

Grantee: Pima County, AZ

Grant: B-09-CN-AZ-0051

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-09-CN-AZ-0051

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Pima County, AZ

Contract End Date:**Review by HUD:**

Submitted - Await for Review

LOCCS Authorized Amount:

\$22,165,000.00

Grant Status:

Active

QPR Contact:

Gary Bachman

Estimated PI/RL Funds:

\$2,650,000.00

Total Budget:

\$24,815,000.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The Pima County NSP2 Consortium consists of eight members - two local governments Pima County and the City of Tucson (Pima County's Community Development and Neighborhood Conservation Department (CDNC) is lead member) and six non-profit agencies which include Family Housing Resources, Primavera Foundation, Southern Arizona Land Trust (SALT), Community Investment Corporation (CIC), Habitat for Humanity/Tucson, Old Pueblo Community Foundation and Chicanos Por La Causa (CPLC).

The Consortium will utilize NSP2 funding and additional leveraged funds to undertake all NSP Eligible Activities in the Target Area: 1) financial assistance to homebuyers; 2) acquisition and rehabilitation of vacant foreclosed residential properties; 3) land-banking of foreclosed residential properties; 4) demolition of vacant blighted structures; and 5) redevelopment consisting of new affordable housing construction in established subdivisions.

There were an estimated 2,032 foreclosures in the Pima County NSP2 Target Area between Jan. 2006 and Mar. 2009; an additional 1,473 foreclosures are estimated to occur in the Target Area from 2010 through 2012. Besides high rates of foreclosure, the Target Area is also impacted by aging housing stock, absentee landlords, non-conforming land uses, poverty, under-performing public schools, and low household incomes and unemployment. The Consortium will address these factors contributing to the de-stabilization of Target Area neighborhoods.

A copy of Pima County's NSP2 application can be found at:

<http://www.pnip.org/LinkClick.aspx?fileticket=b9TGjpLqiVU%3d&tabid=63&mid=394>

Target Geography:

The NSP2 Target Area is located in the southern and southwestern portions of the greater Tucson metropolitan area, and includes areas within the incorporated City of Tucson, unincorporated Pima County, and the City of South Tucson in its entirety. The area is roughly bounded by 22nd Street and Starr Pass Boulevard to the north; Los Reales Road and Old Vail Connection Road to the south; Davis-Monthan Air Force Base to the east; and, Mission Road to the west.

The approximately 70-square mile Pima County NSP2 Target Area contains 29 US Census Tracts identified as areas of high foreclosure risk. The target geography consists primarily of the Central Core, Mid-City and Evolving Edge planning areas of Tucson, the entire 1-square mile City of South Tucson, and suburban and suburban-rural edge areas of Pima County.

The census tracts included in the target area are: 10.00; 20.00; 21.00; 22.00; 23.00 (City of South Tucson); 24.00; 25.01; 25.03; 25.04; 25.05; 25.06; 35.01; 35.03 37.01; 37.02; 37.04; 37.05; 38.01; 38.02; 39.01; 39.02; 39.03; 41.04; 41.05; 41.10; 41.11; 41.12; 43.21; 43.22; 44.07.

A map of Pima County's NSP2 area may be found at: <http://www.pnip.org/LinkClick.aspx?fileticket=7Zlc7dp5bYw%3d&tabid=63&mid=394>

Program Approach:

The Pima County NSP2 Consortium has been active in the greater Tucson metropolitan area in residential property acquisition and rehabilitation, redevelopment of vacant land, providing financial assistance to first-time homebuyers, and demolition of blighted structures. The Consortium has extensive experience in land-use planning, marketing and outreach, property management, accessing capital, program and project management, working productively with other organizations, and managing federal funds.

The Consortium's activities will address the de-stabilizing influences on neighborhoods in the Target Area. Acquisition and rehabilitation of vacant foreclosed properties will increase the energy efficiency and habitability of existing units, making them more affordable, which increases neighborhood diversity. Rehabilitation and demolition will fix or remove blighted structures negatively impacting



neighborhoods. Redevelopment of vacant land with housing construction will change the character of undeveloped areas, provide new housing products, and offer opportunities for lower-income households to move up into higher-quality housing. Land banking will hold properties until values appreciate, and activities may be undertaken in more stable market conditions. Finally, financial assistance will increase economic diversity by increasing occupancy of safe, decent, energy-efficient housing in neighborhoods, contributing to local market recovery.

The Pima County NSP2 Consortium will assist in the stabilization of the Target Area housing market in approximately 5 years, leading to concomitant social and economic stabilization of local neighborhoods.

