

Grantee: Pima County, AZ

Grant: B-09-CN-AZ-0051

April 1, 2014 thru June 30, 2014 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:**

Reviewed and Approved

Grant Award Amount:

\$22,165,000.00

Grant Status:

Active

QPR Contact:

Gary Bachman

LOCCS Authorized Amount:

\$22,165,000.00

Estimated PI/RL Funds:

\$2,500,000.00

Total Budget:

\$24,665,000.00

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://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=26381>

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 30 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://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=26381>

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 website for Community Development programs is located at: <http://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=18389>
 Our office is located on the third floor at the Kino Service Center - 2797 East Ajo Way, Tucson, Arizona 85713.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$24,115,346.88
Total Budget	\$229,399.08	\$24,115,346.88
Total Obligated	\$129,399.09	\$24,109,662.80
Total Funds Drawdown	\$19,301.72	\$23,479,473.81
Program Funds Drawdown	\$0.00	\$22,165,000.00
Program Income Drawdown	\$19,301.72	\$1,314,473.81
Program Income Received	\$110,422.80	\$1,822,332.59
Total Funds Expended	\$42,312.36	\$23,547,040.59
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	\$2,069,637.35
Limit on State Admin	\$0.00	\$2,069,637.35

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,216,500.00	\$2,397,884.91

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,541,250.00	\$7,582,883.70



Overall Progress Narrative:

All activities have been completed with one exception. A summary of accomplishments is below.

A major accomplishment was the receipt of Platinum LEED Certification for Primavera's Las Abuelitas project in South Tucson. Primavera has also received awards for the execution of this project. Primavera reports that tenant utility bills average about \$30 per month. A more detailed study of utility use and costs will be set up.

Primavera has three homes remaining on the Capilla property. Buyers should be ready to purchase the homes in August and September. One home was sold in June.

Preparation continues to move to Close out. Review of information in DRGR continues. Addresses have been corrected - support information is being entered.

An amendment to the NSP2 application is being prepared. Four of 30 census tracts were not treated with NSP2 grant activities. The amendment will propose removal of these tracts from the grant.

Monitoring of subgrantees will take place in June and July. The focus will be on rental activities and income certification.

Accomplishments of the NSP2 Grant by subrecipient are:

Primavera Foundation:

Completion of the 12 unit Los Abuelitas rental development which is certified to LEED Platinum.

Acquisition/Rehab of a home unit rental property

Acquisition/rehab and replacement of 5 homes sold to low income buyers

redevelopment of two properties with placement of four homes on each of the properties. Five of the home are sold

City of Tucson:

Purchased and sold 24 foreclosed homes which were transferred to the Pima County Community Land Trust - with homes sold to buyers using the community land trust model.

Acquired 15 foreclosed homes which are rented to low income renters - these are owned and now managed by Tucson through the EI Portal program.

Also demolished structures on 19 properties.

Family Housing Resources - purchased seven foreclosed homes which are now rented to low-income families

Southern Arizona Land Trust: - Purchased 52 foreclosed homes - one a duplex now rented to LMMI.

Also purchased 50 properties for land banking.

Community Investment Corporation has provided downpayment assistance to 131 buyers who purchased foreclosed homes in the target area.

Habitat for Humanity has constructed and sold 39 NSP assisted homes in the Corazon del Pueblo subdivision; and 11 homes in the Copper Vistas subdivisions.

Old Pueblo Community services has constructed 20 homes in Sunnyside Pointe using NSP2 funds to assist buyers.

Chicanos Por La Causa has constructed five homes at Liberty Corners.

