

Grantee: Pima County, AZ

Grant: B-09-CN-AZ-0051

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-09-CN-AZ-0051

Obligation Date:**Grantee Name:**

Pima County, AZ

Award Date:

02/11/2010

Grant Amount:

\$22,165,000.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Gary Bachman

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

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

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

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

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

<http://www.pnlp.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; 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.pnlp.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	\$22,165,000.00
Total CDBG Program Funds Budgeted	N/A	\$22,165,000.00
Program Funds Drawdown	\$1,122,576.13	\$1,567,934.09
Program Funds Obligated	\$3,186,877.17	\$3,632,235.13
Program Funds Expended	\$1,608,824.91	\$2,236,290.07
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$293,290.01
Limit on State Admin	\$0.00	\$0.00

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	\$5,987,000.00

Overall Progress Narrative:

Momentum of the Pima Neighborhood Investment Partnership (PNIP) NSP2 grant has continued to grow. Progress in the past quarter includes:

Acquisition of eight single family homes by Southern Arizona Land Trust (SALT) for acquisition/rehabilitation. SALT has also purchased a vacant foreclosed home and adjoining vacant lot for the purpose of redevelopment. An additional 29 lots are currently held in escrow for Land Banking.

The City of Tucson has purchased seven homes. These will be conveyed to the Pima Community Land Trust. An additional five homes have been purchased and will be owned by the City and used for rental properties targeted to families earning below 50% ami.

Primavera Foundation has purchased two properties each containing two housing units. After rehabilitation, these will either be sold or rented to families earning below 50% ami.

Community Investment Corporation (CIC) has provided downpayment assistance to 18 buyers purchasing foreclosed homes. Thirteen homes were purchased, and five remain in escrow. Of the 18 buyers five earn below 50% ami.

Habitat for Humanity continued the construction of nine homes in the Corazon del Pueblo subdivision. They plan to start construction on five homes in March.

Old Pueblo Community Services has aggressively marketed its Sunnyside Pointe subdivision and is ready to begin sales of homes.

Chicanos Por La Causa is completing the infrastructure for its Copper Vista subdivisions.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Acquisition/Rehab, Acquisition and Rehabilitation	\$679,132.01	\$8,900,000.00	\$908,247.85
Administration, Program Administration	\$168,099.20	\$2,216,500.00	\$293,290.01
Demolition, Demolition	\$0.00	\$298,500.00	\$0.00
Financial Assistance, Financial Assistance	\$147,157.17	\$2,400,000.00	\$147,157.17
Land Bank, Land Banking	\$82,106.67	\$5,000,000.00	\$82,106.67
Redevelopment, Redevelopment - New Construction	\$46,081.08	\$3,350,000.00	\$137,132.39

Activities

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Tucson HCD

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,858,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,858,000.00
Program Funds Drawdown	\$1,600.00	\$1,600.00
Program Funds Obligated	\$61,400.54	\$61,400.54
Program Funds Expended	\$282,736.16	\$282,736.16
City of Tucson HCD	\$282,736.16	\$282,736.16
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

City of Tucson has purchased seven homes. They have also finalized the contracts for three rehab contractors, Sellers and Sons, Durazo and JC Construction. First bids on four homes are currently being reviewed. Notices to proceed will be issued in January 2011.

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	0/20
# of Singlefamily 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
# Owner 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:	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 Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson HCD

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,342,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,342,000.00
Program Funds Drawdown	\$341,652.19	\$341,652.19
Program Funds Obligated	\$421,036.55	\$421,036.55
Program Funds Expended	\$215,091.57	\$397,198.77
City of Tucson HCD	\$215,091.57	\$397,198.77
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

City of Tucson has purchased five homes. They have also finalized the contracts for three rehab contractors, Sellers and Sons, Durazo and JC Construction. First bids on four homes are currently being reviewed. Notices to proceed will be issued in January 2011.

Accomplishments Performance Measures

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

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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-FHR-50% AMI
Activity Title: LH acquisition & rehab - FHR

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 Acquisition/Rehab

Project Title:
 Acquisition and Rehabilitation

Projected Start Date:
 04/06/2010

Projected End Date:
 02/08/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 Family Housing Resources

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Family Housing Resources	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

FHR is currently searching for a foreclosed multifamily rental project in the target area for acquisition. The investment of funds will be targeted to meeting the 25% set aside requirement.

