

Oct 1, 2011 thru Dec 31, 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

Estimated PI/RL Funds:
\$224,645.15

Reviewed By HUD:
Submitted - Await for Review

Total Budget:
\$10,415,645.15

Grant Status:
Active

QPR Contact:
Hector Perez

Disasters: Declaration Number

NSP

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 "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 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	10,274,841.43
Total Budget	140,881.43	10,274,841.43
Total Obligated	\$869,563.88	\$8,424,967.88
Total Funds Drawdown	\$3,508,061.45	\$6,677,175.12
Program Funds Drawdown	\$3,126,847.61	\$6,295,961.28
Program Income Drawdown	\$381,213.84	\$381,213.84
Program Income Received	\$381,213.84	\$381,213.84
Total Funds Expended	\$0.00	\$2,893,202.46
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	0	0
Limit on Admin/Planning	1,019,100	385,780.41
Limit on State Admin	0	235,780.41

Progress Toward Activity Type Targets

Activity Type	Target	Actual
	1,019,100	869,100

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	2,547,750	3,016,784

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 \$3,169,113.67 (32%). As of December 27th, we have spent \$6,677,175.12 (61.77%) and have met our spend down threshold of \$5,095,500 (50%) prior to the February deadline. Another measure of progress our program income received \$381,213.84 and we disbursed \$381,213.84. As of December 31, 2011 we have obligated \$8,424,967.88.

Acquisition and rehabilitation activities include the following: twenty eight properties were acquired in this quarter. With the thirty properties previously acquired through the last reporting period, a total of fifty-eight properties have been acquired, with another fifteen under contract and scheduled to close in first quarter of 2012. Rehabilitation was completed on twenty-five properties, and thirteen others are currently being rehabilitated.

Homebuyer activities: Seven households at or below 120 % AMFI completed program with the purchase of an NSP home. Seven additional eligible homebuyers have entered into sales contracts. Marketing and Outreach Activities continued throughout this quarter in order to assure completion of the NSP2 program national objective.

Homebuyer activities: Consortium Member Habitat for Humanity: Three households at or below 50% AMFI purchased NSP homes. Ten additional households are currently in eligibility and selection process.

Rental Program activities: Four households at or below the 50 % AMFI obtained NSP home rental contracts and took occupancy. Nine additional homes were acquired for the Rental Program in this quarter with completion of rehabilitation expected during the first quarter of 2012. There is a pipeline of potential renters.

PROGRESS – CONSORTIUM MEMBERS

Lead Consortium Member- El Paso Collaborative for Community and Economic Development (EPC) –As of end of Qtr 4 2011 we had acquired, rehabilitated and sold two homes to qualified NSP households. Three additional homes were acquired and are currently undergoing rehabilitation. EPC has a sales contract on one of these properties.

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 4 2011 they had acquired, rehabbed and sold three homes. EPC acquired three additional properties that will be transferred to HFHEP in first quarter of 2012 and has executed sales contracts on two additional properties that will also be assigned to them. Another six households were presented to their Selection Committee and are pending approval. 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 –Project Vida PV. PV's goal is to acquire and rehabilitate fifteen NSP homes to rent to households at/below 50% AMFI. As of end of Qtr 4,

PV had acquired a total of nine properties. All projects were bid out to procured contractors. Three projects were completed in October and leased shortly thereafter. PV is in the selection process for an additional six households and expects to rent all of these units brter 2012. (PV is also acting as Property Manager for their properties and for another Consortium Member, AYUDA, Inc.)

Consortium Member – AYUDA, Inc. Goal is to acquire, rehabilitate and rent five NSP homes to households at/below 50% AMFI. As of the end of Qtr 4 2011, AYUDA acquired four properties of which one project was completed and the unit was rented. Remaining projects were bid out to procured contractors. AYUDA is in the process of identifying and selecting tenants and expects to lease all of these units by first quarter 2012. The fifth property is under sales contract with anticipated acquisition and rehabilitation in the 1stQuarter of 2012.

