

Grantee: Pima County, AZ

Grant: B-09-CN-AZ-0051

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:

B-09-CN-AZ-0051

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Pima County, AZ

Contract End Date:

02/11/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$22,165,000.00

Grant Status:

Active

QPR Contact:

Gary Bachman

Estimated PI/RL Funds:

\$1,000,000.00

Total Budget:

\$23,165,000.00

Disasters:

Declaration Number

No Disasters Found

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	\$23,150,000.00
Total Budget	\$979,711.11	\$23,150,000.00
Total Obligated	\$1,338,141.24	\$13,960,876.62
Total Funds Drawdown	\$1,628,505.72	\$12,788,479.95
Program Funds Drawdown	\$1,624,106.64	\$12,778,791.98
Program Income Drawdown	\$4,399.08	\$9,687.97
Program Income Received	\$16,535.14	\$28,163.99
Total Funds Expended	\$1,972,312.83	\$13,132,287.06
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	\$1,052,276.56
Limit on State Admin	\$0.00	\$1,052,276.56

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,541,250.00	\$6,437,440.88



Overall Progress Narrative:

The highlight for the first quarter of 2012, was the Open House which was held at the PNIP office on March 28. The event was sponsored by Chase Bank, Steward Title and Cox Communications. In addition to spots on cable networks, the event was promoted to County staff and other work sites in the target area. Housing counselors were on site to make appointments, agencies were available to explain their programs and loan officers took applications. Vans provided shuttle tours to homes. Food trucks provided snacks and there was entertainment for children.

An important feature of this event was the collaboration in planning and execution which took place between PNIP members, and sponsors. Approximately 85 families registered for the event, most of whom will continue to seek to purchase a property through one of the participating non-profit agencies.

In conjunction with the Open House, PNIP initiated a marketing campaign which including purchase of advertising in bus shelters. The tag line for the ads is "Owning a home is within your reach." The ads provided the website and telephone numbers: pnip.org/243-home. The website was rebuilt to accommodate inquiries resulting from this campaign. Approximately 60 calls were received in the message box and 1700 hits to the website as well 30 email requests generated from the website.

In addition the The Pima County Communications office did the following to promote PNIP partners and activities:

A news release on the Community Land Trust was sent out on Jan. 18 about an information session at the Housing Center on Jan. 26 and an open house tour on Jan. 28 to the media distribution list of more than 80 print, radio and TV reporters and editors, including the Arizona Daily Star and La Estrella, Tucson Weekly, The Explorer, Arizona Bilingual Magazine, Inside Tucson Business, Marana Weekly, Green Valley News and Sahuarita Sun, KVOA, KGUN, KOLD, Arizona Public Media, Bill Buckmaster, Clear Channel and Telemundo.

A release on the HAP and open house was sent out March 24 open house on March 5 to my media distribution list, posted it on the Tucson Citizen website.

Another release was sent out on the Down payment assistance and March 24 open house &ndash along with flyers in English and Spanish &ndash on March 19 to the same media list, posted the news release and flyers on the Tucson Citizen website.

In addition information was blasted to County Employees along with an article in the electronic employee newsletter

As a result news reports on two local stations on PNIP were featured, and an interview with PNIP's program manager was published in the Tucson Weekly.

A series of bus shelter ads was also purchased to promote the new HAP - downpayment program.

The marketing campaign was planned by PNIP's marketing committee which was comprised of staff from the subgrantees, PNIP and the Pima County Communications Office communications officer. The combination of activities has increased the visibility of the PNIP activities in the community. PNIP Consortium members support the continuation of coordinated marketing and planning is continuing for other events which will feature PNIP sponsored activities.

Finally, videos that were produced by Neighborworks for Primavera and by SALT were completed and loaded on to the PNIP website.

Press releases, videos and news stories can be found on the PNIP website.

PNIP Summary to date:

Foreclosed homes purchased: 72

SALT - 40 purchased, 26 rented, 13 under rehab; one ready to rent

Tucson - 26 purchased; 5 in rehab; 11 on market, 9 rented, one sold

Primavera - 6 purchased, 2 units rented, 4 ready for redevelopment.

New Homes completed 27; 25 under construction

Old Pueblo - 13 sold; 4 under construction



>Habitat for Humanity - 14 sold; 21 under construction
 Downpayment - CIC 101 buyers assisted; 4 homes in escrow
 Land Acquisition - SALT 50 parcels purchased
 Demolition - City of Tucson 16 structures

Other activities:

Pima county has worked with subrecipients to insure that homes that have been rehabbed meet the requirements of the Pima County Regional Green Building program. SALT is currently working with a contractor to achieve "Gold" certification for the green program on 3 houses and "Emerald" certification on the house that we are rehabbing and converting into a duplex. These will be the first Gold and Emerald certificates that the City of Tucson has issued since it started the green program.

The City of Tucson has taken title to the Copper Vista I and II subdivisions and they received proposals for completion of the development. Proposals by PNIP Subgrantee Habitat for Humanity in partnership with Doucette Communities was accepted by the City. Additional funding may be required to complete the infrastructure.

A PNIP quarterly meeting took place on February 18. A presentation of an assessment of the housing market in the Target Area was presented by PNIP marketing consultant, Rich Crystal.

