

**Grantee: Pima County, AZ**

**Grant: B-09-CN-AZ-0051**

**October 1, 2011 thru December 31, 2011 Performance Report**

---



**Grant Number:**

B-09-CN-AZ-0051

**Obligation Date:****Award Date:**

02/11/2010

**Grantee Name:**

Pima County, AZ

**Contract End Date:**

02/11/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$22,165,000.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PI/RL Funds:**

\$1,000,000.00

**Total Budget:**

\$23,165,000.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Executive Summary:

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

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

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

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

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

### Target Geography:

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

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

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

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

### Program Approach:

The Pima County NSP2 Consortium has been active in the greater Tucson metropolitan area in residential property acquisition and rehabilitation, redevelopment of vacant land, providing financial assistance to first-time homebuyers, and demolition of blighted structures.

The Consortium has extensive experience in land-use planning, marketing and outreach, property management, accessing capital, program and project management, working productively with other organizations, and managing federal funds.

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



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

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

**Consortium Members:**

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

**How to Get Additional Information:**

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

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$23,165,000.00
<b>Total Budget</b>	\$5,288.89	\$23,165,000.00
<b>Total Obligated</b>	\$1,936,222.06	\$12,622,735.38
<b>Total Funds Drawdown</b>	\$2,804,270.44	\$11,159,974.23
<b>Program Funds Drawdown</b>	\$2,798,981.55	\$11,154,685.34
<b>Program Income Drawdown</b>	\$5,288.89	\$5,288.89
<b>Program Income Received</b>	\$7,472.46	\$9,687.97
<b>Total Funds Expended</b>	\$2,173,236.42	\$11,159,974.23
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$2,216,500.00	\$753,738.85
<b>Limit on State Admin</b>	\$0.00	\$753,738.85

**Progress Toward Activity Type Targets**

Activity Type	Target	Actual
<b>Administration</b>	\$2,216,500.00	\$2,216,500.00

**Progress Toward National Objective Targets**

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$5,541,250.00	\$6,482,440.88



## Overall Progress Narrative:

### Activity Summaries:

#### City of Tucson/Pima County Community Land Trust:

PCCLT has 11 homes for sale, and one under contract for sale.

>Two homes were purchased in the quarter, two more are under contract

>As many as five more homes could be purchased -

>There are marketing and appraisal issues. The market continues to decline which pulls appraisals lower.

Appraisers devalue the CLT, and do not value the energy efficient improvements to the homes. The Technical Assistance will include training for appraisers.

#### City of Tucson/EI Portal:

>Nine homes have been purchased/eight are rented. Program income is being realized from the rental units, and is returned to Pima County.

#### City of Tucson - Demolition

>seven structures were demolished in this quarter, a total of 11 for the grant.

Family Housing Resources - was not successful in identifying a multifamily property for acquisition. It will consider a different strategy.

CIC - a proposal to continue the NSP2 funded downpayment program has been discussed. The recommendation is to fund the program at \$8,000. Activities could commence as soon as early February.

#### Primavera - acquisition and Rehab

>The initial 2 homes (on one property) have been rented. Five foreclosed properties have been purchased containing seven houses. Four homes on the lots have been demolished. Primavera is waiting delivery of manufactured homes which will be placed on some of the lots.

#### Primavera - Redevelopment.

>Pima county has prepared documents for the transfer of four contiguous lots to Primavera. A multi-family apartment complex will be constructed on this site. Primavera assembled a committee to review proposals submitted by "design-build" teams for the design and construction of the complex.

#### SALT

>Salt has purchased 11 homes (6 have been moved to 50% ami)

>four homes are rented

>2 homes are ready to rent

>3 homes are in the process of being rehabbed.

#### SALT 50% ami

>three homes are rented

>three are ready to rent

>SALT proposes to transfer homes and costs to this activity to meet the 50% set aside requirement. The concept of collaborating with another subgrantee to acquire and rehab a multi-family property was not feasible in the target area.

