

**Grantee: El Paso Collaborative**

**Grant: B-09-CN-TX-0042**

**July 1, 2012 thru September 30, 2012 Performance Report**

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**Grant Number:**

B-09-CN-TX-0042

**Obligation Date:****Award Date:**

02/11/2010

**Grantee Name:**

El Paso Collaborative

**Contract End Date:**

02/11/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$10,191,000.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PI/RL Funds:**

\$6,191,196.00

**Total Budget:**

\$16,382,196.00

## Disasters:

### Declaration Number

No Disasters Found

## 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 reserved for end-users with incomes at or below 50% AMFI.

The Consortium has selected 2 for-profit partners who will help carry out the NSP2 Program. They are Dawco Builders, LLC., Karma/JKS Properties Inc. Dawco and Karma/JKS will join Consortium Members in the role of developers that will acquire/rehabilitate properties and sell them to income-eligible households.

### Target Geography:

Using HUD's mapping system, the Consortium identified 22 eligible census tracts scattered throughout the greater El Paso Area (city and outline areas of the county). The highest concentration of foreclosures is occurring in the City of El Paso's "Eastside" where there are 12 eligible census tracts, 5 with foreclosure scores of 20. There are 2 eligible census tracts on the other side of the Franklin Mountains, the "Westside"; another 2 tracts are in "Northeast" El Paso, north of the Fort Bliss Military Reservation; and another 2 are in the "Ysleta-Lower Valley" areas of the city. The remaining 4 census tracts are located outside of El Paso's city limits in the communities of Horizon City, San Elizario, Clint and Tornillo. It is interesting to note that in 15 of the 22 targeted census tracts the 2008 estimated median income levels were above 2008 HUD median income guideline and illuminates the fact that the census tracts with the highest foreclosure scores were considered middle, upper and moderate income census tracts.

The targeted census tracts are: 103.07, 103.11, 103.12, 103.13, 103.14, 103.15, 103.20, 103.21, 43.07, 43.14, 43.15, 43.16, 102.04, 102.09, 40.04, 41.04, 1.07, 102.06, 103.09, 104.03, 104.04, 105.01.

### Program Approach:

El Paso Collaborative and its Consortium Members have designed a program to assist 22 eligible census tracts located in El Paso County. The goal of the program will be to acquire, rehabilitate and return to active service 125 foreclosed or abandoned properties. To accomplish the desired outcomes, 5 developers plus El Paso Collaborative will share the responsibilities for acquisition and rehabilitation (3 Consortium Members and 2 for-profit partners will serve as developers). For-profit partners were selected not only for their expertise in acquisition and rehabilitation but for their willingness to introduce new concepts and ideas that will assist in long term affordability, green features, and energy efficiency of the units. With its experience as a community lender El Paso Collaborative will make loans to developers and Consortium Members for the purchase and redevelopment of eligible properties. El Paso Collaborative will make low interest loans to developers and 0% interest loans to Consortium Members. New and existing staff will administer the NSP2 Program, assure all aspects of the NSP2 Grant agreements/policies/procedures/activities will be properly implemented and monitored.



**Consortium Members:**

El Paso Collaborative for Community & Economic Development is the Lead Member of a Consortium, comprised of 4 local non-profit organizations. The other Consortium Members are Habitat for Humanity El Paso, Project Vida and Ayuda, Inc. Combined the 4 organizations have extensive experience in housing development (single and multi-family), homebuyer assistance, financing, counseling, and rental management. The El Paso Collaborative was certified in 2001 by the U.S. Treasury as a Community Development Financial Institution (CDFI).

**Roles of Consortium Members:**

El Paso Collaborative will be the Lead Member, fiscal agent and will coordinate the program. In addition they will: make lines of credit available to for-profit developers and Consortium Members for acquisition and rehabilitation of NSP eligible properties, and monitor all activities. Project Vida and Ayuda, Inc. will acquire, rehabilitate, rent and manage (20) properties to eligible households at or below 50% AMFI. Habitat for Humanity El Paso will acquire, rehabilitate, sell and finance (15) properties to eligible households at or below 50% AMFI.