A presentation by Architect Corky Poster of Poster/Frost/Mirto and Val Lane also took place on February 18 as a "brown bag lunch." The presentation and discussion was based on a study of ways to expand the Green Building program to include elements contributing to the "healthy home" environment.

Technical Assistance

PNIP received two forms of TA during the quarter. NDC provided TA to the Pima County Community Land Trusts. Mike Brown from Burlington Associates visited Tucson and worked with the PCCLT Board of Directors and staff on organizational issues. He has also met with lenders and appraisers.

PNIP also received TA from Cloudburst to review options that may be available for acquisition and rehab of a multi-family property. It was decided after discussions that given time constraints and the limited availability of properties in the target area, a preferred option is to use the funds that have been set aside for a multi-family by Family Housing Resources, to acquire single family homes that will be used for rental housing.

PNIP has requested TA to plan for the land banking activity; to assist with projects that are not progressing; and to assist with post- NSP2 planning. In addition the TA for the CLT may continue.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Acquisition/Rehab, Acquisition and Rehabilitation	\$929,430.31	\$10,578,500.00	\$5,651,227.65
Administration, Program Administration	\$294,138.63	\$2,216,500.00	\$1,047,877.48
Demolition, Demolition	\$64,609.00	\$200,000.00	\$112,794.75
Financial Assistance, Financial Assistance	\$0.00	\$2,753,680.84	\$2,160,592.70
Land Bank, Land Banking	\$114,117.43	\$4,400,000.00	\$2,364,047.56
Redevelopment, Redevelopment - New Construction	\$221,811.27	\$3,016,319.16	\$1,442,251.84



Activities

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson HCD

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,358,000.00
Total Budget	\$500,000.00	\$3,358,000.00
Total Obligated	\$213,343.10	\$1,585,491.84
Total Funds Drawdown	\$213,343.10	\$1,585,491.84
Program Funds Drawdown	\$213,343.10	\$1,585,491.84
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$323,303.30	\$1,695,452.04
City of Tucson HCD	\$323,303.30	\$1,695,452.04
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Tucson will acquire and rehabilitate a total of 20 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:

Summary to date:
 ·To date a total of 17 homes have been purchased to be rehabbed and sold by the Pima County Community Land Trust. Three homes are currently in escrow and scheduled to close in April.
 ·Fifteen homes have been rehabbed and are listed for sale.
 ·The first PNIP Community Land Trust home was sold in this quarter
 Summary this quarter:
 ·One new home was purchased and conveyed to PCCLT and three are currently in escrow.
 ·Two homes are currently being rehabbed and one is being inspected for the Scope of Work to be sent out to bid.



General Summary of Activities

- Target goal is 22 homes for the 50%-120% AMI population.
- Based on current costs, City should be able to purchase three more homes for a total of 23.
- Issues encountered/problems solved

·Bank of America has experienced staff issues which has caused lengthy delays in the closing process when purchasing foreclosed homes. We are now working closely with the National Community Stabilization Trust and Bank of America to resolve the issues. There has also been a slow down in the inventory of foreclosed homes that are being released by all banks.

Innovative activities

Open houses and meetings have been used by the Community Land Trust to market homes. These events have been successful in helping potential buyers understand the Community Land Trust model and to actually sell homes to buyers. Offering prospective buyers tours of available homes is one sales strategy that can be continued in the future.

·To date, we have received 17 energy efficient certifications for all properties. Nine homes have received a Silver rating and eight have received a Bronze rating. A bronze rating is appropriate for newer homes where additional efficiencies are more costly to incorporate.

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	1	1/20
# of Singlefamily Units	1	1/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/20	1/20	100.00
# Owner Households	0	1	1	0/0	1/20	1/20	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1929 W Horn Mesa Pl	Tucson		Arizona	85713-5675	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

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Benefit Type:

Direct (HouseHold)

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:

City of Tucson HCD

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,383,940.88
Total Budget	\$40,000.00	\$1,383,940.88
Total Obligated	\$87,593.49	\$1,091,248.33
Total Funds Drawdown	\$87,593.49	\$1,091,248.33
Program Funds Drawdown	\$87,593.49	\$1,089,307.45
Program Income Drawdown	\$0.00	\$1,940.88
Program Income Received	\$0.00	\$6,176.19
Total Funds Expended	\$33,321.82	\$1,036,976.66
City of Tucson HCD	\$33,321.82	\$1,036,976.66
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Tucson will acquire and rehabilitate a total of 10 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:

Summary to date:

- To date a total of 9 homes have been purchased for permanent rental in the EI Portal program, the City of Tucson's rental housing portfolio.
- All nine homes have been transferred to EI Portal and have been occupied.
- 9 homes completed, with 9 rented to households below 50% AMI. Target goal was 8 homes.

Summary this quarter:

- No homes purchased this quarter for the 25% set-aside
- All homes have been transferred to EI Portal and have been occupied.
- 9 homes completed, with 9 rented to households below 50% AMI. Target goal was 8 homes.

General Summary of Activities

- The target goal for eight homes has been exceeded. We have purchased nine homes, and will slowly add to this number to increase the 25% set-aside.
- Final home has been completed and transferred to EI Portal. No other homes currently being rehabbed.

