/procedures/activities will be properly implemented and monitored. The developers/consortium members will conduct feasibility assessments of foreclosed/abandoned properties in eligible census tracts and submit their project budget that is to be approved prior to entering into an Offer/Contract with the Owner.

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	\$10,191,000.00
Total CDBG Program Funds Budgeted	N/A	\$10,191,000.00
Program Funds Drawdown	\$2,274,347.94	\$3,169,113.67
Program Funds Obligated	\$3,705,670.00	\$7,555,404.00
Program Funds Expended	\$2,270,698.75	\$2,893,202.46
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
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	\$308,544.27
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

National Objective

NSP Only - LH - 25% Set-Aside

Target	Actual
\$2,547,750.00	\$3,016,784.00

Overall Progress Narrative:

Overall Progress Narrative:

El Paso Collaborative EPC has made significant progress during this quarter resulting in advancement and growth in all areas of the program. This is most evident in the progress of our spend-down rate. At the end of the previous quarter, we had spent \$894,765.73 (8.3%). As of September 30th, we have spent \$3,169,113.67 (32%) and are more aligned with meeting our threshold of \$5,095,500 (50%) by the February deadline. Another measure of progress during 2011 Qtr3 is our obligated funds. By June 30, 2011 we had obligated \$3,849,734 and as of September 30, 2011 we have obligated \$7,521,962.00

Acquisition and rehabilitation activities also increased significantly during this quarter. A total of twenty two properties were acquired. With the eight properties previously acquired through the last reporting period, a total of thirty properties have been acquired, with another thirty-three under contract and scheduled to close during the last quarter of 2011. Rehabilitation was completed on four properties, and eighteen others are currently being rehabilitated. EPC procured five contractors to bid on properties being developed for the rental program or by EPC itself. In an effort to move the homebuyer program more quickly EPC was approved to develop five properties itself. Homebuyer activities also saw an upswing. Three eligible homebuyers have entered into sales contracts to purchase NSP homes. The first NSP Homebuyer Fair was held on September 24th in an effort to attract new participants. Twenty six potential homebuyers attended. Our lender pool increased from four to six during this quarter.

Three homes were acquired for the Rental Program and rehabilitation is completed or near completion with the first renters expected to take possession in early to mid-October.

During Qtr 3 EPC underwent a significant restructure of its NSP staff. Existing NSP staff was reassigned to other positions and additional staff was hired. The restructure created a more cohesive team and program operations are proceeding more expeditiously.

During this quarter, EPC hired a new consultant to conduct internal auditing of the NSP Program. Wayne Foster was selected to monitor internal controls and to assess compliance with applicable policies and procedures. His approach is to work closely with the NSP2 team to ensure the program is in compliance with the requirements and regulations set in place by EPC and HUD. His philosophy is objectively evaluate the project and to make recommendations that will facilitate its compliance and successful completion. The objective of his audits was to obtain an understanding of key administrative, operational and financial processes of the program, evaluate the adequacy and effectiveness of their internal controls, and to identify opportunities for process improvements. In the short time Mr. Foster has served as consultant, he has thoroughly familiarized himself with EPC's program design and federal regulations that govern the program. As of September 30, 2011 Mr. Foster completed his first audit of the following departments

1 Acquisitions, 2 Rehabilitation/Construction, 3 Accounting, 4 Participants and 5 Loans. His first report is due during first week of Qtr 4.

PROGRESS CONSORTIUM MEMBERS

Lead Consortium Member El Paso Collaborative for Community and Economic Development EPC

In the approved amended application, EPC had not planned on developing any units. Due to delays in timely completion of rehabilitation, EPC was given permission to develop five units. As of end of Qtr 3, EPC had acquired two units one closed on 8/29 and the other on 9/30 and EPC had bid out the first project which will require minimal rehabilitation. This project will be completed in early October and already has a sales contract and homebuyer has received mortgage approval from a participating lender. The second unit will be bid out early in Qtr 4. EPC has submitted a draft RFQ to its Grant Manager for additional Developers.