While we can generally say the housing market is returning and many of the properties in the NSP2 program have appreciated - perhaps significantly, and foreclosures and the number of troubled properties has decreased, this is not true for all parts of the target area. Appraisals remain very low for properties, particularly in South Tucson, and thus redevelopment in parts of the target area will still require significant amounts of subsidy. The manufactured product that Primavera uses, while comparable in every way to a site built home, does not get appraised as well as a site built home. Similarly many appraisers appear to evaluate homes with expectations of what a suburban home contains in amenities. The consortium members will not overbuild for the community that they are building in - and therefore they are penalized. They cannot get sufficient financing - even though buyers can afford to finance a larger mortgage - more subsidy has to be provided to make the sale work.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Acquisition/Rehab, Acquisition and Rehabilitation	\$0.00	\$13,000,000.00	\$11,976,783.59
Administration, Program Administration	\$0.00	\$2,399,299.53	\$1,884,864.18
Demolition, Demolition	\$0.00	\$217,702.00	\$217,701.72
Financial Assistance, Financial Assistance	\$0.00	\$2,773,228.81	\$2,758,881.44
Land Bank, Land Banking	\$0.00	\$1,356,847.57	\$1,356,728.69
Redevelopment, Redevelopment - New Construction	\$0.00	\$4,750,000.00	\$3,970,040.38



Activities

Project # / Title: Acquisition/Rehab / Acquisition and Rehabilitation

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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/31/2012

Completed Activity Actual End Date:

07/31/2012

Responsible Organization:

Primavera Foundation

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

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:

The two rental units are occupied.

An HQS inspection was recently conducted of one of the units. Staff discussed with Primavera the capital replacement fund for these units. A substantial portion (\$300/ unit) of the monthly income from the properties goes into the reserve account. While this is much higher than the typical contribution of 10% - it is hard to project what an adequate amount might be.



Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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

Project Number:
 Acquisition/Rehab

Projected Start Date:
 04/06/2010

Benefit Type:
 Direct (HouseHold)

National Objective:
 NSP Only - LMMI

Activity Status:
 Completed

Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 07/26/2013

Completed Activity Actual End Date:
 07/26/2013

Responsible Organization:
 City of Tucson HCD

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,818,062.97
Total Budget	\$0.00	\$2,818,062.97
Total Obligated	\$0.00	\$2,818,062.97
Total Funds Drawdown	\$0.00	\$2,818,062.97
Program Funds Drawdown	\$0.00	\$2,668,406.44
Program Income Drawdown	\$0.00	\$149,656.53
Program Income Received	\$6,264.72	\$795,722.43
Total Funds Expended	\$0.00	\$2,818,062.97
City of Tucson HCD	\$0.00	\$2,818,062.97
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Tucson will acquire and rehabilitate a total of 24 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, though PCCLT has modified their targeting to include families up to 80% ami.

Location Description:

throughout NSP2 Target Area - located within the City of Tucson. See "Target Geography" on page 2 for detailed description of NSP2 Target Area.

Activity Progress Narrative:

Summary to date:
 24 homes have been purchased, rehabilitated, and sold by the Pima County Community Land Trust (PCCLT)

- During the past quarter, no additional homes were purchased
- A total of 24 homes have been sold to qualified buyers thru PCCLT



- Target goal was 22 homes for the 50%-120% AMI population
- A total of 24 homes were purchased for resale by PCCLT, exceeding the goal
- No additional homes will be purchased by City of Tucson for this set-aside

The Pima County Community Land Trust has received a grant from the Tucson Women's Foundation to provide leadership training to land trust buyers. The purpose of this grant is promote participation by owners in the governance of the community land trust and in their neighborhoods.

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	0	24/24
# of Singlefamily Units	0	24/24

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	24/24	24/24	100.00
# Owner Households	0	0	0	0/0	24/24	24/24	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-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:
Completed

Project Title:
Acquisition and Rehabilitation

Projected End Date:
08/16/2013

Completed Activity Actual End Date:
08/16/2013

Responsible Organization:
City of Tucson HCD

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,450,236.08
Total Budget	\$0.00	\$1,450,236.08
Total Obligated	\$0.00	\$1,450,236.08
Total Funds Drawdown	\$0.00	\$1,450,236.08
Program Funds Drawdown	\$0.00	\$1,424,072.22
Program Income Drawdown	\$0.00	\$26,163.86
Program Income Received	\$0.00	\$410,222.15
Total Funds Expended	\$0.00	\$1,450,236.08
City of Tucson HCD	\$0.00	\$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:

Locations throughout Target Area located within the City of Tucson. For detailed description of NSP2 Target area see Target Geography on page 2.