Consortium Members:

Pima County, AZ [grant administrator]; City of Tucson, AZ [COT]; Chicanos por la Causa[CPLC]; Community Investment Corporation [CIC], Family Housing Resources [FHR]; Habitat for Humanity; Old Pueblo Community Foundation; Primavera Foundation; Southern Arizona Land Trust [SALT]

How to Get Additional Information:

Pima County's NSP2 website is located at: <http://www.pnip.org>. The resources page on the website contains links to information on the Consortium members, projects, brochures, reports and other documents produced in support of the program. Our office is located at 3810 S. Evans Blvd. Suite 130, Tucson Arizona 85714. Phone: 520-295-2925.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$24,779,330.13
Total Budget	\$0.00	\$24,779,330.13
Total Obligated	\$0.00	\$24,779,330.13
Total Funds Drawdown	\$16,664.12	\$23,274,295.08
Program Funds Drawdown	\$0.00	\$22,165,000.00
Program Income Drawdown	\$16,664.12	\$1,109,295.08
Program Income Received	\$454,058.42	\$1,621,093.47
Total Funds Expended	\$159,994.33	\$23,419,108.41
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,216,500.00	\$1,942,846.95
Limit on State Admin	\$0.00	\$1,942,846.95

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,216,500.00	\$2,320,941.62

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,541,250.00	\$7,775,952.90



Overall Progress Narrative:

Pima County has spent and drawn 100% of the NSP2 grant. Most of the projects are completed. Primavera Foundation needs to close on several homes, and Los Abuelitas should begin rent up by the end of October. Habitat for Humanity has two homes that have not sold.

Staff is waiting for release of the close-out notice.

A total of 379 units have been completed. This includes all homes purchased and rehabbed, land bank lots and demolition. This is a summary of completions by activity.

Tucson - A & R - Pima County Community Land Trust - 23 homes sold

Tucson A & R 50% 12 homes rented

Tucson Demolition - 20 properties impacted

Family Housing Resources - 7 homes rehabbed and rented

Southern Arizona Land Trust (SALT) A & R - 53 homes including 17 50% homes

SALT - Land Banking 50 lots acquired

Community Investment Corporation (CIC) 137 buyers received downpayment assistance - including 36 low income buyers

Primavera Foundation - 2 A & R units rehabbed and rented

Primavera 50% rehab - 4 homes completed and sold

Habitat for Humanity - Corazon del Pueblo redevelopment 39 homes completed and sold including 13 low income buyers

Habitat for Humanity - Copper Vista I and II 9 homes constructed and sold

Chicanos por La Causa - four homes constucted and sold

Old Pueblo Community Foundation - 19 homes sold

The following remains uncompleted. It is anticipated that all units will be completed in early 2014

Primavera - Los Abuelitas rental redevelopment - 12 units

Primavera - redevelopment - 8 homes to be sold

Habitat for Humanity 2 homes completed with buyers pending

Chicanos Por La Causa - one home unter contract

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Acquisition/Rehab, Acquisition and Rehabilitation	\$0.00	\$13,425,000.00	\$11,852,252.04
Administration, Program Administration	\$0.00	\$2,320,941.62	\$1,876,271.84
Demolition, Demolition	\$0.00	\$217,702.00	\$217,702.00
Financial Assistance, Financial Assistance	\$0.00	\$2,783,681.00	\$2,758,881.44
Land Bank, Land Banking	\$0.00	\$1,500,000.00	\$1,489,852.30
Redevelopment, Redevelopment - New Construction	\$0.00	\$4,558,000.00	\$3,970,040.38



Activities

Grantee Activity Number: A&R - Primavera 50% Rental

Activity Title: LH A&R Primavera - Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2013

N/A

To Date

\$158,597.75

Total Budget

\$0.00

\$158,597.75

Total Obligated

\$0.00

\$158,597.75

Total Funds Drawdown

\$0.00

\$158,597.75

Program Funds Drawdown

\$0.00

\$158,597.75

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$946.00

Total Funds Expended

\$0.00

\$158,597.75

Primavera Foundation

\$0.00

\$158,597.75

Match Contributed

\$0.00

\$0.00

Activity Description:

Primavera has purchased a property which contains two housing units. Both were renovated to meet Pima County's green housing standards and rented to low income families.

Location Description:

City of South Tucson.

Activity Progress Narrative:

This project has been completed and continues to be rented to low income residents.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

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



Grantee Activity Number:	A&R-City of Tucson
Activity Title:	Acquisition & rehabilitation - City of Tucson

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Acquisition/Rehab

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
04/06/2010

Projected End Date:
02/08/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Tucson HCD

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,314,035.52
Total Budget	\$0.00	\$3,314,035.52
Total Obligated	\$0.00	\$3,314,035.52
Total Funds Drawdown	\$0.00	\$2,897,720.59
Program Funds Drawdown	\$0.00	\$2,668,406.16
Program Income Drawdown	\$0.00	\$229,314.43
Program Income Received	\$250,097.78	\$778,506.61
Total Funds Expended	\$5,950.64	\$2,816,910.41
City of Tucson HCD	\$5,950.64	\$2,816,910.41
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Tucson will acquire and rehabilitate a total of 23 vacant foreclosed single-family residential properties by the end of month 20, for affordable housing for households at/below 80% AMI - rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. Completed homes will be conveyed to the Pima County Community Land Trust (PCCLT) which has been created to maintain the housing for low-income residents and future buyers. PCCLT will maintain ownership of the land and sell the improvements (the residence) while leasing the building lot to the resident. The intention is to "permanently" provide affordable housing. This particular model is targeted to homebuyers earning between 50-65% ami.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