DEVELOPERS

Developer KarmaJKS Properties, Inc. JKS Developer's Agreement is in process of revision. During Qtr 4 2011 they acquired nine new properties for a total of nineteen. JKS completed construction of eleven properties and sold three properties. Construction is underway on their other four properties, with estimated completion dates in late January 2012.

Developer Dawco Builders, LLC GoalDeveloperAgreement is in process of revision. During Qtr 4 they acquired eight new properties for a total of seventeen. Dawco completed construction of eight properties and sold two properties; and five are under contract. Construction is underway on their other five properties, with estimated completion dates in mid to late January 2012.

PROPERTY ACQUISITION CHALLENGES

The challenges reported in the previous quarter were resolved in Qtr.4.

REHABILITATION CHALLENGES

The challenges reported in the previous quarter were resolved in Qtr.4.

PRIMARY LENDERS AND NSP HOMEBUYER ASSISTANCE SECONDARY FINANCING

1. EPC's inability to be approved as an FHA Secondary Financing Entity by HUDs Homeownership Center is creating a serious situation and continues to be the primary and major obstacle for NSP homebuyers who would be more likely to qualify for properties under FHA mortgages. EPC has two participating lenders that are able to provide permanent financing. One of the lender's credit qualifying criteria is far more stringent and has proven to be challenging for potential buyers (due to a 660 or higher credit score requirement). The second participating lender has income limits lower than NSP and buyers must have a one year rental history. 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.
2. During this reporting period and in an attempt to make the homes more affordable and the deals more attractive, we implemented a restructure to the design of the Homebuyer Assistance. By eliminating repayable loans. All HBA is now forgivable (this would make the loans more saleable in the secondary market and more expedient for the NSP Program).
3. VA Financing for NSP. This has proven equally as difficult as FHA-financing and to date; no lenders are working with EPC's NSP homebuyers due to recapture issues.

Project Summary

Project#, Project Title

	This Report Period		To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
9999, Restricted Balance	0	0	0	0
AAcq, Acquisition	3,049,611.47	9,255,741.43	5,910,180.87	
ALLR, Loan Loss Reseve	0	57,040	0	
Adm, Administration	77,236.14	1,019,100	385,780.41	

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
AAcq	Acquisition	AcqHabitat	Habitat Acquisition
AAcq	Acquisition	AcqPV	Project Vida acquisition
AAcq	Acquisition	AcqAYUDA	Ayuda Acquisition
AAcq	Acquisition	AcqDAWCO 25%	Dawco Acquisition
AAcq	Acquisition	AcqDAWCO LMMI	DAWCO Acquisition LMMI
AAcq	Acquisition	AcqJKS 25%	JKS Acquisition 25%
AAcq	Acquisition	AcqJKS LMMI	JKS Acquisitions LMMI
AAcq	Acquisition	AcqOthers	Other Developer Acquisition
ALLR	Loan Loss Reseve	ALLR	Loan Loss Reserves
Adm	Administration	AdmHAB	Habitat Admin

Adm	Administration	AdmPV	Project Vida Admin
Adm	Administration	AdmAYUDA	Ayuda Admin
Adm	Administration	Plan1	Planning
Adm	Administration	AdmEPC	Administration

Activities

Grantee Activity Number:

AcqAYUDA

Activity Title:

Ayuda Acquisition

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

AAcq

Project Title:

Acquisition

Projected Start Date:

01/01/2011

Projected End Date:

02/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:
Responsible Organization:

Ayuda, Inc.

Benefit Type:

Direct Benefit (Households)

Overall
Total Projected Budget from All Sources:

Oct 1 thru Dec 31, 2011

N/A

To Date

\$341,000.00

Total Budget:

\$0.00

\$341,000.00

Total Obligated:

\$163,761.56

\$339,530.56

Total Funds Drawdown

\$169,895.09

\$271,898.34

Program Funds Drawdown:

\$169,460.09

\$271,463.34

Program Income Drawdown:

\$435.00

\$435.00

Program Income Received:

\$0.00

\$0.00

Total Funds Expended:

\$169,895.09

\$270,898.34

El Paso Collaborative for Community and Economic Development

\$169,895.09

\$270,898.34

Match Contributed:

\$0.00

\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	1	2/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	2/5
# of Singlefamily Units	1	2/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Households	1	0	1	1/5	0/0	1/5 100
# Renter Households	1	0	1	1/5	0/0	1/5 100

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	1	1	1	1	0	0	1	1	1	1
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Activity Description:

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

Location Description:

El Paso County, Texas.