Activity Progress Narrative:

As of July 1, 2014 the City of Tucson's Housing and Community Development Department will manage the EI Portal program - rental housing units that are owned by the city but are not part of the public housing authority. Previously a private firm was managing the portfolio of properties. City has set up an asset management division to oversee management and maintenance of the homes - including the 12 homes that were purchased with NSP2 funds.

Summary to date:



- To date a total of 12 homes have been purchased for permanent rental in the City of Tucson’s EI Portal program
- All 12 homes have been transferred to EI Portal and are occupied
- All 12 homes have been rented to households below 50% AMI
- Target goal was 8 homes

Summary this quarter:

- No additional homes were purchased for the 25% set-aside this quarter.
- No additional homes have been rented or vacated
- Total homes rented thru City’s EI Portal rental program is 12

General Summary of Activities:

- The target goal for 8 homes has been exceeded. Twelve homes have been purchased, rehabilitated, and rented to occupants at 50% AMI or less, which completes (and exceeds) the 25% set-aside requirement.

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	0	12/12
# of Singlefamily Units	0	12/12

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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition and Rehabilitation

Projected End Date:

04/01/2013

Completed Activity Actual End Date:

04/01/2013

Responsible Organization:

Family Housing Resources

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$995,477.10
Total Budget	\$0.00	\$995,477.10
Total Obligated	\$0.00	\$995,477.10
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	\$0.00	\$9,155.05
Total Funds Expended	\$0.00	\$995,477.10
Family Housing Resources	\$0.00	\$995,477.10
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. For detailed description of NSP2 Target Area see Target Geography on page 2.

Activity Progress Narrative:

Family Housing Resources has acquired and rehabed seven properties that are now rented to low income families. FHR now provides property management for these and SALT's rental properties. FHR has requested that these homes be "transferred" to SALT who own a much larger number of homes. It is agreed that this would be more efficient. An AAQ has been submitted on this issue, and the response suggested that this would be permissible as long as the NSP2 restrictions continued.



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	7/7
# of Multifamily Units	-1	0/0
# of Singlefamily Units	0	7/7

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

Project Number:
Acquisition/Rehab

Projected Start Date:
04/06/2010

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Completed

Project Title:
Acquisition and Rehabilitation

Projected End Date:
01/27/2014

Completed Activity Actual End Date:
01/27/2014

Responsible Organization:
Primavera Foundation

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$367,286.33
Total Budget	\$0.00	\$367,286.33
Total Obligated	\$0.00	\$461,602.25
Total Funds Drawdown	\$0.00	\$367,286.33
Program Funds Drawdown	\$0.00	\$366,340.33
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:

City of South Tucson

Activity Progress Narrative:

Five homes have been replaced with manufactured homes and sold to low income buyers. To implement its goal of improvign the quality of housing in thhe City of South Tucson, Primavera Foundation has joined NextStep network, a group of non-profits developers who provide affordable, resource efficient manufactured housing. Primavera has obtained a license to sell manufactured homes in Arizona. Five low income households should be documented for this activity - however the rec ord shows that 4 of the 5 units are low income. This is a 100% low-income activity.

Attached are marketing materials that Primavera uses for their sales program.



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	0	5/5
# of Singlefamily Units	0	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/5	0/0	5/5	80.00
# Owner Households	0	0	0	4/5	0/0	5/5	80.00

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	

Activity Supporting Documents

Document Name: Homes for Sale - Overview - English - FINAL.pdf

Document Name: Homes for Sale - Overview - SPANISH - FINAL.pdf



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

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Completed
Project Number: Acquisition/Rehab	Project Title: Acquisition and Rehabilitation
Projected Start Date: 04/06/2010	Projected End Date: 04/19/2013
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date: 04/19/2013
National Objective: NSP Only - LMMI	Responsible Organization: Southern Arizona Land Trust

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$4,942,933.10
Total Budget	\$0.00	\$4,942,933.10
Total Obligated	\$0.00	\$4,942,933.10
Total Funds Drawdown	\$0.00	\$4,942,933.10
Program Funds Drawdown	\$0.00	\$4,419,018.23
Program Income Drawdown	\$0.00	\$523,914.87
Program Income Received	\$33,197.14	\$390,968.68
Total Funds Expended	\$0.00	\$4,942,933.10
Southern Arizona Land Trust	\$0.00	\$4,942,933.10
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.

