

**Grantee: El Paso Collaborative**

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

**October 1, 2012 thru December 31, 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:**

Hector Perez

**Estimated P/RL Funds:**

\$6,191,196.00

**Total Budget:**

\$16,382,196.00

## Disasters:

**Declaration Number**

NSP

## Narratives

**Executive Summary:**

A Consortium of local non-profit organizations was awarded funding in the amount of \$10,191,000.00 for a Neighborhood Stabilization Program to stabilize neighborhoods in El Paso County, Texas whose viability has been and continues to be damaged by the economic effects of properties that have been foreclosed upon and abandoned. The Consortium is comprised of the El Paso Collaborative for Community and Economic Development, Project Vida, Ayuda, Inc. and Habitat for Humanity El Paso. The Consortium has selected the El Paso Collaborative for Community and Economic Development to serve as lead member and fiscal agent.

The goal of the project is to acquire, rehabilitate and return to productive service a minimum of 125 single-family units in 22 eligible census tracts located inside and outside the city limits of the City of El Paso. The homes will be returned to active service for a combination of homeownership and rental. The project's end-users will be households with incomes up to 120% AMFI with a minimum of 25% of program funds reserve for end-users with incomes at or below 50% AMFI.

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

**Target Geography:**

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

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

**Program Approach:**

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

El Paso Collaborative will acquire 5 NSP single-family homes to use as rental properties for households up to 120% AMFI and will reduce the same number of homeownership units. This will afford the organization the opportunity to develop long-term assets for the corporation and build capacity for future rental programs opportunities.



**Consortium Members:**

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

**Roles of Consortium Members:**

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

**How to Get Additional Information:**

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$16,382,196.00
<b>Total Budget</b>	\$261,741.00	\$16,382,196.00
<b>Total Obligated</b>	\$1,197,618.00	\$13,074,658.09
<b>Total Funds Drawdown</b>	\$1,603,274.76	\$12,772,439.71
<b>Program Funds Drawdown</b>	\$765,412.52	\$8,738,792.44
<b>Program Income Drawdown</b>	\$837,862.24	\$4,033,647.27
<b>Program Income Received</b>	\$578,387.93	\$4,033,647.27
<b>Total Funds Expended</b>	\$860,591.70	\$12,797,937.21
<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	\$1,051,131.52
<b>Limit on State Admin</b>	\$0.00	\$901,131.52

**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. 4 2012: El Paso Collaborative (EPC) has made considerable progress in all areas of the NSP2 program. At the end of the previous quarter, EPC has spent \$11,169,164.95. As of December 31, 2012 we have spent \$ 12,772,439.7 and ended the quarter at 125% drawdown rate.

The Consortium met the national objective of making permanent housing available for 89 households. Acquisition and rehabilitation activities: ten properties were acquired in this quarter. Correction to previous quarter reporting, a total of 99 properties had been acquired through end of Qtr. 3. As a result, a total of 109 properties have been acquired through the end of Qtr.4. EPC has one other property under executed purchase contract and has made offers to acquire two additional properties. Rehabilitation was completed on eleven properties, and seven others are currently being rehabilitated.

Homebuyer activities: During this quarter 9 households at or below 120 % AMFI purchased NSP homes.

Cumulatively (not including the properties sold by Habitat for Humanity El Paso) a total of 57 NSP homes were resold. Four additional eligible homebuyers have entered into sales contracts. Marketing and Outreach Activities continued throughout this quarter in order to assure that EPC meets NSP2 national objectives.

Homebuyer activities by Consortium Member Habitat for Humanity: Two households at or below 50% AMFI purchased an NSP homes. Cumulatively, Habitat has resold 12 of the 15 NSP properties they acquired. Habitat has 3 properties in the rehab stage that will be completed and resold in Qtr 1/2013.