Activity Progress Narrative:

Goal is to acquire, rehabilitate and rent five NSP homes to households at/below 50% AMFI. As of the end of Qtr 4 2011, Consortium Member AYUDA had acquired four properties of which one project was completed and the unit was rented. Remaining projects were bid out to procured contractors. AYUDA is in the process of identifying and selecting tenants and expects to rent all of these units by first quarter 2012.

Activity Location:

Address	City	State	Zip	Status / Accept
12492 Tierra Dulce	El Paso	Texas	79938-	Not Validated / Y

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:

AcqDAWCO 25%

Activity Title:

Dawco Acquisition

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

AAcq

Project Title:

Acquisition

Projected Start Date:

01/01/2011

Projected End Date:

02/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic Development

Benefit Type:

Direct Benefit (Households)

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$395,354.00
Total Budget:	\$0.00	\$395,354.00
Total Obligated:	\$0.00	\$29,926.00
Total Funds Drawdown	\$8,563.24	\$8,563.24
Program Funds Drawdown:	\$8,563.24	\$8,563.24
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 Development	\$0.00	\$0.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Direct Benefit (Households)												
Households Female	0		0		0		0		0		0	
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

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 will be eliminated in the first quarter 2012

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail**Match Sources****Amount**

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Grantee Activity Number:

AcqDAWCO LMMI

Activity Title:

DAWCO Acquisition LMMI

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

AAcq

Project Title:

Acquisition

Projected Start Date:

01/01/2011

Projected End Date:

02/10/2013

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:**Responsible Organization:**

El Paso Collaborative for Community and Economic Development

Benefit Type:

Direct Benefit (Households)

Overall**Oct 1 thru Dec 31, 2011****To Date****Total Projected Budget from All Sources:**

N/A

\$1,929,646.00

Total Budget:

\$0.00

\$1,929,646.00

Total Obligated:

\$0.00

\$1,929,646.00

Total Funds Drawdown

\$861,286.46

\$1,608,372.21

Program Funds Drawdown:

\$808,273.36

\$1,555,359.11

Program Income Drawdown:

\$53,013.10

\$53,013.10

Program Income Received:

\$161,037.55

\$161,037.55

Total Funds Expended:

\$861,286.46

\$1,608,212.21

El Paso Collaborative for Community and Economic Development

\$861,286.46

\$1,608,212.21

Match Contributed:

\$0.00

\$0.00

Accomplishments Performance Measures**This Report Period
Total****Cumulative Actual Total / Expected
Total**

of Properties 2 11/35

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	2	11/35
# of Singlefamily Units	2	11/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	2	0	2	2/0	0/15	2/35	100

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Direct Benefit (Households)												
White	0	0	0	0	2	2	0	0	0	0	2	2
Households Female	0		0		0		0		0		0	
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Activity Description:

Acquisition of NSP eligible properties for resale to LMMI households.

Location Description:

Eligible properties in El Paso County, Texas

Activity Progress Narrative:

Developer Dawco Builders, LLC GoalDeveloperAgreement was in process of revision. As of end of Qtr 4 they acquired a total of eight properties for a total of seventeen. Dawco completed construction of eight properties and sold two properties. Construction is underway on their other five properties, with estimated completion dates in mid to late January 2012.