Location Description:

Throughout NSP2 Target Area - for detailed description of NSP2 Target Area see Target Geography on page 2.

Activity Progress Narrative:

In May SALT and Pima County signed the 3rdAmendment to the NSP2 Contract. This Amendment gives SALT more clarity on how Program Income can be used to continue the NSP2 Program. The Amendment allows SALT to retain 65% of the monthly Program Income which SALT can use for any eligible NSP2 Activity. Pima County is sent the remaining 35% of Program Income.



Pima County has recently monitored SALT's rental homes. There are no significant outstanding issues.

Acquisition & Rehabilitation 120% AMI:

Rentals: All 36 of the A&R 120% AMI houses that SALT purchased and rehabbed have met the National Objective by being rented to an LMMI family.

County staff has observed that SALT has had to charge late fees for several renters. County does not dispute charging fees or the process that they use to charge fees for late payment. The concern is that this amounts to a voluntary rent increase for residents who may not afford such an increase, or at least could spent these funds on other necessities.

County has suggested using financial counseling available through NSP Consortium staff - and SALT has offered to waive fees if tenants participate in a budgeting class and one-on-one counseling. Letter to tenants is attached.

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		36/36	
# of Singlefamily Units	0		36/36	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	10/0	13/30	36/36	63.89
# Owner Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	10/0	13/30	36/36	63.89

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	

Activity Supporting Documents





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

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:

Completed

Project Title:

Acquisition and Rehabilitation

Projected End Date:

05/24/2013

Completed Activity Actual End Date:

05/24/2013

Responsible Organization:

Southern Arizona Land Trust

Overall	Apr 1 thru Jun 30, 2014	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	\$2,045,219.33
Program Funds Drawdown	\$0.00	\$1,944,871.52
Program Income Drawdown	\$0.00	\$100,347.81
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 Family 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.

SALT has purchased 16 LMMI properties. One is a duplex. There are a total of 17 low income rental units.

Location Description:

Throughout NSP2 Target Area. For detailed description of NSP2 Target Area, see Target Geography on page 2.

Activity Progress Narrative:

Rentals: All 16 of the A&R 50% AMI houses (17 units) that SALT purchased and rehabbed have met the National Objective by being rented to an LMMI family.

The objective needs to be changed to 17 homes. There is one duplex home.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# ELI Households (0-30% AMI)	0		8/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		17/17	
# of Multifamily Units	0		0/0	
# of Singlefamily Units	0		17/17	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	17/17	0/0	17/17	100.00
# Renter Households	0	0	0	17/17	0/0	17/17	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:	SALT - PI
Activity Title:	Acquisition & Rehab - PI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

06/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

SALT - Retained PI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

06/01/2016

Completed Activity Actual End Date:

Responsible Organization:

Southern Arizona Land Trust

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$100,000.00	\$100,000.00
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	\$56,126.49	\$56,126.49
Total Funds Expended	\$0.00	\$0.00
Southern Arizona Land Trust	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

SALT will be investing program income from rents to purchase homes in the NSP2 target area. They will use the same criteria for purchase and rehab - including meeting Green Standards.

Location Description:

Pima County NSP2 Target area. Described on page 2

Activity Progress Narrative:

This account was created to administer the Program Income account for SALT, who can now retain a portion of the Program Income that they earn for NSP2 activities.

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

Project # / Title: Administration / Program Administration

Grantee Activity Number: Admin-City of Tucson

Activity Title: Program Administration - City of Tucson

Activity Category:

Administration

Activity Status:

Completed

Project Number:

Administration

Project Title:

Program Administration

Projected Start Date:

04/06/2010

Projected End Date:

01/31/2013

Benefit Type:

()

Completed Activity Actual End Date:

01/31/2013

National Objective:

N/A

Responsible Organization:

City of Tucson HCD

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$303,588.84

Total Budget

\$0.00

\$303,588.84

Total Obligated

\$0.00

\$303,588.84

Total Funds Drawdown

\$0.00

\$303,588.84

Program Funds Drawdown

\$0.00

\$284,750.53

Program Income Drawdown

\$0.00

\$18,838.31

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 has completed its NSP2 activities. The amount in the Tucson's admin account was adjusted by an amendment of the IGA with Pima County, and this activity is closed.