#### SALT - Land Banking. 120%

> Six homes have been purchased, and 15 parcels of land were purchased in this quarter. SALT owns 48 parcels of land and 10 homes in the 120% category. SALT is hiring consultants to plan for development of some of the lots. Four homes are rented, and one is ready for rent.

SALT - Land Banking 50% - SALT has purchased 5 homes in this category. This was part of a 10 - home First Look bulk purchase.

>SALT is proposing the transfer of homes and related costs to Acquisition and REhab categories. This will provide more consistency within each of the activities.

#### CPLC -

>Sales of the 5 homes in the Liberty Corners subdivision has started one home is under contract. Environmental review is underway.

#### Habitat for Humanity.

>10 homes have been completed and sold, 16 homes are under construction. One home was sold this quarter.

#### Old Pueblo Community Services

>Old Pueblo has sold 10 homes, two closings are pending, with four additional houses under contract. One home was sold this quarter.

#### Issues

- Subgrantees FHR and SALT were not successful in identifying a multifamily property for acquisition. A request for technical assistance was submitted to HUD, and a consultant from Coudburst Group was assigned to Pima



county.

>A meeting was held with two unsuccessful applicants for HUD's 811 competition - both projects are located in the target area - to determine whether either project was sufficiently ready for a diversion of funds from NSP for redevelopment. Both projects have sizable funding gaps and it does not appear that either could succeed without additional capital investment in addition to NSP and other identified sources. FHR may submit an alternate strategy.

- The local housing market continues to decline according to local sources. With low prices buyers find bargains, but local developers need to contend with low values - and high value to cost ratios. Low interest rates and costs attract some buyers, and a small amount of assistance may attract buyers to purchase homes in the target area.

- A marketing committee has been formed to develop strategies to market PNIP. This will include media buys, press releases and public events. The PNIP website has been rebuilt, and those interested in programs will find links to various housing resources.

- The Pima county Communications Office issued a press release regarding PNIP activities, and received a coverage from 2 TV stations, a spot in the local weekly and an article in one of the Spanish Language weekly newspapers.

Having met the 50% expenditure requirement - PNIP staff is now focusing on the completion of the grant - full expenditure of funds and meeting grant requirements including the 25% set-aside requirement.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Acquisition/Rehab, Acquisition and Rehabilitation	\$1,408,047.26	\$10,578,500.00	\$4,721,797.34
Administration, Program Administration	\$142,976.05	\$2,216,500.00	\$753,738.85
Demolition, Demolition	\$39,330.75	\$200,000.00	\$48,185.75
Financial Assistance, Financial Assistance	\$0.00	\$2,400,000.00	\$2,160,592.70
Land Bank, Land Banking	\$1,060,061.11	\$4,400,000.00	\$2,249,930.13
Redevelopment, Redevelopment - New Construction	\$148,566.38	\$3,370,000.00	\$1,220,440.57



## Activities

<b>Grantee Activity Number:</b>	<b>A&amp;R-City of Tucson</b>
<b>Activity Title:</b>	<b>Acquisition &amp; rehabilitation - City of Tucson</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Acquisition/Rehab

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Tucson HCD

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,358,000.00
<b>Total Budget</b>	\$0.00	\$3,358,000.00
<b>Total Obligated</b>	\$342,670.63	\$1,372,148.74
<b>Total Funds Drawdown</b>	\$555,546.59	\$1,372,148.74
<b>Program Funds Drawdown</b>	\$555,546.59	\$1,372,148.74
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$342,670.63	\$1,372,148.74
City of Tucson HCD	\$342,670.63	\$1,372,148.74
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

Summary to date:

- The Pima County Community Land Trust has sold a total of 16 homes. These are NSP1 homes. Currently two homes are in escrow and scheduled to close in January and February.
- Eleven NSP2 homes have been rehabbed and are listed for sale.
- One home NSP2 has a sale pending to a household between 50%- 80% AMI.

Summary this quarter:



- Two new homes were purchased and conveyed to PCCLT and two are currently in escrow.
- Four homes are currently being rehabbed and one is being inspected for the Scope of Work to be sent out to bid.