Activity Location:

Address	City	State	Zip	Status / Accept
2213 Tierra Roblea	El Paso	Texas	79936-	Not Validated / N
12313 Sombra Grande	El Paso	Texas	79935-	Not Validated / N

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

AcqHabitat

Activity Title:

Habitat Acquisition

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

AAcq

Project Title:

Acquisition

Projected Start Date:

01/01/2011

Projected End Date:

02/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic Development

Benefit Type:

Direct Benefit (Households)

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$862,076.00
Total Budget:	\$0.00	\$862,076.00
Total Obligated:	\$36,662.15	\$567,133.15
Total Funds Drawdown	\$148,126.48	\$567,133.15
Program Funds Drawdown:	\$71,759.30	\$490,765.97
Program Income Drawdown:	\$76,367.18	\$76,367.18
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$148,126.48	\$376,356.48
El Paso Collaborative for Community and Economic Development	\$148,126.48	\$376,356.48
Habitat for Humanity El Paso	\$0.00	\$0.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	3	8/15

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	3	8/15
# of Singlefamily Units	3	8/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	3/15	0/0	3/15	100
# Owner Households	3	0	3	3/15	0/0	3/15	100

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Direct Benefit (Households)												
Other multi-racial	3	3	0	0	3	3	3	3	0	0	3	3
Households Female	0		0		0		0		0		0	
Unknown	0		0		0		0		0		0	

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: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 4 2011 they had acquired, rehabbed and sold three homes. EPC acquired three additional properties that will be transferred to HFHEP in first quarter of 2012 and has executed sales contracts on two additional properties that will also be assigned to them. Another ten households were presented to their Selection Committee and are pending approval.

Activity Location:

Address	City	State	Zip	Status / Accept
14624 Canario	El Paso	Texas	79928-	Not Validated / Y
13299 Ingram	El Paso	Texas	79928-	Not Validated / Y
11340 Rising Star	El Paso	Texas	79936-	Not Validated / Y

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
AcqJKS 25%

Activity Title:
JKS Acquisition 25%

Activity Category:
Acquisition - general

Activity Status:
Planned

Project Number:
AAcq

Project Title:
Acquisition

Projected Start Date:
01/01/2011

Projected End Date:
02/10/2013

National Objective:
NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:
El Paso Collaborative for Community and Economic Development

Benefit Type:
Direct Benefit (Households)

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$395,354.00
Total Budget:	\$0.00	\$395,354.00
Total Obligated:	\$0.00	\$395,354.00
Total Funds Drawdown	\$25,497.50	\$25,497.50
Program Funds Drawdown:	\$25,497.50	\$25,497.50
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$25,497.50	\$25,497.50
El Paso Collaborative for Community and Economic Development	\$25,497.50	\$25,497.50
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/7
	This Report Period Total	Cumulative Actual Total / Expected 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	1	0	1	1/7	0/0	1/7 100	
# Owner Households	1	0	1	1/7	0/0	1/7 100	

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Direct Benefit (Households)												
White	1	1	0	0	1	1	1	1	0	0	1	1
Households Female	0		0		0		0		0		0	
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

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 will be eliminated in first quarter of next year 2012.

Activity Location:

Address **City** **State** **Zip** **Status / Accept**

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources **Amount**

No Other Match Funding Sources Found

Other Funding Sources **Amount**

No Other Funding Sources Found

Grantee Activity Number:

AcqJKS LMMI

Activity Title:

JKS Acquisitions LMMI

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

AAcq

Project Title:

Acquisition

Projected Start Date:

01/01/2011

Projected End Date:

02/10/2013

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic Development

Benefit Type:

Direct Benefit (Households)

Overall

Oct 1 thru Dec 31, 2011

To Date

Total Projected Budget from All Sources:	N/A	\$1,929,646.00
Total Budget:	\$0.00	\$1,929,646.00
Total Obligated:	\$106,100.00	\$1,929,646.00
Total Funds Drawdown	\$774,812.16	\$1,920,959.93
Program Funds Drawdown:	\$730,906.54	\$1,877,054.31
Program Income Drawdown:	\$43,905.62	\$43,905.62
Program Income Received:	\$132,994.10	\$132,994.10
Total Funds Expended:	\$774,812.16	\$1,920,959.71
El Paso Collaborative for Community and Economic Development	\$774,812.16	\$1,920,959.71
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	2	13/34

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	2	13/34
# of Singlefamily Units	2	13/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	1	2	1/0	1/34	2/34	100
# Owner Households	1	1	2	1/0	1/34	2/34	100

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	2	2	0	0	2	2	2	2	0	0	2	2

Households Female	0	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0

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:

Developer KarmaJKS Properties, Inc. JKS Developer's Agreement is in process of revision. As of end of Qtr 4 2011 they acquired a total of nine new properties for a total of nineteen. JKS completed rehab of eleven properties and sold three (two properties to households at or below 120% AMFI). Rehab is underway on their other four properties, with estimated completion dates in late January 2012.