**How to Get Additional Information:**

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$16,382,196.00
<b>Total Budget</b>	\$6,107,354.57	\$16,382,196.00
<b>Total Obligated</b>	\$1,793,513.66	\$11,877,040.09
<b>Total Funds Drawdown</b>	\$2,875,172.70	\$11,169,164.95
<b>Program Funds Drawdown</b>	\$618,242.08	\$7,973,379.92
<b>Program Income Drawdown</b>	\$2,256,930.62	\$3,195,785.03
<b>Program Income Received</b>	\$746,754.90	\$3,455,259.34
<b>Total Funds Expended</b>	\$0.00	\$11,937,345.51
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$1,019,100.00	\$764,406.03
<b>Limit on State Admin</b>	\$0.00	\$614,406.03

**Progress Toward Activity Type Targets**

Activity Type	Target	Actual
<b>Administration</b>	\$1,019,100.00	\$1,488,100.00

**Progress Toward National Objective Targets**

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$2,547,750.00	\$3,460,560.09

**Overall Progress Narrative:**



During Qtr. 3 2012: El Paso Collaborative (EPC) has made considerable progress in all areas of the NSP2 program. This is most evident in the progress of our spend-down rate. At the end of the previous quarter, we had spent \$8,293,992.25 (80.72%). As of September 30, 2012 we have spent \$11,169,164.95 (95%) and we have obligated \$11,877,040.

We have met the national objective of making permanent housing available for 76 households. Acquisition and rehabilitation activities include the following: fifteen properties were acquired in this quarter. With the seventy-seven properties previously acquired through the last reporting period, a total of ninety-two properties have been acquired. EPC has another two properties under executed purchase contracts and has made offers to acquire five other properties. Rehabilitation was completed on thirteen properties, and six others are currently being rehabilitated. Homebuyer activities: During this quarter nine households at or below 120 % AMFI completed program with the purchase of an NSP home. Cumulatively, a total of forty-eight households have purchased NSP homes. Three additional eligible homebuyers have entered into sales contracts. Marketing and Outreach Activities continued throughout this quarter in order to assure that EPC meets the NSP2 national objectives.

Homebuyer activities: Consortium Member Habitat for Humanity: Two households at or below 50% AMFI completed program with the purchase of an NSP home. Cumulatively, Habitat has resold eight homes. Two rehab projects are underway that will be completed and resold in 2012 Qtr. 4. Habitat acquired two additional properties and identified two homebuyers. An interest list has been established by EPC for potential renters.

Rental Program activities: During this quarter, rehabilitation was completed on the final two projects. A total of twenty properties have now been acquired, rehabilitated and rented to households at or below 50% AMFI: 5 for AYUDA and 15 for Project Vida. A waitlist has been established by EPC in order to identify a pipeline of potential renters for rental properties should they become available under the rental program.

#### PROGRESS – CONSORTIUM MEMBERS

Lead Consortium Member- El Paso Collaborative for Community and Economic Development-As of end of Qtr 3 2012 EPC had acquired, rehabilitated and sold a cumulative total of three homes to qualified NSP households. Consortium Member Habitat for Humanity El Paso (HFHEP) Goal is to acquire and rehabilitate fifteen NSP homes for resale to households at/below 50% AMFI. During Qtr 3, 2012 a total of four properties were acquired. A cumulative total of fourteen properties have been acquired and the final property is pending transfer of title from EPC to Habitat. Rehab was completed on three properties during this quarter; all three properties are pending property acceptance (completion of rehab scope of work) by Habitat in order to complete and initiate the resale to households at or below 50 % AMFI. Two properties are under rehab and final two properties are in the rehabilitation bidding stage with construction to begin shortly thereafter. During Qtr 3, Habitat sold two homes to households at or below 50% AMFI. A cumulative total of eight households have purchased NSP homes from Habitat. Habitat is in the process of determining eligibility for the fifteenth and final household. HFHEP incurs sweat equity and volunteer labor in some of their rehabilitation projects. However the majority of rehab is outsourced to procured general contractors.

Consortium Member Project Vida (PV) PVs original goal was to acquire and rehabilitate fifteen NSP homes to rent to households at/below 50% AMFI. During Qtr 3, 2012 two projects were completed, and leased shortly thereafter. To date PV has completed all of fifteen projects. PV is also acting as Property Manager for both their properties and for another Consortium Member, AYUDA. During Qtr. 2, EPC and PV amended their Consortium Agreement. Under the new terms, PV is acquiring properties for resale to households at or below 120% AMFI. Rehabilitation was completed on one property and resold. An additional property was acquired during this quarter, and in process of rehabilitation bidding stage with construction to begin shortly thereafter. Project Vida has sold a cumulative total of two properties to households at or below 120% AMFI.