The Pima County Community Land Trust sold the remaining four homes in the NSP2 inventory in this quarter. A total of 23 homes have been sold.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	19/23
# of Singlefamily Units	0	19/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	4	4	0/0	24/20	24/23	100.00
# Owner Households	0	4	4	0/0	24/20	24/23	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
5231 S Via Noche Buena	Tucson		Arizona	85706-2101	Match / Y
5429 S Royal Richmond Dr	Tucson		Arizona	85706-3662	Match / Y
6620 S 10th Ave	Tucson		Arizona	85756-6653	Match / Y
7109 S Vuelta Silueta	Tucson		Arizona	85756-8498	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	A&R-City of Tucson-50% AMI
Activity Title:	LH acquisition & rehab - City of Tucson

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Tucson HCD

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,449,905.36
Total Budget	\$0.00	\$1,449,905.36
Total Obligated	\$0.00	\$1,449,905.36
Total Funds Drawdown	\$0.00	\$1,446,000.77
Program Funds Drawdown	\$0.00	\$1,424,072.22
Program Income Drawdown	\$0.00	\$21,928.55
Program Income Received	\$0.00	\$410,222.15
Total Funds Expended	\$330.72	\$1,450,236.08
City of Tucson HCD	\$330.72	\$1,450,236.08
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Tucson will acquire and rehabilitate a total of 12 vacant foreclosed single-family residential properties by the end of month 20, for rental housing for households at/below 50% AMI. Rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. The City of Tucson will maintain ownership of the homes which will be rented to qualified families. The properties will be managed by a private management firm.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

This activity has been completed all homes are rented.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/12
# of Singlefamily Units	0	9/12

Beneficiaries Performance Measures

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



Grantee Activity Number: A&R-FHR-50% AMI
Activity Title: LH acquisition & rehab - FHR

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Family Housing Resources

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$1,000,000.00
Total Funds Drawdown	\$0.00	\$995,477.10
Program Funds Drawdown	\$0.00	\$995,477.10
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$10,006.57	\$15,410.90
Total Funds Expended	\$6,255.85	\$1,001,732.95
Family Housing Resources	\$6,255.85	\$1,001,732.95
Match Contributed	\$0.00	\$0.00

Activity Description:

Family Housing Resources (FHR) originally intended to acquire and rehabilitate a multi-family project containing at least 20 units. FHR was unable to obtain a suitable, qualified project. Pima County has agreed to modify their contract to enable FHR to acquire at least seven single family homes for the purpose of renting them to low income families (50% ami). They have entered into an agreement with SALT to use their services to locate and prepare rehabilitation scopes of services. Homes that are being purchased by FHR will meet Pima County's Green Rehab standards to at least the level of silver certification. Once completed, FHR will seek renters and provide property management services. The homes will reserved for renters at 50% ami for a 15 year period.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

All homes purchased and rehabilitated by FHR are occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/7
# of Multifamily Units	0	1/7

Beneficiaries Performance Measures

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



Grantee Activity Number:	A&R-Primavera-50% AMI
Activity Title:	LH acquisition & rehab - Primavera

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Primavera Foundation

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$461,602.25
Total Budget	\$0.00	\$461,602.25
Total Obligated	\$0.00	\$461,602.25
Total Funds Drawdown	\$0.00	\$375,878.67
Program Funds Drawdown	\$0.00	\$374,932.67
Program Income Drawdown	\$0.00	\$946.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$367,286.33
Primavera Foundation	\$0.00	\$367,286.33
Match Contributed	\$0.00	\$0.00

Activity Description:

Primavera Foundation will acquire and rehabilitate a total of 5 vacant foreclosed single-family residential properties by the end of month 27. Blighted and substandard homes will be demolished and replaced with Energy Star certified manufactured housing units. The homes will be sold to buyers below 50% ami. Leins will be placed upon the homes for a period of 10 years.

Location Description:

NSP2 Target Area, City of South Tucson

Activity Progress Narrative:

Two homes were sold in this quarter. These involve the purchase of foreclosed homes, their demolition because of the substandard condition and replacement of homes using energy-star rated manufactured homes. One home gained program income, and the other lost net income to Primavera. The homes are appraising very low and therefore there is little or no return to the program. We will need to resolve how to deal with a net loss to the program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	3/5
# of Singlefamily Units	2	3/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	3/5	0/0	4/5	75.00
# Owner Households	2	0	2	3/5	0/0	4/5	75.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
140 W 34th St	Tucson		Arizona	85713-3450	Match / Y
337 E 33rd St	Tucson		Arizona	85713-3544	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	A&R-SALT
Activity Title:	Acquisition & rehabilitation - SALT

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Acquisition/Rehab

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
04/06/2010

Projected End Date:
02/08/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Southern Arizona Land Trust

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,972,669.17
Total Budget	\$0.00	\$4,972,669.17
Total Obligated	\$0.00	\$4,972,669.17
Total Funds Drawdown	\$0.00	\$4,972,304.35
Program Funds Drawdown	\$0.00	\$4,457,884.77
Program Income Drawdown	\$0.00	\$514,419.58
Program Income Received	\$172,822.68	\$313,936.93
Total Funds Expended	\$47,391.10	\$4,990,324.20
Southern Arizona Land Trust	\$47,391.10	\$4,990,324.20
Match Contributed	\$0.00	\$0.00

Activity Description:

Southern Arizona Land Trust will acquire and rehabilitate a total of 36 vacant foreclosed single-family residential properties by the end of month 35, for affordable housing for households at/below 120% AMI - rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. The homes will be rented to LMMI residents who will pay no more than 30% of their monthly income for rent.