Accomplishments Performance Measures

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

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

of Multifamily 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	0/20	0/0	0/20	0
# Renter 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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Primavera Foundation

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$700,000.00
Total CDBG Program Funds Budgeted	N/A	\$700,000.00
Program Funds Drawdown	\$86,683.91	\$86,683.91
Program Funds Obligated	\$86,683.91	\$86,683.91
Program Funds Expended	\$135,493.78	\$135,493.78
Primavera Foundation	\$135,493.78	\$135,493.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 made 6 offers on 6 REO houses in South Tucson over the past 5 months. There have been out-of-state investors buying many REO houses with certain zip code areas, sight unseen, making it difficult for Primavera to make an offer. However, recently two (2) offers have been accepted and Primavera closed on the houses in December 2010. Each property has two smaller houses on the lots (front and back). The property located on 34th Street was built in 2007 and is in pretty good shape. Each house has 3 bedrooms, 2 bath with nice kitchen area and living room area. The interiors of the residence have not been treated well and will need rehab; i.e.: Replacement of doors, some drywall, some flooring, kitchen cabinets and countertops. These two houses will make great rental property for families at or below 50% of the AMI. The other property located 33rd Street, which was purchased is a 2 bedroom and one bath and will need considerable rehab work as will the house located on the back of the property which is a 1 bedroom and 1 bath. This property could be a rental property or be sold to a first-time homebuyer with an extended family.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/10	0/0	0/10	0
# Owner Households	0	0	0	0/10	0/0	0/10	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-SALT
Activity Title:	Acquisition & rehabilitation - SALT

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Southern Arizona Land Trust

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,100,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,100,000.00
Program Funds Drawdown	\$242,606.57	\$471,722.41
Program Funds Obligated	\$242,606.57	\$471,722.41
Program Funds Expended	\$283,048.86	\$512,164.70
Southern Arizona Land Trust	\$283,048.86	\$512,164.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

During the past quarter SALT purchased 4 houses. Currently, there are an additional 4 houses that are in escrow that are due to close sometime in January or February 2011. The addresses provided above, include the 4 houses in escrow. SALT has offers on another 3 houses.

SALT is currently advertising the Request for Qualifications (RFQ) for contractors that are going to bid on the rehab for SALT houses. As part of SALT’s contractor procurement process, SALT will interview a number of contractors and select an approved list to bid on the single-family rehabs. SALT is also in the process of procuring a consultant to assist in the scope writing for the rehabs.

SALT is expecting to begin the rehab process in February 2011 on the 8 houses that SALT currently owns,

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	0/25
# of Singlefamily Units	0	0/25

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	0/25	0
# Owner Households	0	0	0	0/0	0/20	0/25	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-SALT-50% AMI
Activity Title:	LH acquisition & rehab - SALT

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Southern Arizona Land Trust

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$900,000.00
Total CDBG Program Funds Budgeted	N/A	\$900,000.00
Program Funds Drawdown	\$6,589.34	\$6,589.34
Program Funds Obligated	\$6,589.34	\$6,589.34
Program Funds Expended	\$5,649.31	\$5,649.31
Southern Arizona Land Trust	\$5,649.31	\$5,649.31
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

SALT is currently advertising the Request for Qualifications (RFQ) for contractors that are going to bid on the rehab for SALT houses. As part of SALT’s contractor procurement process, SALT will interview a number of contractors and select an approved list to bid on the single-family rehabs. SALT is also in the process of procuring a consultant to assist in the scope writing for the rehabs. Funds expended are related to program delivery costs.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Multifamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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:	Admin-City of Tucson
Activity Title:	Program Administration - City of Tucson

Activity Category:

Administration

Project Number:

Administration

Projected Start Date:

04/06/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson HCD

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$310,207.00
Total CDBG Program Funds Budgeted	N/A	\$310,207.00
Program Funds Drawdown	\$17,737.63	\$17,737.63
Program Funds Obligated	\$310,207.00	\$310,207.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 been developing the Pima County Community Land Trust as well as setting up bids for the initial homes that will be rehabilitated.

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:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Pima County CDNC

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,906,293.00
Total CDBG Program Funds Budgeted	N/A	\$1,906,293.00
Program Funds Drawdown	\$150,361.57	\$275,552.38
Program Funds Obligated	\$1,781,102.19	\$1,906,293.00
Program Funds Expended	\$150,999.15	\$276,189.96
Pima County CDNC	\$150,999.15	\$276,189.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Communication
 During the last quarter two marketing brochures were developed, one highlighting the activities of all the Consortium Partners and one specifically geared to the Down Payment Program. These brochures have been taken to events such as the Green Living Fair.
 On December 9, the Pima Neighborhood Investment Partnership/PNIP, the local name for the NSP2 Consortium, hosted an Open House in their new office space. This festive event attracted neighborhood residents, County and City staff, non profit agencies and elected officials.
 Pima County hosts mandatory quarterly meetings for the Partnership and also meets individually with each partner as needed. Pima County PNIP staff sends out a weekly email BLAST that informs multiple stakeholders of upcoming HUD Webinars, events, training opportunities and other critical information. The BLAST has been well received.
 Pima County staff has built a Web Page, PNIP.org and continues to add information about the program and properties. Pima County has a contract with SocialServe.com to publicize affordable rentals in both for profit and nonprofit complexes. PNIP met with the SocialServe.com staff to expand their listing of home ownership opportunities, including the NSP2 homes.
 Fair Housing
 Pima County PNIP staff met with the Southwest Fair Housing Council to review the plans to affirmatively market the program. Southwest Fair Housing provided training to all partners and is now setting up to monitor marketing materials and to offer refresher courses to each entity.
 Training