Consortium Member AYUDA, Inc. Goal is to acquire, rehabilitate and rent five NSP homes to households at/below 50% AMFI. AYUDA had completed and leased all five of their properties. During this quarter, AYUDA decided to manage their own properties and has chosen not to renew the Management Agreement with Project Vida. An exit process has been initiated and EPC is working closely with both CMs to ensure a smooth transition.

#### DEVELOPERS

Developer Karma JKS Properties, Inc. As of end of Qtr 3, JKS acquired six additional properties (cumulative total of thirty properties) as agreed per the terms under their amended Developer Agreement for Phase 2. During this quarter, JKS completed rehabilitation on four projects and sold five. A cumulative total of twenty-three properties were sold to households at or below 120% AMFI and JKS has three have executed sales contracts. JKS has begun rehab on 3 properties, with estimated completion dates during Qtr 4.

Developer Dawco Builders, LLC Goal During Qtr 3, DAWCO acquired their 22nd and final property, completed rehab on all their two final properties, and sold three properties. Dawco has now sold twenty properties. Their last two properties are available for purchase to households at or below 120% AMFI.



## PROPERTY ACQUISITION CHALLENGES

At this time new acquisitions are continuing smoothly.

## REHABILITATION CHALLENGES

Consortium Member-Habitat for Humanity El Paso (HFHEP) goal is to acquire and rehabilitate fifteen NSP homes for resale to households at/below 50% AMFI. While HFHEP was behind during Qtr. 3, they are making substantial progress.

## PRIMARY LENDERS AND NSP HOMEBUYER ASSISTANCE SECONDARY FINANCING

1. As of July 12, 2012, EPC received approval for FHA Secondary Financing from HUDs Homeownership Center in Denver. We have announced the availability of approval to NSP Participating Lenders providing FHA mortgages in conjunction with our Neighborhood Stabilization Program.
2. As a direct result of this approval EPC entered into Participating Lender Agreement with four local mortgage companies, Premier Nationwide Lending, Security National Mortgage LLC., Marquis Lending Inc., and MDE Home Loans.

## ADDITIONAL INFORMATION TECHNICAL ASSISTANCE

TA assistance is complete and no additional assistance is being sought at this time.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
AAcq, Acquisition	\$476,844.25	\$14,744,096.00	\$7,366,345.04
ALLR, Loan Loss Reseve	\$0.00	\$0.00	\$0.00
Adm, Administration	\$141,397.83	\$1,638,100.00	\$607,034.88



## Activities

<b>Grantee Activity Number:</b>	<b>AcqAYUDA</b>
<b>Activity Title:</b>	<b>Ayuda Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

AAcq

**Projected Start Date:**

01/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

02/10/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Ayuda, Inc.

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$506,603.00
<b>Total Budget</b>	\$0.00	\$506,603.00
<b>Total Obligated</b>	\$74,240.78	\$506,603.00
<b>Total Funds Drawdown</b>	\$105,367.46	\$503,643.55
<b>Program Funds Drawdown</b>	\$0.00	\$324,238.09
<b>Program Income Drawdown</b>	\$105,367.46	\$179,405.46
<b>Program Income Received</b>	\$2,192.40	\$4,121.79
<b>Total Funds Expended</b>	\$0.00	\$503,643.55
El Paso Collaborative for Community and Economic	\$0.00	\$503,643.55
<b>Match Contributed</b>	\$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:**

Consortium Member AYUDA, Inc. Goal is to acquire, rehabilitate and rent five NSP homes to households at/below 50% AMFI. AYUDA had completed and leased all five of their properties. During this quarter, AYUDA decided to manage their own properties and has chosen not to renew the Management Agreement with Project Vida. An exit process has been initiated and EPC is working closely with both CMs to ensure a smooth transition.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/5



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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	10/5	0/0	12/5	83.33
# Renter Households	0	0	0	10/5	0/0	12/5	83.33

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Program Income	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** AcqDAWCO 25%

**Activity Title:** Dawco Acquisition

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

AAcq

**Project Title:**

Acquisition

**Projected Start Date:**

01/01/2011

**Projected End Date:**

02/10/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

El Paso Collaborative for Community and Economic

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
El Paso Collaborative for Community and Economic	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

El Paso County, Texas

**Activity Progress Narrative:**

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

**Accomplishments Performance Measures**

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

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	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



<b>Grantee Activity Number:</b>	<b>AcqDAWCO LMMI</b>
<b>Activity Title:</b>	<b>DAWCO Acquisition LMMI</b>