Activity Location:

Address	City	State	Zip	Status / Accept
13383 Colina Corona	El Paso	Texas	79928-	Not Validated / Y
12337 Tierra Volcan	El Paso	Texas	79936-	Not Validated / Y

Other Funding Sources Budgeted - Detail**Match Sources****Amount**

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Grantee Activity Number:

AcqOthers

Activity Title:

Other Developer Acquisition

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

AAcq

Project Title:

Acquisition

Projected Start Date:

01/01/2011

Projected End Date:

02/10/2013

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:**Responsible Organization:**

El Paso Collaborative for Community and Economic Development

Benefit Type:

Direct Benefit (Households)

Overall**Oct 1 thru Dec 31, 2011****To Date****Total Projected Budget from All Sources:**

N/A

\$2,379,665.43

Total Budget:

\$140,881.43

\$2,379,665.43

Total Obligated:

\$182,633.73

\$1,306,150.73

Total Funds Drawdown

\$1,089,509.25

\$1,276,665.45

Program Funds Drawdown:

\$882,116.31

\$1,069,272.51

Program Income Drawdown:

\$207,392.94

\$207,392.94

Program Income Received:

\$87,182.19

\$87,182.19

Total Funds Expended:

\$1,089,509.25

\$1,276,665.45

El Paso Collaborative for Community and Economic Development

\$1,089,509.25

\$1,276,665.45

Match Contributed:

\$0.00

\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	1	3/35

This Report Period Total

Cumulative Actual Total / Expected Total

# of Housing Units	1	3/35
# of Singlefamily Units	1	3/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	1	2	1/0	1/35	2/35	100
# Owner Households	1	1	2	1/0	1/35	2/35	100

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	2	2	0	0	2	2	2	2	0	0	2	2
Households Female	0		0		0		0		0		0	
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Activity Description:

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

Location Description:

NSP eligible targeted census tracts.

Activity Progress Narrative:

El Paso Collaborative for Community and Economic Development, EPC in the approved 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. As of end of Qtr 4 2011 we had acquired, rehabilitated and sold two homes to qualified NSP households. Three additional homes were acquired and currently undergoing rehabilitation EPC has a sales contract on one of these properties.

Activity Location:

Address	City	State	Zip	Status / Accept
12437 Sombra Fuerte	El Paso	Texas	79938-	Not Validated / Y

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

AcqPV

Activity Title:

Project Vida acquisition

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

AAcq

Project Title:

Acquisition

Projected Start Date:

01/01/2011

Projected End Date:

02/10/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:

Project Vida

Benefit Type:

Direct Benefit (Households)

Overall

Total Projected Budget from All Sources:

Oct 1 thru Dec 31, 2011

To Date

Total Budget:

N/A
\$0.00

\$1,023,000.00
\$1,023,000.00

Total Obligated:	\$380,406.44	\$908,481.44
Total Funds Drawdown	\$353,135.13	\$612,304.89
Program Funds Drawdown:	\$353,035.13	\$612,204.89
Program Income Drawdown:	\$100.00	\$100.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$353,135.13	\$612,304.89
El Paso Collaborative for Community and Economic Development	\$353,135.13	\$540,429.89
Project Vida	\$0.00	\$71,875.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	3	6/15

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	3	6/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Households	3	0	3	3/15	0/0	3/15 100
# Renter Households	3	0	3	3/15	0/0	3/15 100

Cumulative Race Total

Direct Benefit (Households)	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	3	3	3	3	0	0	3	3	3	3
Households Female	0		0		0		0		0		0	
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

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. PV's goal is to acquire and rehabilitate fifteen NSP homes to rent to households at/below 50% AMFI. During Qtr 4, PV had acquired properties for a total of nine properties. All projects were bid out to procured contractors. Three projects were completed rehabilitated in October and leased shortly thereafter. PV is in the selection process for an additional six households and expects to rent all of these units by first quarter 2012. (PV is also acting as Property Manager for their properties and another Consortium Member, AYUDA, Inc.)