>Summary of Activities

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

Issues encountered/problems solved

The Pima County Community Land Trust has been unable to sell homes due to decreasing home values and low appraisals. City is working closely with PCCLT to implement strategies to market these homes. Pima County requested Technical Assistance from HUD and specifically from Michael Brown, who previously worked with PCCLT and Tucson. HUD has approved a Technical Assistance Plan and a visit has been scheduled for late January. Included in the plan is training for appraisers for Land Trust properties, as well as marketing, and Board of Directors training.

>Innovative activities

- To date, we have received 14 energy efficient certifications for all properties. Nine homes have received a Silver rating and five have received a Bronze rating.

### Accomplishments Performance Measures

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

### Beneficiaries Performance Measures

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



<b>Grantee Activity Number:</b>	<b>A&amp;R-City of Tucson-50% AMI</b>
<b>Activity Title:</b>	<b>LH acquisition &amp; rehab - City of Tucson</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
Acquisition/Rehab

**Project Title:**  
Acquisition and Rehabilitation

**Projected Start Date:**  
04/06/2010

**Projected End Date:**  
02/08/2013

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
City of Tucson HCD

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,383,940.88
<b>Total Budget</b>	\$1,940.88	\$1,383,940.88
<b>Total Obligated</b>	\$148,980.07	\$1,003,654.84
<b>Total Funds Drawdown</b>	\$300,260.89	\$1,003,654.84
<b>Program Funds Drawdown</b>	\$298,320.01	\$1,001,713.96
<b>Program Income Drawdown</b>	\$1,940.88	\$1,940.88
<b>Program Income Received</b>	\$4,235.31	\$4,235.31
<b>Total Funds Expended</b>	\$148,980.07	\$1,003,654.84
City of Tucson HCD	\$148,980.07	\$1,003,654.84
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

City of Tucson will acquire and rehabilitate a total of 10 vacant foreclosed single-family residential properties by the end of month 20, for rental housing for households at/below 50% AMI. Rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. The City of Tucson will maintain ownership of the homes which will be rented to qualified families. The properties will be managed by a private management firm.

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

Summary to date:

- A total of 9 homes have been purchased for permanent rental in Tucson's EI Portal program
- Eight homes have been transferred to EI Portal are occupied. The ninth home had rehab completed December 7 and has been transferred to EI Portal.
- 9 homes completed, with 8 rented to households below 50% AMI. Target goal was 8 homes.

Summary this quarter:

- No homes purchased this quarter for the 25% set-aside
- Eight homes have been transferred to EI Portal and have been occupied. The ninth home had rehab completed December 7 and has been transferred to EI Portal.
- 9 homes completed, with 8 rented to households below 50% AMI. Target goal was 8 homes.

General Summary of Activities



- The target goal for eight homes as been exceeded. We have purchased nine homes, and will slowly add to this number to increase the 25% set-aside.
  - Final home was completed December 7 and transferred to El Portal. No other homes currently being rehabbed.
- Issues encountered/problems solved

- No major issues with the 25 % set aside

>Innovative activities

- To date, we have received 14 energy efficient certifications for all properties. Nine homes have received a Silver rating and five have received a Bronze rating.
- Program Income

1. On Oct. 17th, 2011, Pima County recieved the City of Tucson's July and August 2011 Program Income reconciliation and check. The reconciliation identified the City of Tucson collected \$1,444.44 in program income in July and collected \$496.44 in program income in August.

2. On Dec. 7th, 2011, Pima County received the City of Tucson's September 2011 Program Income reconciliation and check. The reconciliation identified the City of Tucson collected \$2,294.43 in program income in September.