In August 2012 the Pima County Board of Supervisors approved an amendment to add additional funds to SALT's Acquisition and Rehabilitation project. Nine additional homes will be added to the 120% category. Funds were reallocated from the Land Banking activities.

In November 2012 the Board of Supervisors allocated an \$345,000 in funds from program income to SALT to acquire and rehab additional properties. In total SALT will own 52 homes, of which 16 will be reserved for residents below 50% ami.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

All 36 of the A&R 120% AMI houses that SALT purchased and rehabbed were rented in previous quarters. All homes are occupied.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/36
# of Singlefamily Units	0	23/36

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	21/36	28/36	78.57
# Owner Households	0	0	0	1/0	10/0	16/0	68.75
# Renter Households	0	0	0	0/0	11/36	12/36	91.67

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	A&R-SALT-50% AMI
Activity Title:	LH acquisition & rehab - SALT

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Southern Arizona Land Trust

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,045,219.33
Total Budget	\$0.00	\$2,045,219.33
Total Obligated	\$0.00	\$2,045,219.33
Total Funds Drawdown	\$0.00	\$1,826,998.47
Program Funds Drawdown	\$0.00	\$1,772,881.37
Program Income Drawdown	\$0.00	\$54,117.10
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,045,219.33
Southern Arizona Land Trust	\$0.00	\$2,045,219.33
Match Contributed	\$0.00	\$0.00

Activity Description:

Southern Arizona Land Trust will acquire and rehabilitate a total of 10 vacant foreclosed single-family residential properties by the end of month 35, which will serve as rental housing for households at/below 50% AMI - rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. The rental housing will be managed by Familyh Housing Resources. They will remain affordable for at least 15 years.

By means of an amendment approved by the Pima County Board of Supervisors funds were reallocated from Land Banking to Acquisition and Rehabilitation - 50%. An additional five homes that were purchased using the land bank funds will be shifted to this category. The funds in this category will be used to satisfy SALT's obligation towards meeting the 25% set-aside requirement.

In November 2012 the Board of Supervisors allocated additional funds to SALT to acquire single family homes. One of the homes will be used to house residents below 50% to meet the set aside requirement.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

All 16 of the A&R 50% AMI houses (17 units) that SALT purchased and rehabbed were rented in previous quarters. All units are occupied.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
-----------------------------	---



# of Properties	0	0/0
# ELI Households (0-30% AMI)	0	4/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		13/16	
# of Multifamily Units	0		11/0	
# of Singlefamily Units	0		2/16	

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	2/0	17/15	100.00
# Renter Households	0	0	0	15/15	2/0	17/15	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	



Grantee Activity Number:	Admin-City of Tucson
Activity Title:	Program Administration - City of Tucson

Activity Category:

Administration

Project Number:

Administration

Projected Start Date:

04/06/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson HCD

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$310,207.00
Total Budget	\$0.00	\$310,207.00
Total Obligated	\$0.00	\$310,207.00
Total Funds Drawdown	\$0.00	\$303,059.62
Program Funds Drawdown	\$0.00	\$284,750.53
Program Income Drawdown	\$0.00	\$18,309.09
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$303,588.84
City of Tucson HCD	\$0.00	\$303,588.84
Match Contributed	\$0.00	\$0.00

Activity Description:

Program administration of City of Tucson's portion of NSP2 grant

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Tucson continues to oversee the activities of the Pima County Community Land Trust although it has been cast off as a separate entity.

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
			Arizona	-	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	



Grantee Activity Number:	Admin-Pima County
Activity Title:	Program Administration - Pima County

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Administration

Project Title:

Program Administration

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Pima County CDNC

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,010,734.62
Total Budget	\$0.00	\$2,010,734.62
Total Obligated	\$0.00	\$2,010,734.62
Total Funds Drawdown	\$0.00	\$1,639,787.33
Program Funds Drawdown	\$0.00	\$1,591,521.31
Program Income Drawdown	\$0.00	\$48,266.02
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$59,233.21	\$1,728,881.43
Pima County CDNC	\$59,233.21	\$1,728,881.43
Match Contributed	\$0.00	\$0.00

Activity Description:

Program administration of NSP2 grant and activities of Consortium members

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Pima County continues to monitor NSP2 activity. Pima County has rehired consultant Crystal & Co. to study the impact of NSP2 on the local market, the state of the market, and the current and potential market for disposition of rental housing and land bank lots. The City of Tucson is using the corridor inventory that was compiled by the Drachman Institute for planning potential improvements along the S. 12th Avenue corridor. Staff is waiting for close out instructions to continue preparations and documentation that is required. Issues resulting in a finding with regard to Old Pueblo Community Services and Sunnyside Pointe are nearing resolution. All homebuyers have signed documents which reduces the sales price of the homes to appraised value at closing, the total amount of the liens and the NSP2 loan to zero. La Frontera retains the right to repurchase or match an offer of a buyer that is over income. Two staff from PNIP remain and the PNIP office closed at the end of August. Staff is now located at CDNC offices at 2979 E Ajo Way - the Kino Service Center.