Activity Location:

Address	City	State	Zip	Status / Accept
12161 Yvonne Richardson	El Paso	Texas	79936-	Not Validated / Y
275 Elsworth	El Paso	Texas	79936-	Not Validated / Y
11912 Snow Hawk	El Paso	Texas	79936-	Not Validated / Y

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
AdmAYUDA

Activity Title:
Ayuda Admin

Activity Category:
Administration

Activity Status:
Under Way

Project Number:
Adm

Project Title:
Administration

Projected Start Date:
10/06/2010

Projected End Date:
02/10/2013

National Objective:
N/A

Completed Activity Actual End Date:

Responsible Organization:
Ayuda, Inc.

Benefit Type:
Direct Benefit (Households)

Overall

	Oct 1 thru Dec 31, 2011	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:	\$3,648.23	\$3,648.23
Ayuda, Inc.	\$3,648.23	\$3,648.23
El Paso Collaborative for Community and Economic Development	\$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 requested its first administrative draw during this quarter.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
AdmEPC

Activity Title:
Administration

Activity Category:
Administration

Activity Status:
Under Way

Project Number:
Adm

Project Title:
Administration

Projected Start Date:
02/11/2010

Projected End Date:
02/10/2013

National Objective:
N/A

Completed Activity Actual End Date:

Responsible Organization:
El Paso Collaborative for Community and Economic Development

Benefit Type:

N/A

Overall	Oct 1 thru Dec 31, 2011	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	\$64,119.19	\$219,015.23
Program Funds Drawdown:	\$64,119.19	\$219,015.23
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$219,015.23	\$347,060.46
El Paso Collaborative for Community and Economic Development	\$219,015.23	\$347,060.46
Match Contributed:	\$0.00	\$0.00

Activity Description:

General administration, training & travel.

Location Description:

El Paso County, TX.

Activity Progress Narrative:

During Qtr 4 Internal Monitor, Mr. Wayne Foster conducted audits for two Consortium Members and EPC.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:

AdmHAB

Activity Title:

Habitat Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Adm

Project Title:

Administration

Projected Start Date:

10/06/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Completed Activity Actual End Date:**Responsible Organization:**

Habitat for Humanity El Paso

Benefit Type:

Direct Benefit (Households)

Overall	Oct 1 thru Dec 31, 2011	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	\$13,116.95	\$13,116.95
Program Funds Drawdown:	\$13,116.95	\$13,116.95
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$13,116.95	\$13,116.95
El Paso Collaborative for Community and Economic Development	\$13,116.95	\$13,116.95

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 the first administrative draws during this quarter.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:

AdmPV

Activity Title:

Project Vida Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Adm

Project Title:

Administration

Projected Start Date:

10/06/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Completed Activity Actual End Date:

Responsible Organization:

Project Vida

Benefit Type:

Direct Benefit (Households)

Overall

	Oct 1 thru Dec 31, 2011	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 Development	\$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:

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

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

National Objective:

N/A

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic Development

Benefit Type:

Direct Benefit (Households)

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$0.00
Total Budget:	\$0.00	\$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 Development	\$0.00	\$0.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected 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

Activity Description:

Location Description:

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:

Plan1

Activity Title:

Planning

Activity Category:

Planning

Activity Status:

Under Way

Project Number:

Adm

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/10/2013

National Objective:

N/A

Completed Activity Actual End Date:

Responsible Organization:

El Paso Collaborative for Community and Economic Development

Benefit Type:

Area Benefit

Overall

	Oct 1 thru Dec 31, 2011	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:	\$53,475.28	\$150,000.00
El Paso Collaborative for Community and Economic Development	\$53,475.28	\$150,000.00
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:

EPC Has expended all planning funds

Activity Location:

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

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

No Other Funding Sources Found

Amount