**Activity Category:**

Acquisition - general

**Project Number:**

AAcq

**Projected Start Date:**

01/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

02/10/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

El Paso Collaborative for Community and Economic

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,702,000.00
<b>Total Budget</b>	\$655,279.78	\$2,702,000.00
<b>Total Obligated</b>	\$772,354.00	\$2,702,000.00
<b>Total Funds Drawdown</b>	\$805,481.56	\$2,681,494.13
<b>Program Funds Drawdown</b>	\$380,557.54	\$2,195,571.26
<b>Program Income Drawdown</b>	\$424,924.02	\$485,922.87
<b>Program Income Received</b>	\$322,787.49	\$1,414,233.06
<b>Total Funds Expended</b>	\$0.00	\$2,013,109.13
El Paso Collaborative for Community and Economic	\$0.00	\$2,013,109.13
<b>Match Contributed</b>	\$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:**

Developer Dawco Builders, LLC Goal-During Qtr 3, DAWCO acquired their 22nd and final property, completed rehab on all their two final properties, and sold three properties. Dawco has now sold twenty properties. Their last two properties are available for purchase to households at or below 120% AMFI.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	3	20/22

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# of Housing Units	3	20/22
# of Singlefamily Units	3	20/22

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	3	3	3/0	17/15	20/22	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
14024 Tierra Creel Ln	El Paso		Texas	79938-4382	Match / Y
14257 Patriot Point Dr	El Paso		Texas	79938-5395	Match / Y
14317 Desierto Lindo	Horizon City		Texas	79928-	Match / N

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
Program Income	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** AcqHabitat  
**Activity Title:** Habitat Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

AAcq

**Projected Start Date:**

01/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

02/10/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

El Paso Collaborative for Community and Economic

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,468,350.09
<b>Total Budget</b>	\$0.00	\$1,468,350.09
<b>Total Obligated</b>	\$0.00	\$1,468,350.09
<b>Total Funds Drawdown</b>	\$656,305.09	\$1,414,625.63
<b>Program Funds Drawdown</b>	\$4,831.70	\$675,726.41
<b>Program Income Drawdown</b>	\$651,473.39	\$738,899.22
<b>Program Income Received</b>	\$3,453.24	\$8,257.47
<b>Total Funds Expended</b>	\$0.00	\$1,380,644.77
El Paso Collaborative for Community and Economic	\$0.00	\$1,380,644.77
Habitat for Humanity El Paso	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

Consortium Member-Habitat for Humanity El Paso (HFHEP) Goal is to acquire and rehabilitate fifteen NSP homes for resale to households at/below 50% AMFI. During Qtr 3, 2012 a total of four properties were acquired. A cumulative total of fourteen properties have been acquired and the final property is pending transfer of title from EPC to Habitat. Rehab was completed on three properties during this quarter; all three properties are pending property acceptance (completion of rehab scope of work) by Habitat in order to complete and initiate the resale to households at or below 50 % AMFI. Two properties are under rehab and final two properties are in the rehabilitation bidding stage with construction to begin shortly thereafter. During Qtr 3, Habitat sold two homes to households at or below 50% AMFI. A cumulative total of eight households have purchased NSP homes from Habitat. Habitat is in the process of determining eligibility for the fifteenth and final household. HFHEP incorporates sweat equity and volunteer labor in some of their rehabilitation projects. However the majority of rehab is outsourced to procured general contractors.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	8/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	8/15
# of Singlefamily Units	2	8/15

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	8/15	0/0	8/15	100.00
# Owner Households	2	0	2	8/15	0/0	8/15	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
12332 Flora Alba	Horizon City		Texas	79928-	Match / N
14348 Puenteillas	Horizon City		Texas	79928-7714	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Program Income	\$0.00
Total Other Funding Sources	\$0.00



<b>Grantee Activity Number:</b>	<b>AcqJKS 25%</b>
<b>Activity Title:</b>	<b>JKS Acquisition 25%</b>

**Activity Category:**

Acquisition - general

**Project Number:**

AAcq

**Projected Start Date:**

01/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

02/10/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

El Paso Collaborative for Community and Economic

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$25,497.50
El Paso Collaborative for Community and Economic	\$0.00	\$25,497.50
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

El Paso County, TX.