Consortium Member Habitat for Humanity El Paso HFHEP. Goal is to acquire and rehabilitate fifteen NSP homes for resale to households at or below 50% AMFI. As of end of Qtr 3 they had acquired three homes, began rehabilitation on their first home and pre-approved five households to purchase NSP homes, as they become available. EPC acquired two properties that will be transferred to them in Qtr 4 and has executed contracts on two additional properties that will also be assigned to them. Another seven households were presented to their Review Committee

and are pending approval. HFHEP incorporates both sweat equity and volunteer labor in their rehabilitation projects.

Consortium Member Project Vida PV. Goal is to acquire and rehabilitate fifteen NSP homes to rent to households at/below 50% AMFI. As of end of Qtr 3, PV acquired had acquired a total of three properties. Their projects were bid out to procured contractors. Two projects were completely rehabilitated by 9/30/11 and the third will be completed in October. They have identified an eligible household for one of their three units and expect to lease the first unit in early October. They are in the selection process for an additional five households and expect to rent all of these units by mid- to late-October. PV is also acting as Property Manager for another Consortium Member, AYUDA, Inc. Consortium Member AYUDA, Inc. Goal is to acquire and rehabilitate five NSP homes to rent to households at/below 50% AMFI. As of the end of Qtr 3, AYUDA acquired one property. Rehabilitation for this project was bid out to procured contractors and is underway with an expected completion date of early- to mid-October. AYUDA is in the process of identifying and selecting a renter for this unit for leasing in mid-October. EPC has executed a contract on another property that will be assigned to them in Qtr 4.

DEVELOPERS

Developer Karma JKS Properties, Inc. JKS Goal is to acquire and rehabilitate 42 properties for resale to NSP-eligible households. As of end of Qtr 3 they acquired a total of seven properties; EPC will transfer and additional three properties acquired during Qtr 3 and another eight will be assigned to them after closing. JKS completed construction of two properties; construction is underway on their other five properties, with estimated completion dates in early- to mid-October.

Developer Dawco Builders, LLC Goal is to acquire and rehabilitate 43 properties for resale to NSP-eligible households. As of end of Qtr 3 they acquired a total of six properties; EPC acquired and will transfer another six properties to them and EPC has executed contracts on five more properties that will be assigned to them in Qtr 4. Dawco has not completed rehabilitation on any of its projects but construction is underway on all six with expected completion dates of early- to mid- October.

PROPERTY ACQUISITION CHALLENGES

EPC encountered significant obstacles during the property acquisition stage that resulted in substantial delays. These obstacles included:

1. Delays in Obtaining Environmental Clearance in Qtr 2 EPC and Consultant Wright Dalbin mutually agreed to terminate the contract, thus triggering EPC's need to procure for a new consultant. This process backlogged the environmental reviews for pending properties that delayed closing. EPC entered into a contract with the new consultant, ENCON International ENCON. ENCON had a slight learning curve but by end of Qtr 3 achieved a high degree of speed and accuracy with the environmental process. They receive minimal recommendations from ICF International, the TA Company assigned to EPC for environmental. The entire environmental clearance process is taking 30 to 45 days.
2. Sellers Willingness to Sign Occupancy Certification during Qtr 3, we continued to experience delays in closings due to sellers of foreclosed properties refusal to sign the Sellers Occupancy Certification. This issue has arisen with various sellers, including HUD. We have had to resort to requesting assistance from various contacts in the HUD system to facilitate obtaining HUD's signature. Fortunately, staff from the Homeownership Center in Denver, Brandon Craig, has been instrumental in helping us acquire these signatures. We hope that HUD will better instruct its contracted Property Managers and their agents in the NSP Program to eliminate this problem in the future.
3. Difficulties in obtaining HUD First Look Properties due to issue with NAID Number acquisition of six properties were delayed due to one of HUD's contractors inability to enter our tax identification number in the NAID system. Again, Brandon Craig at the Denver HOC was able to resolve this issue for us. However, acquisition of these properties was delayed for several months.
4. Title Issues One June 6th, EPC entered into a contract with HUD through the First Look Program. As we prepared for closing, the title company informed us that HUD cancelled the contract due to title issues. We are still awaiting correction of title issue which appears to have been a recording of an Affidavit of Mortgage servicer that had nothing to do with this property.
5. Seller's Slow Response to Purchase Offers In some instances, we are awaiting 30 days or more for sellers to respond to our purchase offer. In an effort to hasten the acquisition process, whenever possible we are making our offers contingent upon sellers response within a two week period.