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	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,894,296.07
Total Budget	(\$1,414.62)	\$1,894,296.07
Total Obligated	(\$1,414.62)	\$2,094,296.07
Total Funds Drawdown	\$0.00	\$1,766,048.51
Program Funds Drawdown	\$0.00	\$1,600,113.65
Program Income Drawdown	\$0.00	\$165,934.86
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$27,477.91	\$1,812,636.07
Pima County CDNC	\$27,477.91	\$1,812,636.07
Match Contributed	\$0.00	\$0.00

Activity Description:

Program administration of NSP2 grant and activities of Consortium members. The primary administrative activities are being conducted by staff. Consultants have been procured to conduct studies and carry out other tasks related to the grant.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Pima County continues to plan for close out of the NSP2 grant.
 >Proceeding to close out may occur when the last properties are sold in September.
 Accounts are being reconciled by the Finance department.

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

Project # / Title: Demolition / Demolition

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:

01/31/2013

Completed Activity Actual End Date:

02/08/2013

Responsible Organization:

City of Tucson HCD

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

To Date

N/A

\$217,701.72

Total Budget

\$0.00

\$217,701.72

Total Obligated

\$0.00

\$217,701.72

Total Funds Drawdown

\$0.00

\$217,701.72

Program Funds Drawdown

\$0.00

\$217,701.72

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 19 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. For detailed description of NSP2 Target Area see Target Geography on page 2.

Activity Progress Narrative:

19 properties have been impacted by Demolition project

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	20/19

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

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	

Project # / Title: Financial Assistance / Financial Assistance

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

Activity Category: **Activity Status:**



Homeownership Assistance to low- and moderate-income

Completed

Project Number:

Financial Assistance

Project Title:

Financial Assistance

Projected Start Date:

04/06/2010

Projected End Date:

01/31/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

01/13/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Investment Corporation

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$1,957,147.97

Total Budget

\$0.00

\$1,957,147.97

Total Obligated

\$0.00

\$1,957,147.97

Total Funds Drawdown

\$0.00

\$1,957,147.97

Program Funds Drawdown

\$0.00

\$1,942,800.60

Program Income Drawdown

\$0.00

\$14,347.37

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,957,147.97

Community Investment Corporation

\$0.00

\$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. For a detailed description of NSP2 Target Area refer to Target Geography on page 2.



Activity Progress Narrative:

This activity has been completed. However, Pima County is negotiating an agreement with CIC to provide post-purchase education and training for homebuyers who participated in the NSP2 program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	105/101
# of Singlefamily Units	0	105/101

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	105/90	105/101	100.00
# Owner Households	0	0	0	0/0	105/90	105/101	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:

Completed

Project Title:

Financial Assistance

Projected End Date:

01/31/2014

Completed Activity Actual End Date:

01/13/2013

Responsible Organization:

Community Investment Corporation

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$816,080.84
Total Budget	\$0.00	\$816,080.84
Total Obligated	\$0.00	\$816,080.84
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. A detailed description of the NSP2 Target Area is provided in Target Geography on page 2.

Activity Progress Narrative:

This activity has been completed.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Project # / Title: Land Bank / Land Banking

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

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$1,356,847.57



Total Budget	\$0.00	\$1,356,847.57
Total Obligated	\$0.00	\$1,356,847.57
Total Funds Drawdown	\$0.00	\$1,356,847.57
Program Funds Drawdown	\$0.00	\$1,356,728.69
Program Income Drawdown	\$0.00	\$118.88
Program Income Received	\$0.00	\$0.00
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. For a detailed description of the NSP2 Target area refer to Target Geography on page 2.