**Activity Progress Narrative:**

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

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/7
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/7
<b># of Singlefamily Units</b>	0	0/7



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/7	0/0	1/7	100.00
# Owner Households	0	0	0	1/7	0/0	1/7	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>AcqJKS LMMI</b>
<b>Activity Title:</b>	<b>JKS Acquisitions LMMI</b>

**Activity Category:**

Acquisition - general

**Project Number:**

AAcq

**Projected Start Date:**

01/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

02/10/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

El Paso Collaborative for Community and Economic

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,100,000.00
<b>Total Budget</b>	\$2,350,000.00	\$5,100,000.00
<b>Total Obligated</b>	\$370,000.00	\$3,120,000.00
<b>Total Funds Drawdown</b>	\$545,097.10	\$3,094,843.95
<b>Program Funds Drawdown</b>	\$21,455.01	\$2,424,025.74
<b>Program Income Drawdown</b>	\$523,642.09	\$670,818.21
<b>Program Income Received</b>	\$325,804.11	\$1,621,544.48
<b>Total Funds Expended</b>	\$0.00	\$4,763,227.85
El Paso Collaborative for Community and Economic	\$0.00	\$4,763,227.85
<b>Match Contributed</b>	\$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:**

Developer Karma JKS Properties, Inc.As of end of Qtr 3, JKS acquired six additional properties (cumulative total of thirty properties) as agreed per the terms under their amended Developer Agreement for Phase 2. During this quarter, JKS completed rehabilitation on four projects and sold five. A cumulative total of twenty-three properties were sold to households at or below 120% AMFI and JKS has three have executed sales contracts. JKS has begun rehab on 3 properties, with estimated completion dates during Qtr 4.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	5	23/42

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>





# of Housing Units	5	23/34
# of Singlefamily Units	5	23/34

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/0	14/42	18/42	100.00
# Owner Households	0	0	0	4/0	14/42	18/42	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
14347 Spanish Point	El Paso		Texas	79938-	Match / N
4705 Loma De Plata	El Paso		Texas	79934-	Match / N
14222 Gil Reyes	El Paso		Texas	79938-	Match / N
4093 Tierra Patino Ln	El Paso		Texas	79938-5328	Match / Y
824 Tabasco	Horizon City		Texas	79928-	Match / N

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
Program Income	\$0.00
Total Other Funding Sources	\$0.00



<b>Grantee Activity Number:</b>	<b>AcqOthers</b>
<b>Activity Title:</b>	<b>Other Developer Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

AAcq

**Projected Start Date:**

01/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

02/10/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

El Paso Collaborative for Community and Economic

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,856,535.91
<b>Total Budget</b>	\$2,020,467.79	\$2,856,535.91
<b>Total Obligated</b>	\$114,311.88	\$1,575,380.00
<b>Total Funds Drawdown</b>	\$351,471.05	\$1,573,160.23
<b>Program Funds Drawdown</b>	\$0.00	\$877,490.63
<b>Program Income Drawdown</b>	\$351,471.05	\$695,669.60
<b>Program Income Received</b>	\$85,716.90	\$397,684.32
<b>Total Funds Expended</b>	\$0.00	\$1,461,068.12
El Paso Collaborative for Community and Economic	\$0.00	\$1,461,068.12
<b>Match Contributed</b>	\$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:**

El Paso Collaborative for Community and Economic Development, (EPC) Prior to 3rd Qtr of 2012 we had acquired, rehabilitated and sold three homes to qualified NSP households. During Qtr. 2, EPC and Project Vida (PV) amended their Consortium Agreement. Under the new terms, PV is acquiring properties for resale to households at or below 120% AMFI. Rehabilitation was completed on one property and resold. An additional property was acquired during this quarter, and in process of rehabilitation bidding stage with construction to begin shortly thereafter. Project Vida has sold a cumulative total of two properties to households at or below 120% AMFI.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	5/35



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/35
# of Singlefamily Units	1	5/35

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	2/0	3/35	5/35	100.00
# Owner Households	0	1	1	2/0	3/35	5/35	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
14721 Canyon Breeze	Horizon City		Texas	79928-	Match / N

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>AcqPV</b>
<b>Activity Title:</b>	<b>Project Vida acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

AAcq

**Projected Start Date:**

01/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

02/10/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Project Vida

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,485,607.00
<b>Total Budget</b>	\$462,607.00	\$1,485,607.00
<b>Total Obligated</b>	\$462,607.00	\$1,485,607.00
<b>Total Funds Drawdown</b>	\$113,991.43	\$1,136,991.43
<b>Program Funds Drawdown</b>	\$70,000.00	\$869,292.91
<b>Program Income Drawdown</b>	\$43,991.43	\$267,698.52
<b>Program Income Received</b>	\$6,800.76	\$9,418.22
<b>Total Funds Expended</b>	\$0.00	\$1,023,000.00
El Paso Collaborative for Community and Economic	\$0.00	\$1,023,000.00
Project Vida	\$0.00	\$0.00
<b>Match Contributed</b>	\$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) PV’s original goal was to acquire and rehabilitate fifteen NSP homes to rent to households at/below 50% AMFI. During Qtr 3, 2012 two projects were completed, and leased shortly thereafter. To date PV has completed all of fifteen projects. Although, one household voluntarily moved out of the rental unit, another household at or below 50% AMFI was identified and the unit leased shortly thereafter. PV is also acting as Property Manager for both their properties and for another Consortium Member, AYUDA.