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

### PROGRESS – CONSORTIUM MEMBERS

Lead Consortium Member- El Paso Collaborative for Community and Economic Development (EPC) – In a prior quarter EPC had acquired, rehabilitated and sold 3 NSP homes to qualified households at or below 120% AMFI. During Qtr 4, HUD approved EPC's request to amend its Action Plan to include the acquisition, rehabilitation and rental of 5 properties. EPC will rent the properties to households at or below 120% AMFI and will utilize "High Home Rent" limits adjusted for utilities and heating and cooling types. EPC plans to market the properties to veterans and active military members and in fact will impose a 10 calendar day "Veteran's Preference" before making the properties available for NSP income eligible members of the general public. During Qtr 4 2012 EPC acquired one property and is in the process of bidding out the Scope of Work with construction to begin shortly thereafter. EPC will enter into a Property Management Agreement with Project Vida to manage its 5 rental properties.

Consortium Member -Habitat for Humanity El Paso (HFHEP) - Habitat's goal is to acquire and rehabilitate 15 NSP homes for resale to households at/below 50% AMFI. Habitat acquired all 15 properties. During Qtr 4, Habitat completed rehab on 4 properties. Habitat has 1 property currently undergoing rehab and will bid out Scopes of Work for their final 2 properties in Qtr 1 of 2013, with anticipated completion dates and sales to homebuyers also to occur during this quarter. During Qtr 12, Habitat sold 4 more NSP homes. With the anticipated completion the final 3 properties in Qtr 1 of 2013, Habitat will have completed their assigned 15 NSP properties. HFHEP incorporates 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)- PV's original goal was to acquire and rehabilitate 15 NSP homes to rent to households at/below 50% AMFI. To date PV has completed all 15 projects. PV is also acting as Property Manager for both their properties and for another Consortium Member, AYUDA. Under the terms of an amended Consortium Agreement, PV is acquiring properties for resale to households at or below 120% AMFI. During Qtr. 4 2012, A total of 5 properties were acquired of which rehabilitation was completed on 4, and 3 properties are now available for purchase to households at or below 120% AMFI. An NSP-eligible homebuyer has an executed purchase contract on one of the properties and the other 3 properties have been listed for sale. PV has one additional property that will be put out for rehab bidding in Qtr 1 of 2013. PV anticipates rehab to be completed and the house to be listed for sale during this quarter. To date, Project Vida has sold a total of 2 NSP properties to households at or below 120% AMFI.

Consortium Member – AYUDA, Inc.- AYUDA's goal was to acquire, rehabilitate and rent 5 NSP homes to households at/below 50% AMFI. AYUDA had completed and leased all 5 of their properties. AYUDA is making efforts to build their capacity to manage its own properties. Until that occurs, PV will renew its Management Agreement with Project Vida. EPC is working closely with AYUDA to assure they have the capacity to assume this role before this transition may occur.

### DEVELOPERS

Developer Karma JKS Properties, Inc. – At the end of Qtr 4, JKS acquired 8 new properties, completed



rehabilitation and sold 7 properties (property 14113 Lago Seco sold to homebuyer in December 2012 and proceeds registered onto DRGR in Jan. 2013). To date JKS has completed and sold 30 properties. This developer has 3 executed homebuyer sales contracts that should during Qtr 1/2013. JKS has begun rehab on 2 properties, with estimated completion dates during Qtr 1 2013.

Developer Dawco Builders, LLC- During Qtr 4, DAWCO sold their final 2 properties and completed the terms of their NSP2 Developer Agreement.

#### PROPERTY ACQUISITION CHALLENGES

At this time new acquisitions are continuing smoothly.

#### REHABILITATION CHALLENGES

EPC anticipated that Consortium Member Habitat for Humanity El Paso (HFHEP) would complete their 15 projects by the end of Qtr 3/2012. However, they encountered some delays and are now expected to complete their remaining 3 projects in Qtr 1/2013.

#### PRIMARY LENDERS AND NSP HOMEBUYER ASSISTANCE SECONDARY FINANCING

1. As a direct result of EPC receiving FHA Secondary Financing approval from HUD, financing is no longer a challenge. Two households obtained NSP homes with FHA mortgages in conjunction with our Neighborhood Stabilization Program.