Issues encountered/problems solved



· There are No major issues with the 25 % set aside

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	9/10
# of Singlefamily Units	1	9/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	9/10	0/0	9/10	100.00
# Renter Households	1	0	1	9/10	0/0	9/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3837 E Desert Walk Ln	Tucson		Arizona	85706-4975	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-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 (HouseHold)

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	Jan 1 thru Mar 31, 2012	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	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Family Housing Resources	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Family Housing Resources will acquire and rehabilitate a total of 20 units in a foreclosed multi-family residential property by the end of month 18, to provide affordable housing for households at/below 50% AMI - The units are likely to be located in a single project. Rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. Once completed the complex will be managed by Family Housing Resources and maintained as affordable for at least 15 years.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Family Housing Resources (FHR) has not been successful in locating an appropriate multi-family property to acquire for rehabilitation. During the reporting period PNIP and FHR received Technical Assistance through Cloudburst Group to explore options. It was agreed that because the NSP program has a limited time, and the amount of funds available is \$1 million the best option at this time is for FHR to pursue acquisition of single family homes to be used as rental properties. Pima County has negotiated a change in the scope of services - for FHR to purchase several single family homes which will be rented to families below 50% AMI. FHR will provide property management for the homes that they purchase. PNIP staff has submitted an amendment to the Pima County Board of Supervisors for approval. It is scheduled for the April 10 agenda. FHR has negotiated an agreement with SALT to provide construction management for the homes that FHR purchases. FHR will provide property management for the homes.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/20	0/0	0/20	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:	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 (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Primavera Foundation

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$898,500.00
Total Budget	\$100,000.00	\$898,500.00
Total Obligated	\$34,053.57	\$367,364.65
Total Funds Drawdown	\$34,053.57	\$367,364.65
Program Funds Drawdown	\$34,053.57	\$367,364.65
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$28,568.49	\$361,879.57
Primavera Foundation	\$28,568.49	\$361,879.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Primavera Foundation will acquire and rehabilitate a total of 10 vacant foreclosed single-family residential properties by the end of month 27, which will be sold to households at/below 50% AMI - rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. The homes will carry an affordability restriction of at least 10 years.

Location Description:

NSP2 Target Area, City of South Tucson

Activity Progress Narrative:

Primavera has 4 infill lots within the City of South Tucson which were purchased with NSP2 Funds. Structures on these lots were demolished.

It was Primavera's intention to install at least 2 manufactured houses on two of the lots, however that was not accomplished in this quarter. Primavera has one buyer for a manufactured house to be installed at 414 E. 33rd Street. The house has been ordered and will be delivered before April 30, 2012. Primavera should close on the house before May 31, so the family can move in.

- Another house has been ordered and will be placed on another Primavera infill lot.

- Primavera is a licensed dealer through the NextStep Network. Clayton homes has developed an Energy Star product. The order for the houses from the factory has taken much longer than previously expected. It can take up to four weeks to get an order into the plant with the appropriate specs and pricing. Primavera and the Clayton Plant have had conversations and meetings regarding this situation and issues have been resolved. In the future, ordering a new home should take no longer than three to four days.

- Primavera will be ordering two more houses in May to be placed on the properties located at 337 E. 33rd Street and 126 E. 34th Street. These houses will be for families whose incomes are at or below 50% of the AMI.

Pima County is discussing the nexus between Energy Star and the Pima County Residential Green Building Program with



Primavera.

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	2/10
# of Singlefamily Units	0	2/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/10	0/0	2/10	100.00
# Owner Households	0	0	0	2/10	0/0	2/10	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-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 (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Southern Arizona Land Trust

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,300,000.00
Total Budget	\$200,000.00	\$2,300,000.00
Total Obligated	\$484,799.81	\$1,726,496.81
Total Funds Drawdown	\$482,534.81	\$1,724,231.81
Program Funds Drawdown	\$482,534.81	\$1,724,231.81
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$12,962.23	\$12,979.02
Total Funds Expended	\$824,442.41	\$2,066,139.41
Southern Arizona Land Trust	\$824,442.41	\$2,066,139.41
Match Contributed	\$0.00	\$0.00

Activity Description:

Southern Arizona Land Trust will acquire and rehabilitate a total of 25 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 sold to low/moderate income buyers and will have remain affordable for at least 10 years.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

SALT is in the process of working with the PNIP office and the Pima County Finance department to revise its contract and budget and to reallocate some of the prior reimbursement submissions. As stated in the prior quarterly report, SALT intended from the beginning of the grant to allocate the majority of the \$1.9 million 50% AMI commitment to a multi-family apartment complex that we were going to purchase and rehab in a joint venture with Family Housing Resources. Because SALT was unable to purchase a multi-family project we have had to reallocate some of the houses that we previously purchased to other categories in our budget. We expect all of the budget and contract issues to be resolved and approved in the 2nd quarter of 2012. Once the revised budget is approved SALT will be doing a final reallocation of some existing properties to new categories.