### 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	2	8/10
# of Singlefamily Units	2	8/10

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	County	State	Zip	Status / Accept
890 E Vuelta Suave	Tucson		Arizona	85706-5537	Match / Y
314 E Pennsylvania Dr	Tucson		Arizona	85714-2785	Match / Y

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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





# of Properties

0

0/0

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



<b>Grantee Activity Number:</b>	<b>A&amp;R-Primavera-50% AMI</b>
<b>Activity Title:</b>	<b>LH acquisition &amp; rehab - Primavera</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

Acquisition/Rehab

**Project Title:**

Acquisition and Rehabilitation

**Projected Start Date:**

04/06/2010

**Projected End Date:**

02/08/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Primavera Foundation

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$898,500.00
<b>Total Budget</b>	\$0.00	\$898,500.00
<b>Total Obligated</b>	\$122,254.77	\$333,311.08
<b>Total Funds Drawdown</b>	\$122,254.77	\$333,311.08
<b>Program Funds Drawdown</b>	\$122,254.77	\$333,311.08
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$122,254.77	\$333,311.08
Primavera Foundation	\$122,254.77	\$333,311.08
<b>Match Contributed</b>	\$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:**

Summary to date: All Primavera activities are targeted to the City of South Tucson

- Primavera purchased a house located at 140 W. 34th Street; for a total of purchased properties of five lots and seven houses.
- Houses located at 24 A & B West 34th Street have been rehabbed. Unit 24B was rented out on November 1, 2011 and Unit 24A was rented out on December 1, 2011. Both families' incomes are at or below 50% of the AMI.
- Four houses have been surveyed for asbestos and will be abated, if necessary.
- Four houses have been demolished.
- Primavera is working with NextStep and Clayton Homes and has ordered two Energy Star Silver LEED certified homes for placement on the corner lot 201 E 34th Street. Delivery of the homes is expected on January 10, 2012. These homes will be rented to two families at or below the 50% AMI.
- Primavera used Success Measures Data System Community Stabilization Tools to develop baseline data on resident confidence and observation of all parcels/lots within the City of South Tucson.

Summary this quarter:



- Houses located at 24 A & B West 34th Street Rehabs have been completed. Unit 24B was rented out on November 1, 2011 and Unit 24A was rented out on December 1, 2011. Both families' incomes are at or below 50% of the AMI.
  - One house has been surveyed for asbestos and will be abated, if necessary.
  - One house has been demolished.
  - Primavera completed the gathering of all base line data including 269 (of 1500 residential household) resident surveys and observation surveys (windshield surveys) of all parcels and lots within the City of South Tucson.
- Planned Activities for Next Two Quarters:

- Primavera is working with NextStep and Clayton Homes and has ordered two Energy Star Silver LEED certified homes for placement on the corner lot 201 E. 34th Street.
- Primavera will be placing two manufactured Energy Star Silver LEED certified homes on 201 E. 34th Street. We plan on renting these homes to families at or below the 50% AMI.
- Primavera will place another manufactured Energy Star Silver LEED certified home on 337 West 27th Street.
- We have identified a client interested in placing a manufactured home at 414 E. 34th Street.
- Primavera plans on purchasing three more houses for rehab and/or replacement.

Issues encountered/problems solved – The biggest challenge we faced was that Clayton Homes did not have any Silver LEED certified manufactured homes. Primavera was successful in solving this challenge by working with Next Step and Clayton. Clayton is now developing a LEED certified manufactured home.

Innovative activities – The innovations are green building in both rehab and replacement homes and green manufactured housing development. Additional innovations: Primavera hired and trained youth from the John Valenzuela Youth Center in the City of South Tucson to carry out the resident confidence surveys using Success Measures Data System Community Stabilization Tools. Primavera partnered with the City of South Tucson planning and code enforcement staff to carry out windshield surveys of all lots and parcels using SMDS Community Stabilization observation tools.

NextStep is a non-profit organization that works with affiliated non-profit organizations to promote wider use of high quality manufactured homes for affordable housing. Through its affiliation with Next Step, Primavera has obtained a manufactured housing dealer's license and can now sell manufactured housing in Arizona. This enables Primavera to deliver energy saving affordable homes to residents in City of South Tucson.