Activity Progress Narrative:

Disposition: SALT has presented a disposition plan for all of the land banking properties to PNIP. SALT continues to work on the disposition plan and look for opportunities to dispose of the land bank properties.

Planning / Fund raising: SALT is currently in the fund raising stage for the Drexel project. SALT has submitted several applications to secure funding to move the project forward.

Pima County has requested Technical Assistance from HUD to assist with disposition planning for the land bank properties. This may include the role that SALT may have as a developer of the properties.

(one unit added to bring the # of properties reported to 50)

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	50/50

	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

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-50% AMI
Activity Title:	LH Land Banking - Southern AZ Land Trust CANCELLED

Activity Category:

Land Banking - Disposition (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:

Completed

Project Title:

Land Banking

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Southern Arizona Land Trust

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
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
Southern Arizona Land Trust	\$0.00	\$0.00
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. This activity has been combined with A & R 50%. Funds and data will be merged with that activity. 11/14/12 - Vouchers that were drawn for this activity have been transferred to the SALT - 50% A & R activity. Goals associated with this activity have been changed to "zero" and allotted to the A & R activity. This activity is shown as "underway", although no accomplishments are proposed.

Location Description:

This activity has been cancelled.

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



of Properties 0 0/0

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

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	

Project # / Title: Redevelopment / Redevelopment - New Construction

Grantee Activity Number:	Habitat for Humanity - PI
Activity Title:	Copper Vistas - PI Account

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

08/01/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

08/01/2018

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall

Total Projected Budget from All Sources

Total Budget

Apr 1 thru Jun 30, 2014

N/A

\$17,000.00

To Date

\$17,000.00

\$17,000.00



Total Obligated	\$17,000.00	\$17,000.00
Total Funds Drawdown	\$14,834.45	\$14,834.45
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$14,834.45	\$14,834.45
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$14,834.45	\$14,834.45
Habitat for Humanity Tucson	\$14,834.45	\$14,834.45
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity will be reinvesting Program income in additional homes that are being constructed in the two Copper Vistas subdivision, using a PI account. Habitat estimates the buildout on this subdivision to be five years. The monthly estimate for reinvestment of PI is approximately \$7,000

Location Description:

Copper Vistas subdivisions located in the south central part of the target area.

Activity Progress Narrative:

This activity was created to manage the PI that Habitat will retain and reinvest. Habitat currently invests program income earned from principal repayments in homes that are being constructed in both of the Copper Vista subdivisions. They have suggested also reinvesting the program income in properties in the target area that they have acquired from banks.

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:	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 (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

Habitat for Humanity PI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

12/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall	Apr 1 thru Jun 30, 2014	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	\$4,467.27	\$1,149,102.13
Program Funds Drawdown	\$0.00	\$1,051,590.44
Program Income Drawdown	\$4,467.27	\$97,511.69
Program Income Received	\$11,696.57	\$123,371.63
Total Funds Expended	\$0.00	\$1,170,081.34
Habitat for Humanity Tucson	\$0.00	\$1,170,081.34
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 recieved by Pima County.
A total of 39 homes will be produced. 26 for moderate income buyers (50-80% ami) and 13 for low income buyers
Habitat for Humanity has arranged to retain and reuse the program income that it receives through mortgage repayments, through a Program Income account. The funds are redirected to pay for construction of Habitat homes in the target area.

Location Description:

NSP2 Target Area, Corazon del Pueblo subdivision

Activity Progress Narrative:

Houses completed construction: 39
Houses under construction: 0
National Objective met: closed on 39 houses (13 at AMI < 50% and 26 at 50% < AMI < 80%)



A total of 26 homes were sold to 50-80 ami owners. Each of the homes are certified through Energy Star. This activity is completed. Pima County will seek technical assistance to guide how close out of Habitat activities, and ongoing management of program income earned by Habitat for Humanity.

