Grantee: State of Texas - TDHCA
Grant: B-11-DN-48-0001
October 1, 2012 thru December 31, 2012 Performance Report
Grant Number: B-11-DN-48-0001

Grantee Name: State of Texas - TDHCA

Grant Amount: $7,284,978.00

Estimated PI/RL Funds: $0.00

Obligation Date: 03/07/2014

Award Date: Reviewed and Approved

Active

Grant Status: No QPR Contact Found

Total Budget: $7,284,978.00

Disasters: No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:
This document is a substantial amendment to the Action Plan for FFY 2010 submitted by the State of Texas. The Action Plan is the annual update to the Consolidated Plan for FFY 2010 through 2015. This amendment outlines the expected distribution and use of $7,284,978.00 through the Neighborhood Stabilization Program (NSP), which the U.S. Department of Housing and Urban Development (HUD) is providing to the State of Texas. This allocation of funds is provided under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Pub. L. 111-203, approved July 21, 2010) (Dodd-Frank Act).

The Texas Department of Housing and Community Affairs (TDHCA or Department) issued a competitive Notice of Funds Availability pursuant to which it has awarded funding to eligible subgrantees, LifeWorks in Austin and Community Development Corporation of Brownsville in Brownsville.

The census tracts where awards will be used are 48453000801 in Travis County, Texas and 48061014100 in Cameron County, Texas. The allocation of funds total $6,556,480.20 in project funds and $728,497.80 in administrative funds to assist approximately 75 households.

AREAS OF GREATEST NEED
The Federal Register Notice (Docket No.FR-5321-N-03), specifies that funds be used in the areas of greatest need. Need is determined by the HUD Foreclosure Need website located athttp://www.huduser.org/nspgis/nsp.html

Texas has identified census tracts with a score of 16 or greater as being the census tracts with the HUD-estimated greatest need. Eligible applicants within these census tracts will be able to apply for NSP3 funding.

ELIGIBLE ENTITIES AND USES OF FUNDS
Eligible applicants for rental properties are nonprofit organizations as described in Section 501 (c)(3) or (c)(4) of the Internal Revenue Code who are required by federal rules to follow 24 CFR Part 84. Eligible applicants for homebuyer properties are units of general local government (including public housing authorities) who will follow rules by federal rules to follow 24 CFR Part 85, nonprofit organizations as described in Section 501(c)(3) or (c)(4) of the Internal Revenue Code who are required by federal rules to follow 24 CFR Part 84, and Housing Finance Corporations authorized under the provisions of the Texas Housing Finance Corporation Act, Texas Government Code, Chapter 394.

In accordance with NSP guidelines, activities under NSP3 may include the establishment of financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties, purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed, and the redevelopment of demolished or vacant properties.

SELECTION CRITERIA AND PRIORITIES
The State of Texas (State) has established the priorities and scoring that will be used in the application review process and are described below. While the criteria are important to demonstrate a successful proposal, the scoring structure is also designed to ensure that the State complies with the requirements of the HUD Notice designed to prioritize areas of greatest need, meets applicable CDBG regulations, meets Department priorities, and efficiently and effectively expends the funds. Each applicant...
Summary of Distribution and Uses of NSP Funds:

I be rired to submit a properly completed application. Each applicant organizational andincial capacity will be evaluated. The application will be available on the Department website after the TDHCA Governing Board approves a Notice of Funding Availability. All applications must contain the address of the target property. The Department expects to accept applications beginning on March 14, 2011, the initial round of applications on April 15, 2011. Applications with the highest scores were presented to the Department’s Governing Board of Directors on June 30, 2011, for possible approval.

a) All initial round applications must meet a minimum threshold total score of 38 points to be considered for funding. Subsequent round Application considered for award after April 15, 2011, must meet a minimum score of 33 points. Should applications meeting this minimum score threshold exceed available funding, such eligible applications will be retained regardless of date of submission until such a time that funding is available in sufficient amounts to fund the applications or a subsequent Texas NSP NOFA covering NSP3 funds is released.

i) Maximum Total Score = 55 Points (initial application period) or 50 points:

1. Greatest Need (20 Points); Minimum Score 16 points.
2. Rental Property (10 Points) or (5 Points after Initial Application)
3. Prior experience with Texas NSP and TDHCA (Up to 5 Points)
4. Local at Risk Priorities (10 Points)
5. Low-Income Households (Up to 5 Points)
6. Low Poverty Area (1 Point)
7. Transit Area (1 Point)
8. Education Opportunities (1 Point)
9. Special Needs/Hard to Serve Populations (Up to 2 points)

ii) Greatest Need (20 Points): NSP3 activities must be completed in eligible census tracts, as determined by HUD under the Neighborhood Stabilization 3 NOFA. Applicants are required to provide evidence that activities will meet a Neighborhood Stabilization purpose, in a census tract with a threshold foreclosure needs score of 16 or more. The HUD data and mapping tool may be found on the HUD website, here: http://www.huduser.org/opsgis/313.html These areas may change as the data is updated, and the target score will be determined as that which was in place as of the date of application.