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
			Arizona	-	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	



Grantee Activity Number:	CIC
Activity Title:	Assistance - Community Investment Corp.

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

Financial Assistance

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financial Assistance

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Investment Corporation

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,953,680.84
Total Budget	\$0.00	\$1,953,680.84
Total Obligated	\$0.00	\$1,953,680.84
Total Funds Drawdown	\$0.00	\$1,942,800.60
Program Funds Drawdown	\$0.00	\$1,942,800.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$14,347.37	\$1,957,147.97
Community Investment Corporation	\$14,347.37	\$1,957,147.97
Match Contributed	\$0.00	\$0.00

Activity Description:

Community Investment Corporation will provide \$20,000 in downpayment assistance to an average of 2 buyers (at or below 120% AMI) per month, from month 2 through month 30. Eligible buyers will purchase foreclosed homes in the target area. The NSP funds will be used for principle reduction and to pay for up to half of the lender required closing costs. Each buyer will receive 8 hours of homebuyer training through one of four agencies selected to provide counseling: Chicanos Por La Causa, Primavera Foundation, Family Housing Services, and Old Pueblo Community Services. Buyers will have a 10 year forgivable lien for \$20,000 placed on their property at closing.

This initial HAP was terminated in June 2011. A total of 101 buyers were assisted. Funds were reallocated from another project to enable continuation of this program - HAP 2; this time with assistance of \$8,000. It is anticipated that 50 -60 buyers will take advantage of this program to purchase foreclosed properties in the NSP2 target area. The program design is the same, with the same four housing counseling agencies participating.

Home Inspectors who are part of this program will provide a post-purchase tour of each home to orient buyers to energy saving features of their home, and recommend improvements that will increase health, safety and energy efficiency for the new owners.

Funds have not specifically been reserved for low-income buyers; however to the extent low income buyers take advantage of this program, funds will be allocated to the CIC 50%ami category.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

all downpayment assistance is completed

CIC has developed a program for post-purchase counseling and financial education for homebuyers who have purchased an NSP2 home.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	105/150
# of Singlefamily Units	0	105/150

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	105/130	105/150	100.00
# Owner Households	0	0	0	0/0	105/130	105/150	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	

Grantee Activity Number:	CIC-50% AMI
Activity Title:	LH Assistance - Community Investment Corp.

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

Financial Assistance

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financial Assistance

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Investment Corporation

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$830,000.00
Total Budget	\$0.00	\$830,000.00
Total Obligated	\$0.00	\$830,000.00
Total Funds Drawdown	\$0.00	\$816,080.84
Program Funds Drawdown	\$0.00	\$816,080.84
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$816,080.84
Community Investment Corporation	\$0.00	\$816,080.84
Match Contributed	\$0.00	\$0.00

Activity Description:

Community Investment Corporation will provide \$20,000, & 15,000 and \$8,000 at different times in downpayment assistance to an low-income buyers (at or below 50% AMI). Eligible buyers will purchase foreclosed homes in the target area. The NSP funds will be used for principle reduction and to pay for up to half of the lender required closing costs. Each buyer will receive 8 hours of homebuyer training through one of four agencies selected to provide counseling: Chicanos Por La Causa, Primavera Foundation, Family Housing Services, and Old Pueblo Community Services. Buyers will have a forgivable lien for the amount of assistance provided placed on their property. Additional funds have been provided to CIC to enable continuation of the HAP. It is anticipated that low income buyers will take advantage of this program, but funds have not been reserved or set aside for this purpose. Funds will be allocated to this category for buyers meeting this income level.

Location Description:

throughout NSP2 target area

Activity Progress Narrative:

All Downpayment assistance activity has been completed.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Housing Units	0	33/31
# of Singlefamily Units	0	33/31

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	36/31	0/0	36/31	100.00
# Owner Households	0	0	0	36/31	0/0	36/31	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	



Grantee Activity Number:	Demo-City of Tucson
Activity Title:	Demolition - City of Tucson

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
Demolition

Project Title:
Demolition

Projected Start Date:
04/06/2010

Projected End Date:
02/08/2013

Benefit Type:
Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Tucson HCD

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$217,702.00
Total Budget	\$0.00	\$217,702.00
Total Obligated	\$0.00	\$217,702.00
Total Funds Drawdown	\$0.00	\$217,702.00
Program Funds Drawdown	\$0.00	\$217,702.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$12,158.28
Total Funds Expended	\$0.00	\$217,701.72
City of Tucson HCD	\$0.00	\$217,701.72
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Tucson will demolish 17 blighted residential structures by the end of month 31. City of Tucson will identify potential properties through its Vacant and Neglected Structures (VANS) program. Properties will remain in private ownership and City of Tucson will obtain access agreements with property owners to conduct demolition. (\$16,000 added to enable demolition of house at rear of Liberty corners.)

Location Description:

throughout NSP2 Target Area in City of Tucson.