PNIP staff and partners attended a HUD sponsored Section 3 training. Two of the PNIP staff members presented at the annual NACCED conference held in Michigan in October.

PNIP staff participated in NSP2 training for the four Housing Counseling agencies selected to work with the Down Payment Program, called PNIP/HAP.

Pima County staff offered training for new staff from the partner agencies.

Evaluation

Pima County contracted with the Drachman Institute at the University of Arizona to collect baseline data in the target area and to develop tools to measure impact from the NSP2 funds.

During this quarter Drachman staff and students conducted windshield surveys in selected neighborhoods. The data from these visual drive-by surveys includes physical condition of both residential and commercial properties, land uses, traffic patterns and street enhancements, bike and pedestrian paths, public transit routes and other information impacting quality of life. The study also identifies vacant and foreclosed properties. This information will be presented graphically on maps and charts to assess the current situation of the neighborhoods.

The Drachman staff also designed a survey for selected neighborhood residents to assess their feelings about their community, their use of public transit and local amenities and other factors.

This baseline data will allow Drachman to measure change in the selected neighborhoods at the end of the NSP2 grant period.

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

Activity Status:

Under Way

Project Number:

Financial Assistance

Project Title:

Financial Assistance

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Investment Corporation

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,680,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,680,000.00
Program Funds Drawdown	\$87,157.17	\$87,157.17
Program Funds Obligated	\$87,157.17	\$87,157.17
Program Funds Expended	\$240,000.00	\$240,000.00
Community Investment Corporation	\$240,000.00	\$240,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

Location Description:

throughout NSP2 Target Area

Activity Progress Narrative:

Procurement of the Housing Counseling Agencies (HCA's) and the Home Inspection Companies were finalized. Participating HCA's are: Family Housing Resources, Chicanos Por La Causa, Old Pueblo Community Services and Primavera Foundation. Participating Home Inspections companies are: Brick by Bryck Home Inspectors, AmeriSpec Home Inspectors and Inside Out Home Inspectors. All contracts were executed. Coordinated an information and training session for the HCA's and Home Inspection companies. Pima Neighborhood Investment Partnership (PNIP) Housing Assistance Program (HAP) documents and guidelines were finalized, distributed, and program procedures were identified. PNIP HAP Brochures were created, printed and distributed. Bus Shelter promotional panels were created and distributed to bus shelters in alternating strategic areas throughout Pima County. Coordinated with local Tucson Association of Realtors office to conduct a presentation/training of the PNIP HAP program to local realtors and lenders. Over 67 housing industry professionals attended. The Housing Counseling Agencies and Home Inspection Companies participated along with Pima County Staff. 12 families (120% AMI) purchased single family residence in the NSP2 targeted area and received \$240,000 in NSP2 Homebuyer Assistance. 6 families (50% AMI) are in escrow to purchase a single family residence in the NSP2 targeted area

and will receive \$120,000 in NSP2 Homebuyer Assistance in January 2011. These 18 families combined spent \$1,843,071 in purchasing homes. The appraised value of all homes combined is \$1,911,900 for a total savings of \$68,829 or a discount of approximately 3.6%. The 18 transactions generated \$1,462,723 in mortgage loans with an average loan amount of \$81,262. In addition to the minimum 1% Discount required by the program, Sellers provided \$60,272 to help pay homebuyer's closing costs; WISH/Private funds were \$6,000 and Family gift funds were \$4,224.25. Homebuyers contributed \$37,785 of their own funds for an average contribution of \$2099. The Average interest rate charged was 4.457% for a 30 year fixed rate loan.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	12	12/45
# of Singlefamily Units	12	12/45

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	12	12	0/0	12/40	12/45	100.00
# Owner Households	0	12	12	0/0	12/40	12/45	100.00