iii) Rental Properties (10 Points till April 15th, 5 points thereafter): The NSP3 allocation included statutory language requiring the establishment of procedures to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds. Texas NSP3 is demonstrating this preference through a points system.

iv) Local At-Risk Priorities: (10 Points) The identified cities listed in Table 1, as attached to the NOFA, are communities at risk of losing affordable units with existing or former funding through the Department. Eligible applications that are located and willing and able to commit to minimum unit, affordability term and amount of non-federal funds for each specified city, as identified in the chart in Addendum 1 will receive points under this scoring item. The Applicant must be willing to execute a Texas HOME LURA and be able to meet all of the conditions of the federal requirements of a

Summary of Distribution and Uses of NSP Funds:

HOME funded development in conjunction with the requirements of this NOFA. These areas may change as the data is updated, and the points will be determined as that which was in place as of the date of application.

v) Previous Participation with Texas NSP and TDHCA funds (5 Total Points): An Applicant will receive two points for having prior State of Texas NSP experience and three points for experience with other TDHCA funds. The experience must have been completed with the same type of construction as the Application is proposing (single family, multifamily, new construction, rehabilitation, etc.) and have acquired their experience in connection with a development with at least 80% as many units as the Units in the development for which Application is being made. The experience will be documented as outlined in the most current QAP plan, as applicable.

vi) Assistance to Low-Income Households at or Below 50% AMFI (5 Total Points): In order to emphasize affordability for households at or below 50% of AMFI, the State will give up points to proposals that will serve households in this income category. Each household served in this income category will receive a point, up to five points.

vii) Low Poverty Area (1 point): The development is in a census tract that has no greater than 10% poverty threshold population according to the most recent census data as of the date of the application.

viii) Transit District (1 point): The development or unit is in a mixed-use residential and commercial area, located within a radius of one-quarter mile from an existing or proposed transit stop, designed to encourage pedestrian activities and maximize access to public transportation.

ix) Educational Opportunities (1 point): The development or unit will serve families with children (at least 70% of the Unit or units must have an eligible bedroom mix of two bedrooms or more) and is proposed to be located in an elementary school attendance zone that has an academic rating of "Exemplary" or "Recognized," or comparable rating if the rating system changes. An elementary attendance zone does not include magnet school or elementary schools with district-wide possibility of enrollment or no defined attendance zones. The date for consideration of the attendance zone is that in existence as of the received date of the application and the academic rating is the most current rating determined by the Texas Education Agency as of that same date.

x) Special Needs or Hard to Serve Populations (1 point per category up to 2 points): At least 51% of the NSP assisted unit or units are designed to serve, Elderly, Persons with Disabilities, Transitioning out of Homelessness, Victims of Domestic Violence, Veterans, Transitioning out of Foster Care, Prisoner Reentry, or Migrant Farmworkers.
American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20

New Homes. All gut rehabilitation, reconstruction or new construction of mid-or high-rise multifamily housing must be designed to meet the standard for Energy Star Qualified participating jurisdiction may rely on a Minimum Property Standards (MPS) inspection performed by a qualified person. Gut rehabilitation, reconstruction or new construction of residential buildings up to three stories must be designed to meet the applicable energy efficiency standards established by §2306.187 of the Texas Government Code, and energy standards as verified by RESCHECK.

Residential Construction, Reconstruction, or Rehabilitation, NSP-assisted new construction, reconstruction or rehabilitation must meet, as applicable, must be brought up to the applicable property standards, pursuant to 24 CFR §92.251(a)(1). In the absence of a local code for new construction or rehabilitation, the housing

Housing Rehabilitation/New Construction Standards:

Single Family Housing
i) All housing that is constructed or rehabilitated with NSP3 funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. In the absence of a local code for new construction or rehabilitation, the housing must meet the International Residential Code and the National Electrical Code, as applicable. In addition, housing that is rehabilitated with NSP3 funds must meet all applicable energy efficiency standards established by §2306.187 of the Texas Government Code, and energy standards as verified by RESCHECK.

ii) If a Texas NSP3 assisted single-family or duplex is newly constructed and reconstructed, the applicant must also ensure compliance with the universal design features in new construction, established by §2306.514 of the Texas Government Code, and as implemented by TDHCA.

iii) All NSP3 assisted properties must meet all applicable State and local housing quality standards and code requirements, which at a minimum must address Universal Physical Condition Standards (UPCS) or the housing quality standards (HQS) in 24 CFR §982.40, but only if HQS is required for another funding source. When NSP3 funds are used for rehabilitation the entire unit must be brought up to the applicable property standards, pursuant to 24 CFR §92.251(a)(1).

iv) All NSP3 assisted ownership units must pass inspection by a licensed Texas Real Estate Commission inspector prior to occupation.