Activity Progress Narrative:

All demolition activities have been completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	20/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



of Housing Units

0

4/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Arizona	-	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	



Grantee Activity Number:	Redevelop - CDP - Habitat
Activity Title:	New home construction - Habitat for Humanity

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,200,000.00
Total Budget	\$0.00	\$1,200,000.00
Total Obligated	\$0.00	\$1,200,000.00
Total Funds Drawdown	\$16,664.12	\$1,164,074.64
Program Funds Drawdown	\$0.00	\$1,120,306.23
Program Income Drawdown	\$16,664.12	\$43,768.41
Program Income Received	\$21,131.39	\$51,791.80
Total Funds Expended	\$21,131.39	\$1,106,641.97
Habitat for Humanity Tucson	\$21,131.39	\$1,106,641.97
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity will construct new single-family residences in an existing platted subdivision - homes will be constructed to Pima County's Regional Green Building Rating standard
Pima County GO (General Obligation) Bond fund match supported 60 Habitat for Humanity affordable housing units of which 35 will utilize NSP2 redevelopment activity. Other match funds include value of Habitat owned land, donations, and Federal Home Loan Bank grant. It is estimated that nine of the 35 homes will be sold to low income buyers (below 50%ami)
Funds have been allocated to Habitat for Humanity for the construction of four additional homes at Corazon del Pueblo subdivision. Approx \$35,000 subsidy is available for each home. Funding to construct the homes is made available through the distribution of program income that has been received by Pima County.

Location Description:

NSP2 Target Area, Corazon del Pueblo subdivision

Activity Progress Narrative:

All 39 homes in the project are completed and closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	18/58
#Low flow showerheads	0	18/58



#Units exceeding Energy Star

0

9/29

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	30/29
# of Singlefamily Units	0	30/29

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	24/29	24/29	100.00
# Owner Households	0	0	0	0/0	24/29	24/29	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	



Grantee Activity Number: Redevelop - CDP - Habitat 50% ami

Activity Title: Redevelop Habitat 25% set aside

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$476,500.00
Total Budget	\$0.00	\$476,500.00
Total Obligated	\$0.00	\$476,500.00
Total Funds Drawdown	\$0.00	\$293,209.79
Program Funds Drawdown	\$0.00	\$281,127.91
Program Income Drawdown	\$0.00	\$12,081.88
Program Income Received	\$0.00	\$8,525.76
Total Funds Expended	\$0.00	\$361,925.59
Habitat for Humanity Tucson	\$0.00	\$361,925.59
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity will construct a total of 39 homes assisted with NSP2 funds, 15 homes will be sold to families earning below 50% ami.

Location Description:

Pima County (Pima Neighborhood Investment Partnership -PNIP) Target Area. Corazon del Pueblo Subdivision

Activity Progress Narrative:

all homes are completed and sold.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/30
#Low flow showerheads	0	0/30
#Units exceeding Energy Star	0	0/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	9/15
# of Singlefamily Units	0	9/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	11/15	2/0	13/15	100.00
# Owner Households	0	0	0	11/15	2/0	13/15	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	



Grantee Activity Number: Redevelop-Habitat For Humanity - CV I & II
Activity Title: New Home Const. - 25% Set aside

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$141,750.00
Total Budget	\$0.00	\$141,750.00
Total Obligated	\$0.00	\$141,750.00
Total Funds Drawdown	\$0.00	\$141,749.60
Program Funds Drawdown	\$0.00	\$141,749.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$141,749.60
Habitat for Humanity Tucson	\$0.00	\$141,749.60
Match Contributed	\$0.00	\$0.00

Activity Description:

Two energy efficient single family home will be constructed. The homes will be constructed to meet adaptation and accessibility requirements - and will be sold to low income families.

Location Description:

Copper Vistas Subdivisions - in the NSP2 target area in the City of Tucson

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/2
# of Singlefamily Units	0	4/2



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/2	0/0	4/2	100.00
# Owner Households	0	0	0	4/2	0/0	4/2	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	

Grantee Activity Number:	Redevelop-Habitat for Humanity - CV I & II
Activity Title:	New home construction - Habitat for Humanity

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$421,319.16
Total Budget	\$0.00	\$421,319.16
Total Obligated	\$0.00	\$421,319.16
Total Funds Drawdown	\$0.00	\$356,319.55
Program Funds Drawdown	\$0.00	\$356,319.55
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$356,319.55
Chicanos por la Causa	\$0.00	\$71,319.16
Habitat for Humanity Tucson	\$0.00	\$285,000.39
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity will construct new single-family residences in an existing platted subdivision - homes will be constructed to Pima County's Regional Green Building Rating standard. The City of Tucson took title to the two subdivisions and issued an RFP for developers to complete the project. Habitat for Humanity in partnership with private builder Doucette Communities were the successful bidders and have taken control of the properties. Pima County General Obligation Bond funds were utilized as matching funds to support the 58 affordable unit Copper Vista I/II subdivisions, NSP2 funds were used for completion of infrastructure and program costs. NSP2 funds that were originally allocated to this project have been redistributed to CPLC's Liberty Corners project and to CIC to continue the HAP downpayment assistance program. Habitat for Humanity completed four homes since they acquired the property. These home will not be incorporated into the NSP2 goals and accomplishments - so that the NSP2 funds invested through CPLC will not be considered to be program income when mortgage payments are received by Habitat. Pima County has allocated additional funds to construct 6 homes + the potential for a seventh home to be constructed with the investment of Program Income.