2. During Qtr 4, we encountered a period of slow sales of NSP properties. Consequently, we are more vigorously marketing the program to assure EPC meets the NSP2 national objective of permanent housing.

#### 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	\$647,457.79	\$14,744,096.00	\$8,013,802.83
ALLR, Loan Loss Reseve	\$0.00	\$0.00	\$0.00
Adm, Administration	\$117,954.73	\$1,638,100.00	\$724,989.61



## 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.

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<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>	\$0.00	\$506,603.00
<b>Total Funds Drawdown</b>	\$0.00	\$503,643.55
<b>Program Funds Drawdown</b>	\$0.00	\$324,238.09
<b>Program Income Drawdown</b>	\$0.00	\$179,405.46
<b>Program Income Received</b>	\$3,354.63	\$7,476.42
<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:**

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.

AYUDA is making efforts to build their capacity to manage its own properties. Until that occurs, PV will renew its Management Agreement with Project Vida. EPC is working closely with AYUDA to assure they have the capacity to assume this role before this transition may occur.

## Accomplishments Performance Measures

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



# of Properties	0	5/5
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	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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<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>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,702,000.00
<b>Total Budget</b>	\$0.00	\$2,702,000.00
<b>Total Obligated</b>	\$0.00	\$2,702,000.00
<b>Total Funds Drawdown</b>	\$20,440.00	\$2,701,934.13
<b>Program Funds Drawdown</b>	\$14,305.00	\$2,209,876.26
<b>Program Income Drawdown</b>	\$6,135.00	\$492,057.87
<b>Program Income Received</b>	\$130,116.36	\$1,544,349.42
<b>Total Funds Expended</b>	\$688,825.00	\$2,701,934.13
El Paso Collaborative for Community and Economic	\$688,825.00	\$2,701,934.13
<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- During Qtr 4, DAWCO sold their final 2 properties and completed the terms of their NSP2 Developer Agreement.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	2	22/22
<b># of Housing Units</b>	2	22/22
<b># of Singlefamily Units</b>	2	22/22





## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	2	3/0	18/15	22/22	95.45

## Activity Locations

Address	City	County	State	Zip	Status / Accept
425 Cactus Crossing Dr	Horizon City		Texas	79928-7715	Match / Y
15324 S Kenazo Ave	Horizon City		Texas	79928-6921	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

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**Grantee Activity Number:** AcqEPC  
**Activity Title:** EPC Rental

**Activity Category:**

Acquisition - general

**Project Number:**

AAcq

**Projected Start Date:**

12/01/2012

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

El Paso Collaborative for Community and Economic

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$625,000.00
<b>Total Budget</b>	\$625,000.00	\$625,000.00
<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>	\$85,047.19	\$85,047.19
El Paso Collaborative for Community and Economic	\$85,047.19	\$85,047.19
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquisitions eligible NSP units to rent or resale

**Location Description:**

El Paso, Texas

**Activity Progress Narrative:**

During Qtr 4, HUD approved EPC's request to amend its Action Plan to include the acquisition, rehabilitation and rental of 5 properties. EPC will rent the properties to households at or below 120% AMFI and will utilize "High Home Rent" limits adjusted for utilities and heating and cooling types. EPC plans to market the properties to veterans and active military members and in fact will impose a 10 calendar day "Veteran's Preference" before making the properties available for NSP income eligible members of the general public. PV will manage EPC's 5 units. During Q4 4 EPC acquired one property and is in the process of bidding out the Scope of Work with construction to begin shortly thereafter.