SALT Operations: SALT maintained a staff of 4 employees dedicated to the NSP2 Grant. The 4 full-time SALT employees spend 100% of their time on the NSP2 grant. During the past quarter we continued to focus on the rehab of the existing houses and getting them rented. We are continuing to achieve at least a "Silver" certificate under the Pima county green program on all of the houses that we are rehabbing. We are currently working with a contractor to achieve "Gold" certification for the green program on 3 houses and "Emerald" certification on the house that we are rehabbing and converting into a duplex. These will be

the first Gold and Emerald certificates that the City of Tucson has issued since it started the green program. Our main focus in the June 2012 quarter will be to purchase the remainder of the properties that we will purchase under the grant. SALT will continue rehabbing existing houses and turning them into affordable rentals. In addition, we expect to spend the majority of the remaining grant funds during the next 2 quarters. We look forward to having families and tenants in the homes to help stabilize the neighborhoods that we are focused on.

> Purchases: During the past quarter SALT purchased 5 houses in the A&R 120% AMI category. To date SALT has purchased 16 A&R 120% AMI homes.

>Contract / Escrow: SALT currently has 1 A&R 120% AMI house that is in escrow.

>Rentals: SALT rented 4 houses during the quarter and the tenants have moved in (total of 10 A&R-120 houses rented to date). We have one additional house that was completed and turned over to the Property Management firm at the end of the quarter and anticipate them being rented early in the June 2012 quarter.

>Rehab: We have 0 houses that are currently under rehab. SALT has 6 houses that are in the scope phase getting ready to go to bid.

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	4	11/25
# of Singlefamily Units	4	11/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	4	1/0	5/20	11/25	54.55
# Owner Households	0	1	4	1/0	5/20	11/25	54.55

Activity Locations

Address	City	County	State	Zip	Status / Accept
3169 W Avenida Isabel	Tucson		Arizona	85746-8210	Match / Y
1995 W Romany Rd	Tucson		Arizona	85713-4565	Match / Y
7077 S Camino Libertad	Tucson		Arizona	85746-8270	Match / Y
7130 S Camino Libertad	Tucson		Arizona	85746-8219	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-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 (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Southern Arizona Land Trust

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$100,000.00	\$1,000,000.00
Total Obligated	\$75,297.57	\$790,000.79
Total Funds Drawdown	\$75,297.57	\$790,000.79
Program Funds Drawdown	\$75,297.57	\$790,000.79
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$100,385.33	\$815,088.55
Southern Arizona Land Trust	\$100,385.33	\$815,088.55
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.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Purchases: During the past quarter SALT did not purchase any A&R 50% houses. SALT has purchased 10 A&R 50% AMI houses to date.
 >Contract / Escrow: SALT does not have any A&R 50% houses in escrow or under contract.
 >Rentals: SALT rented 5 houses during the quarter and the tenants have moved in (total of 9 A&R-50 houses rented to date).
 >Rehab: SALT is currently doing the rehab on the 1 A&R 50% AMI house that is being converted into a duplex, and we anticipate it being rented early in the 3rd quarter 2012. This home will meet Emerald Certification under the Regional Green Building Program.

Accomplishments Performance Measures

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

ELI Households (0-30% AMI)

3

3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	5/10
# of Multifamily Units	5	5/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	2	5	6/10	2/0	8/10	100.00
# Renter Households	3	2	5	6/10	2/0	8/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
743 W Acadia Dr	Tucson		Arizona	85756-7213	Match / Y
2520 W Vereda De Las Flores	Tucson		Arizona	85746-8048	Match / Y
6961 S Vereda De Las Casitas	Tucson		Arizona	85746-8010	Match / Y
1625 W Twin Ridge Rd	Tucson		Arizona	85746-1334	Match / Y
702 W Santa Paula St	Tucson		Arizona	85706-7613	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:	Admin-City of Tucson
Activity Title:	Program Administration - City of Tucson

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:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Tucson HCD

Overall

	Jan 1 thru Mar 31, 2012	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	\$40,411.41	\$142,546.48
Program Funds Drawdown	\$40,411.41	\$142,546.48
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$39,913.56	\$142,048.63
City of Tucson HCD	\$39,913.56	\$142,048.63
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:

To date, City of Tucson has obligated all admin dollars. 27 homes have been purchased, with 9 for the 25% set-aside. There are three additional homes currently in escrow. All homes for the 25% set-aside have been rented in the EI Portal program. Seventeen have been conveyed to the Pima County Community Land Trust, with fourteen completely rehabbed and listed for sale. The remaining three are in various stages of rehab. The first PCCLT home has been sold. Fifteen homes have been demolished, with an additional ten scheduled to go to bid. Two new demos were awarded. City of Tucson staff conducted an income eligibility training for all grant programs including NSP. This training is conducted annually for non-profit and local government staff.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

Activity Category:

Administration

Project Number:

Administration

Projected Start Date:

04/06/2010

Benefit Type:

()

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:

Pima County CDNC

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,906,293.00
Total Budget	\$0.00	\$1,906,293.00
Total Obligated	\$0.00	\$1,906,293.00
Total Funds Drawdown	\$258,126.30	\$909,730.08
Program Funds Drawdown	\$253,727.22	\$905,331.00
Program Income Drawdown	\$4,399.08	\$4,399.08
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$140,114.26	\$791,718.04
Pima County CDNC	\$140,114.26	\$791,718.04
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:

In this Quarter PNIP lost one staff member, Planner Danny Tylutki became program manager for CDNC's Community and Rural Development division, which oversees CDBG and Homeless and Special Needs programs. In addition PNIP's accountant, John Matheny has been promoted, and replaced with Renee Poquette, who will also be responsible for program monitoring. In addition an intern from the University of Arizona's Planning Program is working with PNIP. PNIP staff has continued to coordinate NSP program activities, including reports, and review of payment requests from subgrantees and contractors. Several revisions to budgets and scopes are being negotiated. Significant modifications to the scopes are referred to the Board of Supervisors for approval. Funds were reallocated to continue the Homeownership Assistance Program (HAP) under Community Investment Corporation. A PNIP quarterly meeting was held, weekly Blasts were sent to the email list, and a PNIP Reporter was issued. Marketing efforts undertaken by on behalf of PNIP include bus shelter ads which were purchased, a redesign of the website, and marketing of a new phone number 243-HOME for messages for information on PNIP programs. Staff planning for the Open House event was held on March 24 was the main marketing activity. The program manager attended meetings of the National Association for County and Community Economic Development in Washington DC as part of NACo's Legislative Conference on March 1- 2. At this time he also met with HUD NSP staff to discuss progress on the PNIP Grant. The Program Manager also moderated a panel on NSP at the Arizona Housing Alliance Academy Seminar on Redevelopment



featuring the HUD's NSP Team Leader, and representatives from CPLC, the City of Phoenix and a private developer. A budget for NSP Staff and activities was submitted for the year starting on July 1. The State of Arizona has conducted an audit of PNIP under the single audit act.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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 (HouseHold)

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,033,680.84
Total Budget	\$353,680.84	\$2,033,680.84
Total Obligated	\$0.00	\$1,478,619.07
Total Funds Drawdown	\$0.00	\$1,478,619.07
Program Funds Drawdown	\$0.00	\$1,478,619.07
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,478,619.07
Community Investment Corporation	\$0.00	\$1,478,619.07
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:

Community Investment Corporation (CIC) manages the PNIP's Housing Assistance Program (HAP), the NSP funded downpayment assistance program.

Additional funds have been allocated to CIC to continue the program which was terminated in the spring of 2011. Staff was



hired in February, and the program started on March 1. The amount of assistance is now \$8,000 (instead of the initial \$20,000). Four housing counseling agencies are providing the required eight hour classes: Primavera Foundation, Family Housing Resources, Old Pueblo Community Services, Chicanos Por La Causa. With an additional allocation of funds it is anticipated that between 50 and 60 buyers will be assisted. Initially 101 buyers were assisted.

CIC is participating in PNIP's marketing activities, and has also purchased bus shelter ads.

One potential concern is that it may be more difficult for potential buyers to successfully enter into contracts to purchase foreclosed properties in the target area. Real estate activity has accelerated in recent months, and otherwise eligible and qualified NSP2 buyers may be out bid by investors and other buyers seeking to purchase foreclosed properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	70/150
# of Singlefamily Units	0	70/150

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	70/130	70/150	100.00
# Owner Households	0	0	0	0/0	70/130	70/150	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 (HouseHold)

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$720,000.00
Total Budget	\$0.00	\$720,000.00
Total Obligated	\$0.00	\$681,973.63
Total Funds Drawdown	\$0.00	\$681,973.63
Program Funds Drawdown	\$0.00	\$681,973.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$681,973.63
Community Investment Corporation	\$0.00	\$681,973.63
Match Contributed	\$0.00	\$0.00

Activity Description:

Community Investment Corporation will provide \$20,000 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 \$20,000 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:

Community Investment Corporation (CIC) manages the Homeownership Assistance Program (HAP) on behalf of PNIP. The HAP has been resumed with funds that have been reallocated, but with \$8000 amount for each buyer. It is anticipated that a proportion of buyers will be low income (below 50%ami). Nearly half of the buyers in the first round were low income.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	31/31
# of Singlefamily Units	0	31/31

Beneficiaries Performance Measures

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

Project Number:

Demolition

Projected Start Date:

04/06/2010

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson HCD

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$64,609.00	\$112,794.75
Total Funds Drawdown	\$64,609.00	\$112,794.75
Program Funds Drawdown	\$64,609.00	\$112,794.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$74,436.27	\$122,622.02
City of Tucson HCD	\$74,436.27	\$122,622.02
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Tucson will demolish 25 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.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

The City of Tucson completed demolition on four properties this quarter, a total of sixteen demolitions have been completed. Two new demolitions were awarded. Ten new properties were sent out to bid. A fifth property is included, it was not reported when it was demolished in the 1st quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	18/25

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
2401 S Park Ave	Tucson		Arizona	85713-3646	Match / Y
715 W 24th St	Tucson		Arizona	85713-1407	Match / Y
6245 S Dunton Ave	Tucson		Arizona	85706-5418	Match / Y
957 W Calle Medina	Tucson		Arizona	85756-6401	Match / Y
6827 S Santa Clara Ave	Tucson		Arizona	85756-6451	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: Redevelop - 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 (HouseHold)

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$315,000.00
Total Budget	(\$10,000.00)	\$315,000.00
Total Obligated	\$108,590.89	\$108,590.89
Total Funds Drawdown	\$28,412.95	\$108,590.89
Program Funds Drawdown	\$28,412.95	\$108,590.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$212,774.84	\$212,774.84
Habitat for Humanity Tucson	\$212,774.84	\$212,774.84
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity will construct a total of 35 homes assisted with NSP2 funds, of which at least 25% or 9 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:

Four addresses that were originally entered into the 2nd Quarter QPR have been reentered into this QPR. Each of these buyers are below 50% ami. (at the time these homes were sold, Redevelopment costs were not considered eligible for the set aside.