Location Description:

NSP2 Target Area, Copper Vista I and Copper Vista II subdivisions

Activity Progress Narrative:

Two homes remain to be sold and occupied. One is closing in October. The other needs to have a buyer selected. A total of



nine homes will be constructed using NSP2 funds.

In October (for the 5th time in three years), over 300 Home Depot managers and vendors from across the country will volunteer with Habitat Tucson to raise the walls on three houses in the area and work on the existing homes. We also plan to dedicate the NSP2 home at that end of the work day so that the Home Depot volunteers can be a part of the festivities.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/8
#Low flow showerheads	0	0/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/6
# of Singlefamily Units	0	3/6

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	3/6	5/6	100.00
# Owner Households	0	0	0	2/0	3/6	5/6	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	



Grantee Activity Number:	Redevelop-Old Pueblo
Activity Title:	New home construction - Old Pueblo

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Old Pueblo Community Services

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$514,344.36
Total Budget	\$0.00	\$514,344.36
Total Obligated	\$0.00	\$514,344.36
Total Funds Drawdown	\$0.00	\$514,344.36
Program Funds Drawdown	\$0.00	\$514,344.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,354.05	\$519,698.41
Old Pueblo Community Services	\$5,354.05	\$519,698.41
Match Contributed	\$0.00	\$0.00

Activity Description:

Old Pueblo Community Services will construct new single-family residences in an existing platted subdivision - homes will be constructed to Pima County's Regional Green Building Rating standard. Pima County General Obligation Bond funds were utilized as matching funds to support the 90 affordable Sunnyside Pointe subdivision, of which NSP2 redevelopment funds will construct 20 units. Additional matching funds came from Federal Home Loan Bank. Of the 20 homes, 5 will be sold to buyers with incomes below 50% ami.

Location Description:

NSP2 Target Area, Sunnyside Pointe platted subdivision

Activity Progress Narrative:

Issues resulting in a finding with regard to Old Pueblo Community Services and Sunnyside Pointe are nearing resolution. All homebuyers have signed documents which reduces the sales price of the homes to appraised value at closing, the total amount of the liens and the NSP2 lein to zero. La Frontera is now required to repurchase or match a offer of a potential buyer that is over income. Documents need final execution by Pima County and recordation. Unfortunately one home has been lost to foreclosure. This was a buyer who became ill and lost their source of income. One home remains to be sold.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



#Low flow toilets	0	16/30
#Low flow showerheads	0	16/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/15
# of Singlefamily Units	0	16/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	16/15	16/15	100.00
# Owner Households	0	0	0	0/0	16/15	16/15	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	



Grantee Activity Number:	Redevelop-Primavera
Activity Title:	New multi-family construction - Primavera

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$1,000,000.00
Total Funds Drawdown	\$0.00	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$982,799.48
Program Income Drawdown	\$0.00	\$17,200.52
Program Income Received	\$0.00	\$8,804.00
Total Funds Expended	\$0.00	\$1,000,000.00
Primavera Foundation	\$0.00	\$1,000,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Primavera Foundation will construct 12 units of multi-family residential housing with the purpose of serving low-income grandparents raising their grandchildren (Kinship housing). Pima County has donated a site in the City of South Tucson for this project. Planning and design is underway for this development. A goal for this project is to meet energy efficient and water conservation practices.

Location Description:

NSP2 Target Area, South Tucson

Activity Progress Narrative:

Construction for the 12 unit Los Abuelita rental development is nearing completion. Rent up should begin in late October - early November.

Primavera has received an award of \$250,000 award from the Federal Home Loan Bank of San Francisco. In October Primavera will also start a capital campaign for the project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Multifamily Units	0	0/12



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	Redevelopment - Primavera
Activity Title:	Single family - La Capilla-11th&26th

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

07/10/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$508,684.56
Total Budget	\$0.00	\$508,684.56
Total Obligated	\$0.00	\$508,684.56
Total Funds Drawdown	\$0.00	\$500,137.23
Program Funds Drawdown	\$0.00	\$351,312.61
Program Income Drawdown	\$0.00	\$148,824.62
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$500,137.23
Primavera Foundation	\$0.00	\$500,137.23
Match Contributed	\$0.00	\$0.00

Activity Description:

Primavera has purchased a decommissioned site of a former church - La Capilla. They intend to demolish the structures on the site, which have been determined by the City of South Tucson to be unsafe and blighted. They will place at least five manufactured housing units on the site which will be sold to low and moderate income buyers. In addition Primavera has purchased a large lot - with adequate space to place four homes. One blighted home on the site will be demolished. The site is located near the junction of 11th Ave. and 26thSt in South Tucson. Funds for this project are from program income that has been reallocated.

Location Description:

City of South Tucson

Activity Progress Narrative:

Each of the four homes at 26th and 11th are complete and waiting for closing. Primavera is waiting for the release of downpayment assistance fund from Primavera's IDA program from the Federal Home Loan Bank. Closings are anticipated in October.

Two homes on the La Capilla property are sold and waiting for the release of downpayment funds.