REHABILITATION CHALLENGES

EPC encountered additional obstacles as it entered the rehabilitation phase in Qtr 3 including

1. Developers have taken longer than anticipated to rehabilitate properties. None of the homes currently being rehabilitated by developers are gut rehab and should have been completed in approximately 30 days. Yet in some instances developers have exceeded 100 days to complete rehab projects. We are resolving this by tightening the contract dates for beginning and completion of rehab.

2. One of our developers encountered a cash flow problem that led to his inability to rehab multiple properties simultaneously. In order to avoid further delays, EPC as a U.S. Treasury certified Community Development Financial Institution CDFI provided the developer a line of credit LKOC, using other sources of loan capital non-NSP funds. Despite the LOC, this developer still did not complete any of its units by end of Qtr 3.

3. Cost Estimates and work write ups had been changing the rehabilitation Scope of Work SOW. Part of the problem was due to the SOW and the Cost Estimate were prepared by procured licensed home inspectors. One of the inspectors consistently missed needed work and the other consistently added additional work. We have resolved this issue by having our in-house Rehabilitation Specialist prepare the SOW. Should a Developer identify a missed item in the SOW, they may include their comments on additional items separately. EPC then determines whether or not to modify SOW.

PRIMARY LENDERS AND NSP HOMEBUYER ASSISTANCE SECONDARY FINANCING

1. The first homebuyer closing was scheduled for September 29th. The homebuyer had been pre approved by one of the NSP Participating Lenders. Three days prior to closing, we were notified by them that their wholesaler would not approve the loan as they had only approved traditional Fannie Mae financing, but not the My Community loan product. EPC has two participating lenders that have assured us they will be able to provide permanent financing. During Qtr 4, EPC will work diligently with Fannie Mae to resolve this issue.

2. EPC's inability to be approved as an FHA Secondary Financing Entity by HUD's Homeownership Center continues to be a problem for NSP homebuyers who would qualify for properties under FHA mortgages. EPC views this issue as a regulatory barrier whereby HUD's Homeownership Center will not approve us as a Secondary Provider. According to the HOC, the reason EPC cannot be approved is that it uses a personnel leasing service in order to provide health insurance to its small staff. Using the personnel service company allows EPC to participate in a large health insurance pool. The HOC considers EPC as a nonprofit that has no staff of its own. It is difficult to understand HUD's reasoning since another branch of HUD awarded EPC a \$10 million dollar grant. To make matters worse, none of the HUD-approved Secondary Financing Providers in Texas are approved to provide services in El Paso County. It is unfortunate that FHA financing is not available for EPC's NSP2 Program as it is the most appropriate financing for our NSP participants. EPC's homebuyers cannot use FHA financing even in cases where no NSP Homebuyer Assistance would be used since our program design uses the recapture feature for long-term affordability. EPC's homebuyers will use Conventional, USDA Rural Development where eligible and VA financing as these loan products can work with our Homebuyer Assistance. During Qtr 4 EPC will continue to work on this issue and may restructure the design of its Homebuyer Assistance if this would make the loans more saleable in the secondary market and more expedient for the NSP Program.