**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	0/5



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

### 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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**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 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>	\$53,724.46	\$1,468,350.09
<b>Program Funds Drawdown</b>	\$0.00	\$675,726.41
<b>Program Income Drawdown</b>	\$53,724.46	\$792,623.68
<b>Program Income Received</b>	\$3,284.68	\$11,542.15
<b>Total Funds Expended</b>	\$87,705.32	\$1,468,350.09
El Paso Collaborative for Community and Economic	\$87,705.32	\$1,468,350.09
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) - Habitat's goal is to acquire and rehabilitate 15 NSP homes for resale to households at/below 50% AMFI. Habitat acquired all 15 properties. During Q4 2012, Habitat completed rehab on 4 properties. Habitat has 1 property currently undergoing rehab and will bid out Scopes of Work for their final 2 properties in Qtr 1 of 2013, with anticipated completion dates and sales to homebuyers also to occur during this quarter.

During Qtr 4 2012, Habitat sold 4 more NSP homes. With the anticipated completion of the final 3 properties in Qtr 1 of 2013, Habitat will have completed their assigned 15 NSP properties. 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**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	4	12/15



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	4		12/15	
# of Singlefamily Units	4		12/15	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	0	4	12/15	0/0	12/15	100.00
# Owner Households	4	0	4	12/15	0/0	12/15	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
12252 Tierra Alamo Dr	El Paso		Texas	79938-4703	Match / Y
12571 Flora Alba Dr	Horizon City		Texas	79928-1781	Match / Y
3512 Tierra Zafiro Dr	El Paso		Texas	79938-4795	Match / Y
1528 Coronel Dr	Horizon City		Texas	79928-6040	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 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

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,100,000.00
<b>Total Budget</b>	\$0.00	\$5,100,000.00
<b>Total Obligated</b>	\$630,000.00	\$3,750,000.00
<b>Total Funds Drawdown</b>	\$639,772.56	\$3,734,616.51
<b>Program Funds Drawdown</b>	\$359,599.42	\$2,783,625.16
<b>Program Income Drawdown</b>	\$280,173.14	\$950,991.35
<b>Program Income Received</b>	\$428,015.76	\$2,049,560.24
<b>Total Funds Expended</b>	(\$1,028,611.34)	\$3,734,616.51
El Paso Collaborative for Community and Economic	(\$1,028,611.34)	\$3,734,616.51
<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. At the end of Qtr 4, JKS acquired 8 new properties, completed rehabilitation and sold 7 properties. To date JKS has completed and sold 30 properties (property 14113 Lago Seco sold to homebuyer in December 2012 and proceeds registered onto DRGR in Jan. 2013). This developer has 3 executed homebuyer sales contracts that should during Qtr 1/2013. JKS has begun rehab on 2 properties, with estimated completion dates during Qtr 1 2013.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	7	30/42



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	30/34
# of Singlefamily Units	7	30/34

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	5	7	4/0	19/42	25/42	92.00
# Owner Households	0	5	7	4/0	19/42	25/42	92.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
14401 Desierto Lindo Ave	Horizon City		Texas	79928-7709	Match / Y
14113 Lago Seco Dr	Horizon City		Texas	79928-7064	Match / Y
11879 Sal Berroteran Dr	El Paso		Texas	79936-2623	Match / Y
5747 Ty Cobb Pl	El Paso		Texas	79934-2808	Match / Y
12521 Martin Bauman Dr	Horizon City		Texas	79928-1742	Match / Y
3021 Tierra Salada Dr	El Paso		Texas	79938-4476	Match / Y
1716 Jenny Laurie Ct	El Paso		Texas	79928-1730	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>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>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,856,535.91
<b>Total Budget</b>	(\$625,000.00)	\$2,856,535.91
<b>Total Obligated</b>	\$424,620.00	\$2,000,000.00
<b>Total Funds Drawdown</b>	\$329,878.74	\$1,903,038.97
<b>Program Funds Drawdown</b>	\$15,152.84	\$892,643.47
<b>Program Income Drawdown</b>	\$314,725.90	\$1,010,395.50
<b>Program Income Received</b>	\$8,950.53	\$406,634.85
<b>Total Funds Expended</b>	\$356,923.66	\$1,817,991.78
El Paso Collaborative for Community and Economic	\$356,923.66	\$1,817,991.78
<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:**