During Qtr. 2, EPC and PV amended their Consortium Agreement. Under the new terms, PV is acquiring properties for resale to households at or below 120% AMFI. Rehabilitation was completed on one property and resold. An additional property was acquired during this quarter, and in process of rehabilitation bidding stage with construction to begin shortly thereafter. Project Vida has sold a cumulative total of two properties to households at or below 120% AMFI.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	15/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	15/15

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	15/15	0/0	15/15	100.00
# Renter Households	2	0	2	15/15	0/0	15/15	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
14585 Desierto Bello Ave	Horizon City		Texas	79928-7702	Match / Y
11261 William McCool	El Paso		Texas	79934-	Match / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Program Income	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** AdmAYUDA  
**Activity Title:** Ayuda Admin

**Activity Category:**

Administration

**Project Number:**

Adm

**Projected Start Date:**

10/06/2010

**Benefit Type:**

Direct ( HouseHold )

**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**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2012**

N/A

**To Date**

\$24,132.00

**Total Budget**

\$0.00

\$24,132.00

**Total Obligated**

\$0.00

\$24,132.00

**Total Funds Drawdown**

\$12,526.80

\$16,175.03

**Program Funds Drawdown**

\$0.00

\$3,648.23

**Program Income Drawdown**

\$12,526.80

\$12,526.80

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$15,538.15

    Ayuda, Inc.

\$0.00

\$15,538.15

    El Paso Collaborative for Community and Economic

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administrative costs during NSP eligible activities.

**Location Description:**

Eligible census tracts in El Paso County, Texas

**Activity Progress Narrative:**

**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

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<b>Grantee Activity Number:</b>	<b>AdmEPC</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Project Number:**

Adm

**Projected Start Date:**

02/11/2010

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/10/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

El Paso Collaborative for Community and Economic

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,376,359.00
<b>Total Budget</b>	\$619,000.00	\$1,376,359.00
<b>Total Obligated</b>	\$0.00	\$757,359.00
<b>Total Funds Drawdown</b>	\$267,079.61	\$569,162.01
<b>Program Funds Drawdown</b>	\$141,397.83	\$443,480.23
<b>Program Income Drawdown</b>	\$125,681.78	\$125,681.78
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$427,764.18
El Paso Collaborative for Community and Economic	\$0.00	\$427,764.18
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

General administration, training & travel.

**Location Description:**

El Paso County, TX.

**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
Program Income	\$0.00
Total Other Funding Sources	\$0.00

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<b>Grantee Activity Number:</b>	<b>AdmHAB</b>
<b>Activity Title:</b>	<b>Habitat Admin</b>

**Activity Category:**

Administration

**Project Number:**

Adm

**Projected Start Date:**

10/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity El Paso

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$46,822.00
<b>Total Budget</b>	\$0.00	\$46,822.00
<b>Total Obligated</b>	\$0.00	\$46,822.00
<b>Total Funds Drawdown</b>	\$13,489.50	\$24,705.89
<b>Program Funds Drawdown</b>	\$0.00	\$9,906.42
<b>Program Income Drawdown</b>	\$13,489.50	\$14,799.47
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$19,489.16
El Paso Collaborative for Community and Economic	\$0.00	\$19,489.16
Habitat for Humanity El Paso	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

**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

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<b>Grantee Activity Number:</b>	<b>AdmPV</b>
<b>Activity Title:</b>	<b>Project Vida Admin</b>

**Activity Category:**

Administration

**Project Number:**

Adm

**Projected Start Date:**

10/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Project Vida

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$40,787.00
<b>Total Budget</b>	\$0.00	\$40,787.00
<b>Total Obligated</b>	\$0.00	\$40,787.00
<b>Total Funds Drawdown</b>	\$4,363.10	\$4,363.10
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$4,363.10	\$4,363.10
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$4,363.10
El Paso Collaborative for Community and Economic	\$0.00	\$4,363.10
Project Vida	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

**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

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