ADDITIONAL INFORMATION TECHNICAL ASSISTANCE

EPC is pleased to have been a recipient of TA from Enterprise Community Partners from trainers Don Lenz, Karen Meunier and Lisa Miller. Beginning in end of Qtr 4 2010 and continuing through Qtr 3 2011, EPC has found TA to be very useful in assisting with adjustments to program design, forecasting program income, reviewing planning documents and manuals, addressing developer issues, homebuyer issue and beginning the rental program. We are hopeful that HUD will approve an additional contract for them to provide continued guidance so we can meet our goals and thresholds.

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	\$2,206,071.64	\$9,114,860.00	\$2,860,569.40
ALLR, Loan Loss Reseve	\$0.00	\$57,040.00	\$0.00
Adm, Administration	\$68,276.30	\$1,019,100.00	\$308,544.27

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:

Planned

Project Title:

Acquisition

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

10/08/2011

Responsible Organization:

Ayuda, Inc.

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$341,000.00
Total CDBG Program Funds Budgeted	N/A	\$341,000.00
Program Funds Drawdown	\$99,503.25	\$102,003.25
Program Funds Obligated	\$83,350.00	\$175,769.00
Program Funds Expended	\$99,503.25	\$101,003.25
El Paso Collaborative for Community and Economic	\$99,503.25	\$101,003.25
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

AYUDAs goal is to acquire and rehabilitate five NSP homes to rent to households at/below 50% AMFI. As of the end of Qtr 3, AYUDA acquired one property. Rehabilitation for this project was bid out to procured contractors and is underway with an expected completion date of early- to mid-October. AYUDA is in the process of identifying and selecting a renter for this unit for leasing in mid-October. EPC has executed a contract on another property that will be assigned to them in Qtr 4.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/5
# of Singlefamily Units	1	1/5

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
12492 Tierra Dulce	El Paso	NA	79936

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:

Planned

Project Title:

Acquisition

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

10/08/2011

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$395,354.00
Total CDBG Program Funds Budgeted	N/A	\$395,354.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$29,926.00	\$29,926.00
Program Funds Expended	\$0.00	\$0.00
El Paso Collaborative for Community and Economic	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

El Paso County, Texas

Activity Progress Narrative:

No progress during this quarter.

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:

Planned

Project Title:

Acquisition

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

10/08/2011

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,929,646.00
Total CDBG Program Funds Budgeted	N/A	\$1,929,646.00
Program Funds Drawdown	\$541,442.92	\$747,085.75
Program Funds Obligated	\$789,881.00	\$1,929,646.00
Program Funds Expended	\$541,442.92	\$746,925.75
El Paso Collaborative for Community and Economic	\$541,442.92	\$746,925.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of NSP eligible properties for resale to LMMI households.

Location Description:

Eligible properties in El Paso County, Texas

Activity Progress Narrative:

Dawcos goal is to acquire and rehabilitate forty-three properties for resale to NSP-eligible households. As of end of Qtr 3 they acquired a total of six properties; EPC acquired and will transfer another six properties to them and EPC has executed contracts on five more properties that will be assigned to them in Qtr 4. Dawco has not completed rehabilitation on any of its projects but construction is underway on all six with expected completion dates of early- to mid- October.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	9	9/35

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	9	9/35
# of Singlefamily Units	9	9/35

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	0/15	0/35	0

Activity Locations

Address	City	State	Zip
3621 E Vitex Cir	El Paso	NA	79938
2213 Tierra Robles	El Paso	NA	79938
14585 Desierto Lindo	El Paso	NA	79928
12313 Sombra Grande	El Paso	NA	79938
2413 Tirres Place	El Paso	NA	79936
14080 Robert Ituarte Dr	El Paso	NA	79938
14137 De Stefano Ln	El Paso	NA	79928

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:

Planned

Project Title:

Acquisition

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

10/08/2011

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$862,076.00
Total CDBG Program Funds Budgeted	N/A	\$862,076.00
Program Funds Drawdown	\$228,230.96	\$419,006.67
Program Funds Obligated	\$81,888.00	\$530,471.00
Program Funds Expended	\$228,230.00	\$228,230.00
El Paso Collaborative for Community and Economic	\$228,230.00	\$228,230.00
Habitat for Humanity El Paso	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Habitat for Humanity El Paso. HFHEPs goal is to acquire and rehabilitate fifteen NSP homes for resale to households at/below 50% AMFI. As of end of Qtr 3 they had acquired three homes, began rehabilitation on its first home and pre-approved five households to purchase NSP homes (as they become available). EPC acquired two properties that will be transferred to them in Qtr 4 and has executed contracts on two additional properties that will also be assigned to them. Another seven households were presented to their Committee and are pending approval. HFHEP incorporates both sweat equity and volunteer labor in their rehabilitation projects

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	5	5/15
# of Singlefamily Units	5	5/15

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
12557 Wendy Reed	El Paso	NA	79928
12332 Flora Alba	El Paso	NA	79928

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:

Planned

Project Title:

Acquisition

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

10/08/2011

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$395,354.00
Total CDBG Program Funds Budgeted	N/A	\$395,354.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$395,354.00	\$395,354.00
Program Funds Expended	\$0.00	\$0.00
El Paso Collaborative for Community and Economic	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

El Paso County, TX.

Activity Progress Narrative:

No progress during this quarter.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	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:

Planned

Project Title:

Acquisition

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

10/08/2011

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,929,646.00
Total CDBG Program Funds Budgeted	N/A	\$1,929,646.00
Program Funds Drawdown	\$962,443.55	\$1,146,147.77
Program Funds Obligated	\$1,016,319.00	\$1,823,546.00
Program Funds Expended	\$962,443.55	\$1,146,147.55
El Paso Collaborative for Community and Economic	\$962,443.55	\$1,146,147.55
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Karma-JKS Properties, Inc. JKSs goal is to acquire and rehabilitate forty-two properties for resale to NSP-eligible households. As of end of Qtr 3 they acquired a total of seven properties; EPC will transfer and additional three properties acquired during Qtr 3 and another eight will be assigned to them after closing. JKS completed construction of two properties; construction is underway on their other five properties, with estimated completion dates in early to mid October.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	11	11/34

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	11	11/34
# of Singlefamily Units	11	11/34

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
11469 Damasco	El Paso	NA	79936
4504 Loma Linda	El Paso	NA	79928
11313 David Carrasco	El Paso	NA	79928
2445 Robert Wynn	El Paso	NA	79938
3849 Tierra Zafiro	El Paso	NA	79938
12337 Tierra Volcan Ave	El Paso	NA	79938
10913 Loma Alta	El Paso	NA	79934
14081 Peter Noyes	El Paso	NA	79938

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:

Planned

Project Title:

Acquisition

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

10/08/2011

Responsible Organization:

EI Paso Collaborative for Community and Economic

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,238,784.00
Total CDBG Program Funds Budgeted	N/A	\$2,238,784.00
Program Funds Drawdown	\$187,156.20	\$187,156.20
Program Funds Obligated	\$1,123,517.00	\$1,123,517.00
Program Funds Expended	\$187,156.20	\$187,156.20
EI Paso Collaborative for Community and Economic	\$187,156.20	\$187,156.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

EI Paso Collaborative for Community and Economic Development, EPC
 In the approved amended application, EPC had not planned on developing any units. Due to delays in timely completion of rehabilitation, EPC was given permission to develop five units. As of end of Qtr 3, EPC had acquired two units one closed on 8/29 and the other on 9/30 and EPC had bid out the first project which will require minimal rehabilitation. This project will be completed in early October and already has a sales contract and homebuyer has received mortgage approval from a participating lender. The second unit will be bid out early in Qtr 4. EPC has submitted a draft RFQ to its Grant Manager for additional Developers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/35

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	2	2/35
# of Singlefamily Units	2	2/35