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	26		35/29	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		26/26	
# of Singlefamily Units	0		26/26	

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	26/26	26/26	100.00
# Owner Households	0	0	0	0/0	26/26	26/26	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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

Habitat for Humanity PI

Activity Status:

Completed

Project Title:

Redevelopment - New Construction

Projected End Date:

12/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall

	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$495,858.46
Total Budget	\$133,932.87	\$495,858.46
Total Obligated	\$133,932.88	\$495,858.46
Total Funds Drawdown	\$0.00	\$349,843.70
Program Funds Drawdown	\$0.00	\$349,843.70
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$349,843.71
Habitat for Humanity Tucson	\$0.00	\$349,843.71
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity will construct a total of 39 homes assisted with NSP2 funds, 13 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:

Habitat constructed and sold 13 homes which were sold to low income buyers. All homes are certified through Energy Star

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/26
#Low flow showerheads	0	0/26
#Units exceeding Energy Star	13	13/13



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/13
# of Singlefamily Units	0	13/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	13/13	0/0	13/13	100.00
# Owner Households	0	0	0	13/13	0/0	13/13	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 - CV I & II - 50%

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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelopment - New Construction

Projected End Date:

12/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$141,749.60
Total Budget	\$0.00	\$141,749.60
Total Obligated	\$0.00	\$141,749.60
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:

Six energy efficient single family home will be constructed and sold to low income families.

Location Description:

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

Activity Progress Narrative:

Habitat for Humanity has completed this activity.
>They have completed and sold six homes that were sold to low income buyers.
Each of the homes has been certified by Energy Star.
see attached photo of closing and quarterly statement from Habitat
(one hh added to CV - 50% - from CV -placed in incorrect activity)
(One home moved from CV I & II to CV I & II 50% - placed in incorrect activity from QPR 4/2012)

Accomplishments Performance Measures

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



#Low flow showerheads

0

0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	6/6
# of Singlefamily Units	1	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	6/6	0/0	6/6	100.00
# Owner Households	1	0	1	6/6	0/0	6/6	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	

Activity Supporting Documents

Document Name: NSP2 - Quarterly Report HFHT 06-2014.doc

Document Name: habitat closing.jpg

Image:



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 (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

Habitat for Humanity PI

Activity Status:

Completed

Project Title:

Redevelopment - New Construction

Projected End Date:

12/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$356,319.55
Total Budget	\$0.00	\$356,319.55
Total Obligated	\$0.00	\$356,319.55
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	\$3,137.88	\$3,137.88
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 11 homes on the Copper Vista I and II developments. 5 to be sold to mod income buyers (50-80% ami) and six sold to low income buyers.

Location Description:

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



Activity Progress Narrative:

Habitat for Humanity conducted surveys of residents in the vicinity of the two Copper Vista subdivisions. Many residents are new to this neighborhood, but like where they live. The documents showing results of the survey is attached.
 Houses completed construction: 11 NSP assisted homes were constructed and sold in the two Copper Vista subdivisions. five of the homes are sold to buyers between 50-80% ami.
 Houses under construction: 0
 National Objective met: closed on 11 houses (6 at AMI < 50% and 5 at 50% < AMI < 80%)

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		5/5	
# of Singlefamily Units	0		5/5	

Beneficiaries Performance Measures

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

Activity Supporting Documents





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:

Completed

Project Title:

Redevelopment - New Construction

Projected End Date:

12/03/2013

Completed Activity Actual End Date:

Responsible Organization:

Old Pueblo Community Services

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total Budget	\$0.00	\$600,000.00
Total Obligated	\$0.00	\$600,000.00
Total Funds Drawdown	\$0.00	\$600,000.00
Program Funds Drawdown	\$0.00	\$564,165.96
Program Income Drawdown	\$0.00	\$35,834.04
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$600,000.00
Old Pueblo Community Services	\$0.00	\$600,000.00
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 to households up to 80% ami. 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 located on Park near Bantam.

Activity Progress Narrative:

The 20 NSP2 assisted homes in the Sunnyside Pointe subdivision are sold. This project is completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	16/30



#Low flow showerheads	0	16/30
#Units w other green	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	20/20
# of Singlefamily Units	0	20/20

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	20/20	20/20	100.00
# Owner Households	0	0	0	0/0	20/20	20/20	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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelopment - New Construction

Projected End Date:

01/06/2014

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Apr 1 thru Jun 30, 2014	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. Four of the 12 units are allocated to NSP2.