Activity Locations

Address	City	State	Zip
6624 S Empire Vista Drive	Tucson	NA	85756
2337 E Sierra Manantial	Tucson	NA	85706
2465 E Calle Pelicano	Tucson	NA	85706
1474 W Ruhe Place	Tucson	NA	85746
2220 E Calle Los Marmoles	Tucson	NA	85706
1588 W Beantree Lane	Tucson	NA	85713
4221 E Market Street	Tucson	NA	85706
6789 S Sonoran Bloom	Tucson	NA	85756
4639 S Valley Road	Tucson	NA	85714
6809 S Parliament	Tucson	NA	85756
6787 S Via De La Verdad	Tucson	NA	85756
7041 S Brickellbush Lane	Tucson	NA	85756

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

Financial Assistance

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financial Assistance

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Investment Corporation

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$720,000.00
Total CDBG Program Funds Budgeted	N/A	\$720,000.00
Program Funds Drawdown	\$60,000.00	\$60,000.00
Program Funds Obligated	\$61,906.15	\$61,906.15
Program Funds Expended	\$120,000.00	\$120,000.00
Community Investment Corporation	\$120,000.00	\$120,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

Location Description:

throughout NSP2 target area

Activity Progress Narrative:

Procurement of the Housing Counseling Agencies (HCA's) and the Home Inspection Companies were finalized. Participating HCA's are: Family Housing Resources, Chicanos Por La Causa, Old Pueblo Community Services and Primavera Foundation. Participating Home Inspections companies are: Brick by Bryck Home Inspectors, AmeriSpec Home Inspectors and Inside Out Home Inspectors. All contracts were executed. Coordinated an information and training session for the HCA's and Home Inspection companies. Pima Neighborhood Investment Partnership (PNIP) Housing Assistance Program (HAP) documents and guidelines were finalized, distributed, and program procedures were identified. PNIP HAP Brochures were created, printed and distributed. Bus Shelter promotional panels were created and distributed to bus shelters in alternating strategic areas throughout Pima County. Coordinated with local Tucson Association of Realtors office to conduct a presentation/training of the PNIP HAP program to local realtors and lenders. Over 67 housing industry professionals attended. The Housing Counseling Agencies and Home Inspection Companies participated along with Pima County Staff. 6 families are in escrow to purchase a single family residence in the NSP2 targeted area and will receive \$120,000 in NSP2 Homebuyer Assistance in January 2011.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		6		6/15
# of Singlefamily Units		6		6/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	6	0	6	6/15	0/0	6/15	100.00
# Owner Households	6	0	6	6/15	0/0	6/15	100.00

Activity Locations

Address	City	State	Zip
3880 E Bright View Street	Tucson	NA	85706
1470 W Kirkwell Place	Tucson	NA	85746
1651 W Lavender Spring	Tucson	NA	85746
5129 S Lavender Moon Way	Tucson	NA	85746
5925 S Avenida Barranca Seca	Tucson	NA	85706
5388 S Tres Rios	Tucson	NA	85746

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

Demolition

Project Title:

Demolition

Projected Start Date:

04/06/2010

Projected End Date:

02/08/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Tucson HCD

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

City staff is identifying properties for demolition.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/25
	This Report Period	Cumulative Actual Total / Expected
	Total	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

Grantee Activity Number:	Demo-Primavera
Activity Title:	Demolition - Primavera Foundation

Activity Category:

Clearance and Demolition

Project Number:

Demolition

Projected Start Date:

04/06/2010

Benefit Type:

Area Benefit (Census)

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:

Primavera Foundation

Overall

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$98,500.00
Total CDBG Program Funds Budgeted	N/A	\$98,500.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Primavera Foundation will demolish a total of 12 blighted residential structures in the City of South Tucson

Location Description:

NSP2 Target Area, South Tucson

Activity Progress Narrative:

No Activity in this category.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12

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

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Persons	3100	898	5320	75.15

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-CPLC
Activity Title:	New home construction - CPLC

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Chicanos por la Causa

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$525,000.00
Total CDBG Program Funds Budgeted	N/A	\$525,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CPLC 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, of which NSP2 redevelopment funds will construct 18 and 12 units respectively. Additional matching funds came from Northern Trust Bank funds.

Location Description:

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

Activity Progress Narrative:

Copper Vista I

CPLC has signed a listing agreement with a real estate agent to sell the properties and should be installing signs in December 2010. CPLC is completing a model home to be used as a sales office.

Copper Vista II

CPLC awarded the contract to finish the infrastructure; the subcontractor will start work in December 2010 and should finish by March 2011.