In this quarter Habitat completed two homes which were sold to low income (below 50% ami) buyers. At total of six buyers are below 50%.

More details on Habitat for Humanity's activities in this quarter are located on the "Habitat - Rehab" activity page, except for the following note:

Habitat provided the following narrative information on donations and contributions for the NSP2 homes. It would not fit in the space available for the Rehab - narrative, It has been included here.

With financial support from The Local Trust, all of the glycol solar water heaters were donated by Tucson Electric Power Company and the two photovoltaic electric generators were donated by GeInnovations. In addition, Habitat for Humanity is fortunate to have generous donors who make Gift In Kind donations for every Habitat home throughout the United States. These donors include Whirlpool (which donates Energy Star refrigerators and ranges), Dow Chemical (which donates insulation), Valspar paint, Square D/Schneider Electric (which donates electrical supplies) and Hunter Douglas (which donates blinds).

In addition we have local vendors who have been very generous to our local Habitat homes with their Gift in Kind donations to



every Habitat home, including Ferguson Enterprises (which donates two low flow toilets), Mesa Fully Formed (which donates countertops), Truly Nolan (which donates two pre-treatment sessions for termites on each of the slabs), and Hand in Hand Design (which donates the address tiles and holders).

The last four homes dedicated on February 29, 2012 were sponsored by Home Depot, whose vendors donated over \$7,700 in other materials (framing, windows, etc.) for each of the four homes in addition to the above mentioned items. Over 500 Home Depot managers and vendors from across the country volunteered with Habitat Tucson on two separate occasions to raise the walls on the four Home Depot homes and to help with finishing the homes that were started on Building Freedom Day 2010. A photo of this event is featured on the HUD/NSPHELP Website.

>It takes more than 2,200 hours of volunteer labor to build a Habitat home. Volunteers assist Habitat Tucson in every element of our operations; we could not exist without them. In the fiscal year ending June 30, 2011, a total of 2,519 people volunteered over 54,042 hours to Habitat. The Independent Sector values every volunteer hour at \$19.48. That means the hours given to Habitat by volunteers last fiscal year represent a gift of \$1,052,738.16!

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/9
# of Singlefamily Units	2	2/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	2	6	4/9	2/0	6/9	100.00
# Owner Households	4	2	6	4/9	2/0	6/9	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
5706 E Vuelta De Ladrillo Amarillo	Tucson		Arizona	85756-8492	Match / Y
5710 E Vuelta De Ladrillo Amarillo	Tucson		Arizona	85756-8492	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:	Redevelop-City of Tucson
Activity Title:	New home construction - City of Tucson

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct (HouseHold)

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:

City of Tucson HCD

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$71,319.16
Total Budget	(\$453,680.84)	\$71,319.16
Total Obligated	\$0.00	\$71,319.16
Total Funds Drawdown	\$0.00	\$71,319.16
Program Funds Drawdown	\$0.00	\$71,319.16
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$71,319.16
City of Tucson HCD	\$0.00	\$71,319.16
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Tucson 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 58 affordable unit Copper Vista I/II subdivisions, The City of Tucson gained title to the two subdivisions, when Chicanos Por La Causa was not able to market the properties effectively. Tucson has selected a developer through a competitive process to complete the developments. 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.

Location Description:

NSP2 Target Area, Copper Vista I (18 units) and Copper Vista II (12 units) subdivisions

Activity Progress Narrative:

NSP2 Subrecipient Habitat for Humanity and private developer/builder Doucette homes were selected to complete the two Copper Vista subdivisions. Pima County has been asked to consider a reallocation of funds that are needed to complete grading on one of the sites.



Accomplishments Performance Measures

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

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	0/4	0/4	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:	Redevelop-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 (HouseHold)

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$915,000.00
Total Budget	\$11,651.99	\$915,000.00
Total Obligated	\$80,141.62	\$806,670.08
Total Funds Drawdown	\$154,411.33	\$800,761.85
Program Funds Drawdown	\$154,411.33	\$797,413.84
Program Income Drawdown	\$0.00	\$3,348.01
Program Income Received	\$3,572.91	\$9,008.78
Total Funds Expended	\$34,010.13	\$760,538.59
Habitat for Humanity Tucson	\$34,010.13	\$760,538.59
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)

Location Description:

NSP2 Target Area, Corazon del Pueblo subdivision

Activity Progress Narrative:

Summary to date:
>• Houses completed construction: 14
>• Houses under construction: 21
>• National Objective met &ndash closed on 14 houses
Summary this quarter:
>• Houses constructed and sold: 4
>• Houses under construction: 21
>• National Objective met &ndash closed on 4 houses
Four homes that were sold to buyers under 50% of ami have been transferred to the Habitat 50% ami.
General Summary of Activities
• Proposed or planned activities for next quarter
>In May 2012, we plan to close on the 10 homes which were started on 9/11/11. We are hopeful that the other 11 homes under construction will close by the end of the calendar year (possibly one or two may close in January 2013).