For the two remaining homes, The properties were prepared for placement of new Energy Star Manufactured homes. The houses have been ordered and were delivered in mid-September. Both of these homes have buyers who have saved funds and are participating in Primavera's IDA program. Both of the homebuyer families have secured mortgages. We are waiting for FHLB funds to be released. We expect these homes to close in October.

The property at 225 W. 34thStreet will become a community garden for the use of residents in the neighborhood. Primavera secured an additional Community Stabilization grant from NeighborWorks America to develop the community garden. A Mennonite Young Adult volunteer from Colombia will be the garden coordinator for this garden and the garden at the Las Abuelitas Family Housing Project.



Success Measures Data System Community Impact Measurement Survey Project Update:

Primavera and our City of South Tucson collaboration have almost completed our CIM survey project. This project is required for NeighborWorks® America but is also a very useful tool for measuring the community impact of our community development work in the City of South Tucson. This is the third CIM survey project that Primavera has undertaken since 2006. Primavera hired youth from the John Valenzuela Youth Center (who live in the City of South Tucson) and trained them in conducting surveys. Other community partners are participating in the project as well. From a random sample of 590 residents (selected from a total of 1900 families), 213 resident surveys have been collected. The remaining 23 surveys will be collected by mid-September. In addition, the youth completed physical observation surveys of 100 parcels. And, block observation surveys of all blocks within the City of South Tucson are also nearly completed. This data will be uploaded into the Success Measures Data System by the end of September. Data will be analyzed, pivot tables and charts completed to assist with a report. Primavera and partners will then conduct community outreach meetings to share the data with residents and add to our healthy neighborhood plan.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/9	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: Redevelopment CPLC 120%

Activity Title: CPLC - Liberty Corners

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

11/09/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos por la Causa

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$80,000.00
Total Budget	\$0.00	\$80,000.00
Total Obligated	\$0.00	\$80,000.00
Total Funds Drawdown	\$0.00	\$59,880.83
Program Funds Drawdown	\$0.00	\$59,880.83
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$59,880.83
Chicanos por la Causa	\$0.00	\$59,880.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Chicanos Por La Causa will construct five single homes in this mixed use development, which will be marketed at Liberty Corners. The homes will meet Pima County's Green Building standards to at least Silver level. In addition to NSP2 funds, Pima County General Obligation Bonds and City of Tucson HOME funds have been invested in this development.

Location Description:

The project is located in the NSP2 Target Area, at the corner of Liberty and Iowa Streets, near Irvington as part of the Arcadia Subdivision

Activity Progress Narrative:

CLPC has completed construction of all five homes and has sold four. The final home is under contract to a potential buyer and should close in October.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/4	1/4	100.00
# Owner Households	0	0	0	0/0	1/4	1/4	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	

Grantee Activity Number:	Redevelopment-Primavera
Activity Title:	La Capilla -11&26th - 25% set aside

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

07/10/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$72,378.21
Total Budget	\$0.00	\$72,378.21
Total Obligated	\$0.00	\$72,378.21
Total Funds Drawdown	\$0.00	\$72,378.21
Program Funds Drawdown	\$0.00	\$72,378.21
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$72,378.21
Primavera Foundation	\$0.00	\$72,378.21
Match Contributed	\$0.00	\$0.00

Activity Description:

At least one of the four manufactured homes that are being placed on the lot at 26 & 11th Streets in South Tucson will be sold to a resident with household income below 50% ami.

Location Description:

City of South Tucson.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/1
#Units exceeding Energy Star	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1



of Singlefamily Units

0

0/1

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	SALT
Activity Title:	Land Banking - Southern AZ Land Trust

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

Land Bank

Project Title:

Land Banking

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Southern Arizona Land Trust

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$0.00	\$1,500,000.00
Total Obligated	\$0.00	\$1,500,000.00
Total Funds Drawdown	\$0.00	\$1,489,971.18
Program Funds Drawdown	\$0.00	\$1,489,852.30
Program Income Drawdown	\$0.00	\$118.88
Program Income Received	\$0.00	\$20,791.04
Total Funds Expended	\$0.00	\$1,356,847.57
Southern Arizona Land Trust	\$0.00	\$1,356,847.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Southern Arizona Land Trust will acquire an average of one to two vacant foreclosed single-family units per month beginning month 2 through month 35 - 27 units will be used at a later date for affordable housing for households at/below 120% AMI. SALT has acquired 50 parcels of property, as well as nine single family homes that will serve as rental properties. Pursuant to an amendment to SALT's contract that has been approved by the Board of Supervisors, funds and accomplishments related to the acquisition and rehab of foreclosed homes has been moved to the A & R activity. This activity will remain open to funds costs related to the disposition of 50 Land Bank parcels that have been acquired.

Location Description:

throughout NSP2 project area

Activity Progress Narrative:

SALT has developed plans and is seeking financing to develop one of their land bank properties. SALT has submitted a draft of a disposition plan. A copy is attached. Our understanding is that it may meet the criteria for an Land Bank disposition plan. Pima County is negotiating an agreement with SALT to allow them to retain a portion of proceeds from the sale of NSP2 home and rental income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	49/50



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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Arizona	-	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	

Activity Supporting Documents

Update Date	Update User	Document Name
10/09/2013	Gary Bachman	2013_0903 Land bank Disposition Plan.pdf