Multifamily Rental Housing
i) Housing that is constructed, reconstructed or rehabilitated with NSP funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. When NSP funds are used for rehabilitation, the entire unit development must be brought up to the applicable property standards, pursuant to 24 CFR §92.251(a)(1). In the absence of a local code for new construction, reconstruction, or rehabilitation, NSP-assisted new construction, reconstruction or rehabilitation must meet, as applicable, International Residential Code and the National Electrical Code. In addition, housing that is rehabilitated with NSP3 funds must meet all applicable energy efficiency standards established by §2306.187 of the Texas Government Code, and energy standards as verified by RESCHECK.

ii) To avoid duplicative inspections when Federal Housing Administration (FHA) financing is involved in an NSP-assisted property, a participating jurisdiction may rely on a Minimum Property Standards (MPS) inspection performed by a qualified person. Gut rehabilitation, reconstruction or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. All gut rehabilitation, reconstruction or new construction of mid-or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20
Housing Rehabilitation/New Construction Standards:

1. All NSP3 assisted properties must meet all applicable State and local housing quality standards and code requirements, which at a minimum must address Universal Physical Condition Standards (UPCS) or the housing quality standards (HQS) in 24 CFR §982.40, but only if HQS is required for another funding source. If there are no such standards or code requirements, the housing must meet Universal Physical Condition Standards, unless HQS is required for another fund source. When NSP3 funds are used for rehabilitation the entire unit must be brought up to the applicable property standards, pursuant to 24 CFR §92.251(a)(1).

2. The TDHCA Real Estate Analysis Rules current as of the date of the application, will apply, except that if the Rules and the Federal or Texas NSP guidelines conflict, the provisions described in the HUD notice or described herein will govern.

3. Additional Requirements (Single and Multifamily Housing)
   i) NSP assisted new construction or rehabilitation will comply with federal lead-based paint requirements including lead screening in housing built before 1978 in accordance with 24 CFR §92.355 and 24 CFR Part 35, subparts A, B, J, K, M, and R. Lead-based paint requirements, for Multifamily properties must be discussed in the Property Condition Assessment.

Vicinity Hiring:

NSP3 subgrantees, shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity, of projects funded this section or contract with small business that are owned and operated by persons residing in the vicinity of such projects. For the purposes of administering this requirement, HUD has adopted the Section 3 applicability thresholds for community development assistance at 24 CFR §135.3 (a)(3)(ii). The NSP3 local hiring requirement does not replace the responsibilities of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C §1701u), and implementing regulations at 24 CFR Part 135, except to the extent the obligations may be in direct conflict. Vicinity is defined as the census tract where the project is located. Small business means a business that meets the criteria set forth in section 3(a) of the Small Business Act. See 42 U.S.C. §5302(a)(23). All applicants will be required to have a vicinity preference plan in order to meet threshold scoring criteria.

Disaster Recovery Grant Reporting System (DRGR)
Procedures for Preferences for Affordable Rental Dev.:
The Texas NSP3 Selection Criteria and Priorities includes a preference for Affordable Rental Development through the scoring structure.

Grantee Contact Information:
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Marni Holloway
Texas NSP Director
Office: 512-475-3726
Fax: 512-472-1672
marni.holloway@tdhca.state.tx.us

Overall

<table>
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<th>Total Projected Budget from All Sources</th>
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<th>To Date</th>
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</thead>
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<td>$7,284,978.00</td>
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| Total Budget                           | $7,284,978.00      | $7,284,978.00      |
| Total Obligated                        | $0.00              | $728,497.80        |
| 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              |
| Match Contributed                      | $0.00              | $0.00              |

Progress Toward Required Numeric Targets

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Progress Toward Activity Type Targets

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Progress Toward National Objective Targets

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Overall Progress Narrative:
TDHCA previously accepted applications for available NSP3 funds between December 5, 2011, and January 6, 2012. At that time, one application met the threshold score for award. A draft Neighborhood Stabilization Program 3 Substantial Amendment #4 was presented to the TDHCA Governing Board and posted for public comment in the fourth quarter of 2012.

TDHCA NSP has continued to work with award recipients of Texas NSP 3 funds to execute Environmental Clearance, perform due diligence, and complete the underwriting process.

The Works at Pleasant Valley, which is not currently contracted, has received an initial underwriting review. This project as proposed consists of a 3 building, 45 unit multifamily development with a request of approximately $3.6 million in NSP funds. Staff is currently awaiting Developer execution of the loan commitment in order to award funding.