• Projects underway including contractors/consultants working on projects

>We are working with the contractors on six houses.

In addition we are working with the contractors to install HVAC, insulation, drywall tape and texture, stucco finish, electrical, plumbing, roofing, and patio masonry walls for ten (10) houses. These houses will close in May 2012.

Issues encountered/problems solved

All of the subcontractors that no one was hired or rehired for this work. Based on the certified payrolls submitted by our subcontractors, total ARRA FTEs for this quarter is estimated at 5.91.

Training provided to staff, management and contractors (could be NSP, internal or from affiliations)

>The Director of Finance and Administration participated in a NSP2 Conference Call on Resale/Recapture and Habitat Organizations Webinar on January 5th.

The Executive Director and Marketing and Public Relations Coordinator participated in the PNIP Quarterly meeting on February 22nd.

Habitat for Humanity Tucson committee members from the Homeowner Selection and Partner committees participated in the PNIP Open House on March 24th.

Innovative activities

All of Habitat's homes have attained at least Silver Certificate status and one of the homes which closed is waiting on confirmation as to LEED status. So far, all of our homes on this project incorporate grey water landscaping, low flow toilets and showerheads, and 12 have glycol solar water heaters while 2 have photovoltaic solar electric generators.

>

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Low flow toilets	0		18/52	
#Low flow showerheads	0		18/52	
#Units exceeding Energy Star	0		9/26	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		12/26	
# of Singlefamily Units	2		12/26	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-4	0	-4	0/0	6/26	6/26	100.00
# Owner Households	-4	0	-4	0/0	6/26	6/26	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
5702 E Vuelta De Ladrillo Amarillo	Tucson		Arizona	85756-8492	Match / Y
5736 E Vuelta De Ladrillo Amarillo	Tucson		Arizona	85756-8492	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:	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 (HouseHold)

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$50,000.00	\$500,000.00
Total Obligated	\$3,985.85	\$429,926.81
Total Funds Drawdown	\$35,007.45	\$429,926.81
Program Funds Drawdown	\$35,007.45	\$429,926.81
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,884.33	\$427,825.29
Old Pueblo Community Services	\$1,884.33	\$427,825.29
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:

Old Pueblo Community Services (OPCS) is a partner with Pepper Viner Builders to sell homes in the Sunnyside Pointe subdivision. So far OPCS has sold 13 homes. Three homes were sold in this quarter. Four homes are pending for sales in the 2nd Quarter.

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	2	14/15
# of Singlefamily Units	2	14/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	3/0	11/15	14/15	100.00
# Owner Households	2	0	2	3/0	11/15	14/15	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
923 E Robert Hansen Dr	Tucson		Arizona	85706-2211	Match / Y
928 E Emma Maria St	Tucson		Arizona	85706-2202	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:	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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$3,979.54	\$3,979.54
Total Funds Drawdown	\$3,979.54	\$3,979.54
Program Funds Drawdown	\$3,979.54	\$3,979.54
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,774.47	\$2,774.47
Primavera Foundation	\$2,774.47	\$2,774.47
Match Contributed	\$0.00	\$0.00

Activity Description:

Primavera Foundation will construct 20 units of multi-family residential housing. Primavera will select a vacant site for redevelopment in the City of South Tucson. Once constructed the homes will be rented to families below 50% ami.

Location Description:

NSP2 Target Area, South Tucson

Activity Progress Narrative:

Primavera’s request to Pima County for two parcels of land owned by Pima County and located in the City of South Tucson was unanimously approved by the Board of Supervisors in January and the title was transferred to Primavera. Primavera completed a competitive bidding process for the design and build contractor for this project. Lloyd Construction and Poster, Frost, and Mirto were selected as the Design and Build team. Contracts are being reviewed by Primavera’s attorney and will be signed in April at which point preconstruction activities will begin. Primavera presented an “Offer to Purchase” to the Diocese of Tucson for property in the City of South Tucson that had been used as a Neighborhood Chapel and Community Building. The property is distressed and was abandoned in 2011. The offer of \$50,000 has been accepted. The appraised value of the Diocese’s land was \$140,000 as of December, 2011. Primavera intends to redevelop this property for residential use.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Housing Units

0

0/20

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	0/20	0/20	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 -50%

Activity Title: CPLC - Liberty Corners

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

11/09/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$20,000.00
Total Budget	\$20,000.00	\$20,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Chicanos por la Causa	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Chicanos Por La Causa will construct one home that will be purchased by a buyer earning below 50%ami. The home will exceed Pima county's Green Bulding standards at least to the 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:

In the NSP2 Target Area - Located in the Arcadia Subdivision - at the corner of Iowa and Liberty Streets, near Irvington Road.