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	0/35	0/35	0
# Owner Households	0	0	0	0/0	0/35	0/35	0

Activity Locations

Address	City	State	Zip
10947 Duke Snider	El Paso	NA	79934
12437 Sombra Fuerte	El Paso	NA	79938

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:

Planned

Project Title:

Acquisition

Projected End Date:

02/10/2013

Completed Activity Actual End Date:

10/08/2011

Responsible Organization:

Project Vida

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,023,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,023,000.00
Program Funds Drawdown	\$187,294.76	\$259,169.76
Program Funds Obligated	\$185,435.00	\$528,075.00
Program Funds Expended	\$187,294.76	\$259,169.76
El Paso Collaborative for Community and Economic	\$187,294.76	\$187,294.76
Project Vida	\$0.00	\$71,875.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Project Vida PV. PVs goal is to acquire and rehabilitate fifteen NSP homes to rent to households at/below 50% AMFI. As of end of Qtr 3, PV acquired had acquired a total of three properties. Their projects were bid out to procured contractors. Two projects were completely rehabilitated by September 30, 2011 and the third will be completed in October. They have identified an eligible household for one of their two units and expect to lease the first unit in early October. They are in the selection process for an additional five households and expect to rent all of their units by mid- to late-October. PV is also acting as Property Manager for another Consortium Member, AYUDA, Inc.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
12161 Yvonne Richardson	El Paso	NA	79936
11912 Snow Hawk	El Paso	NA	79936

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, 2011

To Date

Total Projected Budget from All Sources	N/A	\$24,132.00
Total CDBG Program Funds Budgeted	N/A	\$24,132.00
Program Funds Drawdown	\$3,648.23	\$3,648.23
Program Funds Obligated	\$0.00	\$24,132.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative costs during NSP eligible activities.

Location Description:

Eligible census tracts in El Paso County, Texas

Activity Progress Narrative:

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:

10/08/2011

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$757,359.00
Total CDBG Program Funds Budgeted	N/A	\$757,359.00
Program Funds Drawdown	\$64,628.07	\$154,896.04
Program Funds Obligated	\$0.00	\$757,359.00
Program Funds Expended	\$64,628.07	\$128,045.23
El Paso Collaborative for Community and Economic	\$64,628.07	\$128,045.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administration, training & travel.

Location Description:

El Paso County, TX.

Activity Progress Narrative:

During Qtr 3 EPC underwent a significant restructure of its NSP staff. Existing NSP staff was reassigned to other positions and additional staff was hired. The restructure created a more cohesive team and program operations are proceeding more expeditiously.

During this quarter, EPC hired a new consultant to conduct internal auditing of the NSP Program. Wayne Foster was selected to monitor internal controls and to assess compliance with applicable policies and procedures. His approach is to work closely with the NSP2 team to ensure the program is in compliance with the requirements and regulations set in place by EPC and HUD. His philosophy is objectively evaluate the project and to make recommendations that will facilitate its compliance and successful completion. The objective of his audits was to obtain an understanding of key administrative, operational and financial processes of the program, evaluate the adequacy and effectiveness of their internal controls, and to identify opportunities for process improvements. In the short time Mr. Foster has served as consultant, he has thoroughly familiarized himself with EPC's program design and federal regulations that govern the program. As of September 30, 2011 Mr. Foster completed his first audit of the following departments: 1. Acquisitions, 2. Rehabilitation/Construction, 3. Accounting, 4. Participants and 5. Loans. His first report is due during first week of Qtr 4.

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: 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:

10/08/2011

Responsible Organization:

El Paso Collaborative for Community and Economic

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$150,000.00
Program Funds Obligated	\$0.00	\$150,000.00
Program Funds Expended	\$0.00	\$96,524.72
El Paso Collaborative for Community and Economic	\$0.00	\$96,524.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

As of September 30, 2011 we have drawdown and spent all funds for planing activities.

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