### Project Summary

<table>
<thead>
<tr>
<th>Project #, Project Title</th>
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<th>To Date</th>
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**Activities**

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| Responsible Organization: | TDHCA Only |

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<td>Total Budget</td>
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<td>Match Contributed</td>
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<td>$0.00</td>
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**Activity Description:**
Administration of the NSP3 funds according to all applicable regulations and requirements.

**Location Description:**
Administrative activities will be carried out, and records retained at 221 East 11th Street, Austin, TX 78701

**Activity Progress Narrative:**
During previous quarters, TDHCA accepted and evaluated applications against the published NSP3 NOFA scoring criteria. Two Applicants received awards at the TDHCA Governing Board meeting on June 30, 2011. The proposed projects were reviewed and evaluated for compliance with TDHCA underwriting guidelines prior to execution of Developer Agreements. During this process, it was determined that one of the two projects would not move forward, as the conditional purchase price for the property exceeded the valuation provided by appraisal and the seller was unwilling to reduce the price to meet requirements.

A fourth Substantial Amendment describing the expected impact of NSP3 funds was presented to the Board and posted for public comment on December 13, 2012. The Works at Pleasant Valley, which is not currently contracted, has received an initial underwriting review. This project as proposed consists of a 3 building, 45 unit multifamily development with a request of approximately $3.6 million in NSP funds. Staff is currently awaiting Developer execution of the loan commitment in order to award funding.
Accomplishments Performance Measures
No Accomplishments Performance Measures found.

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
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Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources
No Other Funding Sources Found
Total Other Funding Sources
Activity Category: Construction of new housing
Project Number: 2
Projected Start Date: 12/01/2012
Benefit Type: Direct (Household)
National Objective: NSP Only - LH - 25% Set-Aside

Overall
- Total Projected Budget from All Sources: $2,930,818.20
- Total Budget: $2,930,818.20
- Total Obligated: $0.00
- Total Funds Drawdown: $0.00
  - Program Funds Drawdown: $0.00
  - Program Income Drawdown: $0.00
- Program Income Received: $0.00
- Total Funds Expended: $0.00
  - Community Development Corporation of Brownsville
- Match Contributed: $0.00

Activity Description:
New Construction of 30 single-family homes that will be rented to households at or below 50% AMI. The construction will meet or exceed the Single Family Housing standards in the Housing Rehabilitation/New Construction Standards of this Action Plan.

Location Description:
The El Naranjal subdivision is located in Census Tract 48061014100, in Cameron County, Texas. All units will be located within the subdivision.

Activity Progress Narrative:
In previous quarters, Community Development Corporation of Brownsville worked to complete due diligence requirements, prior to underwriting review. After some minor complications, CDCB is continuing to work to restructure their deal in order to ensure maximum benefit and feasibility throughout the entire affordability period. The current proposal involves reducing the unit count, as well as eliminating rental properties in favor of homebuyer units. As TDHCA and CDCB remain committed to this process, it is anticipated that underwriting will commence in future quarters, and the project will proceed.

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

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<td>Total Other Funding Sources</td>
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Grantee Activity Number: 77110000507
Activity Title: LifeWorks - New Construction

Activity Category: Construction of new housing

Project Number: 2

Projected Start Date: 12/01/2012

Benefit Type: NSP Only - LH - 25% Set-Aside

National Objective: N/A

Activity Status: Planned

Project Title: Acquisition and New Construction

Projected End Date: 09/30/2013

Completed Activity Actual End Date: 12/01/2012

Total Projected Budget from All Sources: $3,625,662.00

Match Contributed: $0.00

Total Budget: $3,625,662.00

Total Obligated: $0.00

Total Funds Drawdown: $0.00

Program Funds Drawdown: $0.00

Program Income Drawdown: $0.00

Program Income Received: $0.00

Total Funds Expended: $0.00

LifeWorks

Match Contributed: $0.00

Activity Description:
New Construction of a multifamily property consisting of 45 rental units that will benefit households at or below 50% AMI. The construction will meet or exceed the Multifamily Rental Housing Standards in the Housing Rehabilitation/New Construction Standards of this Action Plan.

Location Description:
835 N. Pleasant Valley Road, Austin, Texas.

Activity Progress Narrative:
The Works at Pleasant Valley, which is not currently contracted, has received an initial underwriting review. This project as proposed consists of a 3 building, 45 unit multifamily development with a request of approximately $3.6 million in NSP funds. Staff is currently awaiting Developer execution of the loan commitment in order to award funding.

It is anticipated that loan closing will occur and construction activities shall commence toward the beginning of the first quarter of 2013.

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

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**Monitoring, Audit, and Technical Assistance**

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<td>Report/Letter Issued</td>
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