Activity Progress Narrative:

CPLC is waiting for the Notice of the Release of Funds to begin completion of infrastructure on the site. CPLC has participated in marketing events organized by PNIP.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	Redevelopment - Old Pueblo - 50% ami
Activity Title:	Old Pueblo - 25% set aside

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct (HouseHold)

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:

Old Pueblo Community Services

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	(\$50,000.00)	\$100,000.00
Total Obligated	\$31,021.60	\$31,021.60
Total Funds Drawdown	\$0.00	\$31,021.60
Program Funds Drawdown	\$0.00	\$31,021.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$6,627.18	\$6,627.18
Old Pueblo Community Services	\$6,627.18	\$6,627.18
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 meet Pima County's Green Building Rating standard.

Of the 20 homes that Old Pueblo develops in Sunnyside Pointe, 5 will be purchased by buyers below 50% ami.

Location Description:

NSP 2 Target area - Sunnyside Pointe subdivision

Activity Progress Narrative:

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
917 E Emma Maria St	Tucson		Arizona	85706-2200	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: 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 (HouseHold)

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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$80,000.00
Total Budget	\$80,000.00	\$80,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Chicanos por la Causa	\$0.00	\$0.00
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:

CPLC is ready to resume development of this site. We are waiting for the Notice for the Release of Funds. CPLC has participated in marketing efforts organized by Pima County, the Quarterly meeting, and other events sponsored by PNIP.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Rehab - SALT Land Banked Homes

Activity Title: Rehab Land Banked Homes

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

07/28/2011

Projected End Date:

02/08/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Southern Arizona Land Trust

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$638,059.12
Total Budget	\$38,059.12	\$638,059.12
Total Obligated	\$36,607.77	\$94,831.11
Total Funds Drawdown	\$36,607.77	\$94,831.11
Program Funds Drawdown	\$36,607.77	\$94,831.11
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$24,847.77	\$83,071.11
Southern Arizona Land Trust	\$24,847.77	\$83,071.11
Match Contributed	\$0.00	\$0.00

Activity Description:

Southern Arizona Land Trust will rehab homes that were purchased with NSP 2 Land Banking funds. The rehabilitation will be to the Pima County Green Remodel Rating standard. Initially these homes will be rented to families below 120% ami.

Location Description:

Throughout NSP2 Target Area.

Activity Progress Narrative:

This activity was created to provide for the rehabilitation of the 14 homes purchased under the land banking activities. Originally SALT's intent was to purchase a foreclosed multi-family project to meet the 50% set aside requirement. This was not feasible, and SALT decided to acquire single family homes to rent. Pima County is negotiating a change in the NSP contract with SALT that will reallocate all homes purchased with NSP funds into Acquisition and Rehabilitation categories. The intention will be for the homes to be rented.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
6498 E Cooperstown Dr	Tucson		Arizona	85756-8457	Match / Y
1650 E Saint Jerome St	Tucson		Arizona	85713-5194	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:	SALT
Activity Title:	Land Banking - Southern AZ Land Trust

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

Land Bank

Projected Start Date:

04/06/2010

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Southern Arizona Land Trust

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,400,000.00
Total Budget	\$0.00	\$3,400,000.00
Total Obligated	\$98,240.93	\$2,311,544.50
Total Funds Drawdown	\$98,240.93	\$2,311,544.50
Program Funds Drawdown	\$98,240.93	\$2,311,544.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$108,131.92	\$2,321,435.49
Southern Arizona Land Trust	\$108,131.92	\$2,321,435.49
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

Location Description:

throughout NSP2 project area

Activity Progress Narrative:

Purchases: During the past quarter SALT purchased 1 parcel of land under the Land Banking 120% AMI category which will be land banked with the intent to provide affordable housing. SALT currently owns 49 parcels/lots and 10 houses under the LB 120% AMI category. These parcels/lots are currently being held for future development, and the houses are being rented. We anticipate building houses and multi-family units on the parcels at some point.

>Contract / Escrow: SALT does not have any LB-120 properties under contract or in escrow.

>Rentals: SALT rented 2 houses during the quarter and the tenants have moved in (total of 6 LB-120 houses rented to date).

>Rehab / Demo: SALT is currently doing the rehab on the 3 LB-120 houses. We anticipate doing the demo work on 1 house in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	54/27



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	8/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
808 E 33rd St	Tucson		Arizona	85713-3622	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:	SALT-50% AMI
Activity Title:	LH Land Banking - Southern AZ Land Trust

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

Land Bank

Projected Start Date:

04/06/2010

Benefit Type:

Area ()

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Southern Arizona Land Trust

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$15,876.50	\$52,503.06
Total Funds Drawdown	\$15,876.50	\$52,503.06
Program Funds Drawdown	\$15,876.50	\$52,503.06
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$16,776.75	\$53,403.31
Southern Arizona Land Trust	\$16,776.75	\$53,403.31
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 - 8 units will be used at a later date for affordable housing for households at/below 50% AMI

Location Description:

throughout NSP2 target area

Activity Progress Narrative:

Purchases: During the past quarter SALT did not purchase any properties.
 >Contract / Escrow: SALT does not have any LB-50% properties in escrow.
 >Rentals: SALT does not currently have any LB-50% houses rented. We have 1 house that was completed and turned over to the Property Management firm at the end of the quarter, and we anticipate it being rented early in the June 2012 quarter.
 >Rehab / Demo: SALT is currently doing the rehab on the 4 LB-50 houses.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