**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	5/35

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	5/35
<b># of Singlefamily Units</b>	0	5/35





## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



<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>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,485,607.00
<b>Total Budget</b>	\$0.00	\$1,485,607.00
<b>Total Obligated</b>	\$0.00	\$1,485,607.00
<b>Total Funds Drawdown</b>	\$272,733.51	\$1,409,724.94
<b>Program Funds Drawdown</b>	\$258,400.53	\$1,127,693.44
<b>Program Income Drawdown</b>	\$14,332.98	\$282,031.50
<b>Program Income Received</b>	\$4,665.97	\$14,084.19
<b>Total Funds Expended</b>	\$386,724.94	\$1,409,724.94
El Paso Collaborative for Community and Economic	\$386,724.94	\$1,409,724.94
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:**

**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	15/15
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	15/15



## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



**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**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$24,132.00
<b>Total Budget</b>	\$24,132.00	\$24,132.00
<b>Total Obligated</b>	\$0.00	\$24,132.00
<b>Total Funds Drawdown</b>	\$2,852.57	\$19,027.60
<b>Program Funds Drawdown</b>	\$0.00	\$3,648.23
<b>Program Income Drawdown</b>	\$2,852.57	\$15,379.37
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,489.45	\$19,027.60
Ayuda, Inc.	\$3,489.45	\$19,027.60
El Paso Collaborative for Community and Economic	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 administrative draws in the amount of \$2,852.57 during this quarter.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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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>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,376,359.00
<b>Total Budget</b>	\$0.00	\$1,376,359.00
<b>Total Obligated</b>	\$142,998.00	\$900,357.00
<b>Total Funds Drawdown</b>	\$264,609.87	\$833,771.88
<b>Program Funds Drawdown</b>	\$110,261.22	\$553,741.45
<b>Program Income Drawdown</b>	\$154,348.65	\$280,030.43
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$406,007.70	\$833,771.88
El Paso Collaborative for Community and Economic	\$406,007.70	\$833,771.88
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

General administration, training & travel.

**Location Description:**

El Paso County, TX.

**Activity Progress Narrative:**

El Paso Collaborative requested administrative draws in the amount of \$264,609.87 during this quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
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>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$46,822.00
<b>Total Budget</b>	\$46,822.00	\$46,822.00
<b>Total Obligated</b>	\$0.00	\$46,822.00
<b>Total Funds Drawdown</b>	\$15,204.80	\$39,910.69
<b>Program Funds Drawdown</b>	\$7,693.51	\$17,599.93
<b>Program Income Drawdown</b>	\$7,511.29	\$22,310.76
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$20,421.53	\$39,910.69
El Paso Collaborative for Community and Economic	\$20,421.53	\$39,910.69
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

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$40,787.00
<b>Total Budget</b>	\$40,787.00	\$40,787.00
<b>Total Obligated</b>	\$0.00	\$40,787.00
<b>Total Funds Drawdown</b>	\$4,058.25	\$8,421.35
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$4,058.25	\$8,421.35
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$4,058.25	\$8,421.35
El Paso Collaborative for Community and Economic	\$4,058.25	\$8,421.35
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:**

Project Vida requested administrative draws in the amount of \$4,058.25 during this quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** Plan1  
**Activity Title:** Planning

**Activity Category:**

Planning

**Project Number:**

Adm

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Area ( )

**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>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total Budget</b>	\$150,000.00	\$150,000.00
<b>Total Obligated</b>	\$0.00	\$150,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$150,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$150,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$150,000.00)	\$150,000.00
El Paso Collaborative for Community and Economic	(\$150,000.00)	\$150,000.00
<b>Match Contributed</b>	\$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:**

This activity has been completed and we have spent \$150,000.00 and we have drawdown from the program funds \$150,000.00

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.



## Activity Locations

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

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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