Sales

Through CPLC's housing counseling services, 58 potential clients are working to be mortgage ready. Over the past month and a half, CPLC had over 300 TV ads on COX Cable. These ads generated new interest in the CPLC subdivisions.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/60
#Low flow showerheads	0	0/60

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

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	0/30	0/30	0
# Owner Households	0	0	0	0/0	0/30	0/30	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 Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Tucson

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$900,000.00
Total CDBG Program Funds Budgeted	N/A	\$900,000.00
Program Funds Drawdown	\$43,074.67	\$134,125.98
Program Funds Obligated	\$43,074.67	\$134,125.98
Program Funds Expended	\$74,472.89	\$165,524.20
Habitat for Humanity Tucson	\$74,472.89	\$165,524.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

Location Description:

NSP2 Target Area, Corazon del Pueblo subdivision

Activity Progress Narrative:

Habitat for Humanity continued working on seven houses on Lots 220-226 that were started on September 11, 2010 and raised the walls on Lots 227 and 228 at Corazon del Pueblo. All of the subcontractors under the front end trades of Lots 220-228 have reported on their Section 3 that no one was hired or rehired for this work.
On November 17, 2010, Habitat issued Inviting Bids for the intermediate trade work on the homes. These trades are Drywall, Insulation, Stucco, HVAC, and Masonry for Patio Walls as well as Masonry Walls for the Subdivision.
A pre-construction meeting was held on December 22, 2010 to review Davis Bacon, Section 3, and other Federal Requirements.
Additionally, Habitat issued a 30 Day Notice to Bid for the awarding of front end contracts for Phase Five construction. These trades are to furnish all materials, transportation and services required to excavate, pour concrete slabs, install rough plumbing and provide special inspections for five additional houses in the Corazon Del Pueblo Subdivision. These bids are due January 18, 2011.
Nine of the selected homeowners have completed the HUD training provided by Primavera Foundation. They have also completed four out of the ten classes provided by Habitat's Homeowner Services.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/70
#Low flow showerheads	0	0/70

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/35
# of Singlefamily Units	0	0/35

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	0/35	0/35	0
# Owner Households	0	0	0	0/0	0/35	0/35	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-Old Pueblo
Activity Title:	New home construction - Old Pueblo

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

02/08/2013

Completed Activity Actual End Date:

Responsible Organization:

Old Pueblo Community Services

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$3,006.41	\$3,006.41
Program Funds Obligated	\$3,006.41	\$3,006.41
Program Funds Expended	\$3,006.41	\$3,006.41
Old Pueblo Community Services	\$3,006.41	\$3,006.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

Location Description:

NSP2 Target Area, Sunnyside Pointe platted subdivision

Activity Progress Narrative:

Old Pueblo has worked with Pima County to resolve all outstanding questions/issues with Sunnyside Pointe. Old Pueblo is now marketing the NSP2 funds in the community, and expects to have the first sale in January 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/40
#Low flow showerheads	0	0/40

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/20
# of Singlefamily 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
# Owner 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:	Redevelop-Primavera
Activity Title:	New multi-family construction - Primavera

Activity Category:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - 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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 is working with a realtor to assist with locating a property in South Tucson that can accommodate a 20 unit multi-family building with appropriate parking. Primavera has looked at 3 properties to date and will continue to search. Primavera will be meeting with the City of South Tucson City Manager regarding a sizable property in South Tucson that is blighted but occupied. Primavera will be looking seriously at this location to evaluate the possibilities of this property. Relocation responsibility and cost will be a factor in this decision.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/20
# of Multifamily 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
# Renter 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:	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 Benefit (Census)

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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,400,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,400,000.00
Program Funds Drawdown	\$71,854.17	\$71,854.17
Program Funds Obligated	\$71,854.17	\$71,854.17
Program Funds Expended	\$91,049.75	\$91,049.75
Southern Arizona Land Trust	\$91,049.75	\$91,049.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

During the past quarter SALT purchased 1 house as part of the land banking grant. SALT currently has 29 platted and improved lots that are in escrow. SALT expects to close on the 29 lots in January 2011. The one house that SALT purchased is expected to be torn down and SALT will research the feasibility of building a duplex or 4-plex on the lot. SALT has looked at 3 apartment complexes and continue the due diligence process on apartment complexes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/27
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
131-137 E Palmdale Street	Tucson	NA	85714

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 Benefit (Census)

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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$10,252.50	\$10,252.50
Program Funds Obligated	\$10,252.50	\$10,252.50
Program Funds Expended	\$7,277.03	\$7,277.03
Southern Arizona Land Trust	\$7,277.03	\$7,277.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

SALT has looked at 3 apartment complexes and continue the due diligence process on apartment complexes. Funds expended were for program delivery costs.

Accomplishments Performance Measures

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