Location Description:

NSP2 Target Area - City of South Tucson

Activity Progress Narrative:

Las Abuelitas was completed and is occupied. The project has achieved Platinum LEED certification. In addition it received an award for energy conservation from REEA.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Supporting Documents

Document Name: 061114 Platinum Certification.docx

Document Name: 140612 Las Abuelitas 'grandfamily' housing achieves LEED Platinum certification.pdf

Document Name: PFM Las Abuelitas 2014 REEA Application.pdf



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:

Completed

Project Title:

Redevelopment - New Construction

Projected End Date:

10/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos por la Causa

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$40,000.00
Total Budget	\$0.00	\$40,000.00
Total Obligated	\$0.00	\$40,000.00
Total Funds Drawdown	\$0.00	\$40,000.00
Program Funds Drawdown	\$0.00	\$40,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$40,000.00
Chicanos por la Causa	\$0.00	\$40,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Chicanos Por La Causa will construct two homes that will be purchased by buyers 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:

Two of the five homes at Liberty Corners constructed with NSP2 funds were sold to low - income buyers. This activity is completed.

(adjustment made for HH moved from 50% to 120% activity)

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/1



#Low flow showerheads

0

0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	2/2
# of Singlefamily Units	-1	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	-1	0	-1	2/2	0/0	2/2	100.00
# Owner Households	-1	0	-1	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:	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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

08/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Apr 1 thru Jun 30, 2014	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	\$11,720.00
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 four 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.

Seven of the homes are targeted to buyers earning below 80% of median income, with one home targeted to a household below 50% (this is in another activity).

Location Description:

City of South Tucson in the NSP2 Target Area.

Activity Progress Narrative:

The final homes to be completed for the NSP2 grant are located at the La Capilla property on S. 8th and 34th St. in South Tucson. One home closed in June and the remaining three have families ready to purchase the homes in September. Each of the manufactured homes have been placed and completed. Each of the homes are rated at Energy Star. Photos from each of the two locations are attached.

2402 S. 8thAve. House completed. Buyer has signed a contract and the home is expected to close by June 30, 2014.

The three remaining homes are completed. Buyers will be ready to close in August and September. These are the final homes



in NSP2.

219 W. 34thStreet House completed. Landscape and water harvesting yet to be completed. Buyer is currently working on savings for the IDA down payment assistance. Should close September, 2014.

221 W. 34thStreet House completed. Landscape and water harvesting yet to be completed. Buyer is currently working on savings for the IDA down payment assistance. Should close September, 2014.

The property at 225 W. 34thStreet will become a community garden for the use of the local residents in South Tucson. Primavera’s Garden Coordinator and Community Engagement Coordinator are organizing neighbors in the area, along with the homebuyers, to help plan the garden.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
#Units exceeding Energy Star	4	7/7

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	4/7
# of Singlefamily Units	1	4/7

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	4/7	4/7	100.00
# Owner Households	0	1	1	0/0	4/7	4/7	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	

Activity Supporting Documents



Document Name: La Capilla 008 (1).JPG

Image:



Document Name: La Capilla 009.JPG

Image:



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:

Completed

Project Title:

Redevelopment - New Construction

Projected End Date:

10/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos por la Causa

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$59,880.83
Total Budget	(\$20,119.17)	\$59,880.83
Total Obligated	(\$20,119.17)	\$59,880.83
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. Homes will be marketed to households below 80% ami, with three homes sold to 50-80% ami, and 2 to owners below 50% ami.

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:

Three of the five homes asisted wth NSP2 funds in the Liberty Corners project were sold to LMMI buyers. This project is compleed.
(adjustment made for HH moved from 50% to 120% activity)

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/3
# of Singlefamily Units	1	3/3

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	3/3	3/3	100.00
# Owner Households	0	1	1	0/0	3/3	3/3	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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelopment - New Construction

Projected End Date:

12/27/2013

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Apr 1 thru Jun 30, 2014	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- in the NSP2 Target Area.

Activity Progress Narrative:

The one home in this activity has been sold to a low income buyer

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