## 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	2	2/10
# of Singlefamily Units	2	2/10

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	County	State	Zip	Status / Accept
24 W 34th St Unit B	Tucson		Arizona	85713-4396	Match / Y
24 W 34th St Unit A	Tucson		Arizona	85713-4396	Match / Y

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

---



<b>Grantee Activity Number:</b>	<b>A&amp;R-SALT</b>
<b>Activity Title:</b>	<b>Acquisition &amp; rehabilitation - SALT</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Acquisition/Rehab

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Southern Arizona Land Trust

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,300,000.00
<b>Total Budget</b>	\$0.00	\$2,300,000.00
<b>Total Obligated</b>	(\$493,478.81)	\$1,241,697.00
<b>Total Funds Drawdown</b>	\$342,274.16	\$1,241,697.00
<b>Program Funds Drawdown</b>	\$342,274.16	\$1,241,697.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$16.79	\$16.79
<b>Total Funds Expended</b>	(\$493,478.81)	\$1,241,697.00
Southern Arizona Land Trust	(\$493,478.81)	\$1,241,697.00
<b>Match Contributed</b>	\$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:**

Summary of SALT Activities:

During the quarter SALT terminated 1 employee for cause, and we hired another employee to maintain a staff of 4 employees dedicated to the NSP2 Grant. The 4 full-time SALT employees spend 100% of their time on the NSP2 grant.

During the past quarter we continued to focus on the rehab of the existing houses and getting them rented. Our main focus in the March and June 2012 quarters will be to continue rehabbing existing houses and turning them into affordable rentals. In addition, we will spend the majority of the remaining grant funds during the next 2 quarters.

Purchases: During the past quarter SALT did not purchase any houses in the A&R 120% AMI category. To date SALT has purchased 11 A&R 120% AMI homes to date. (This is a reduction in the number of houses reported in the previous quarter because a number of houses were moved to the 50% AMI category).

>Contract / Escrow: SALT currently does not have any A&R 120% AMI houses that are in the contract or escrow phase.

>Rentals: SALT rented 4 houses during the quarter and the tenants have moved in (total of 6 A&R-120 houses rented to date). We have an additional 2 houses that were completed and turned over to the Property Management firm at the end of the



quarter and anticipate them being rented early in the March 2012 quarter.

>Rehab: We have 3 houses that are currently under rehab. The rehab should be completed on these houses by the end of January 2012.

As indicated above funds from this activity have been transferred to the A&R 50% ami activity. SALT had planned to collaborate in the purchase and rehab of a multifamily property. A suitable property could not be identified and other investment strategies are being explored. One will include committing single family homes to the A&R 50%AMI category.

## Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	7/25
# of Singlefamily Units	4	7/25

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	1	4	1/0	4/20	7/25	71.43
# Owner Households	1	1	4	1/0	4/20	7/25	71.43

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1617 W Ventura Dr	Tucson		Arizona	85746-1333	Match / Y
6751 S 5th Ave	Tucson		Arizona	85756-5438	Match / Y
6713 S Lundy Ave	Tucson		Arizona	85756-6633	Match / Y
1875 E Calle Grandiosa	Tucson		Arizona	85706-4483	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>A&amp;R-SALT-50% AMI</b>
<b>Activity Title:</b>	<b>LH acquisition &amp; rehab - SALT</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Acquisition/Rehab

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Southern Arizona Land Trust

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total Budget</b>	\$0.00	\$1,000,000.00
<b>Total Obligated</b>	\$632,931.46	\$714,703.22
<b>Total Funds Drawdown</b>	\$31,428.39	\$714,703.22
<b>Program Funds Drawdown</b>	\$31,428.39	\$714,703.22
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$632,931.46	\$714,703.22
Southern Arizona Land Trust	\$632,931.46	\$714,703.22
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

Purchases:

- During the past quarter SALT did not purchase any A&R 50% houses. SALT has purchased 10 A&R 50% AMI houses to date. (Many of these homes were reallocated from the A&R-120 category to help SALT meet the 50% set aside).

Contract / Escrow:

- SALT does not have any A&R 50% houses in escrow or under contract.

Rentals:

- SALT rented 3 houses during the quarter and the tenants have moved in (total of 3 A&R-50 houses rented to date). We have an additional 3 houses that were completed and turned over to the Property Management firm at the end of the quarter and anticipate them being rented early in the March 2012 quarter.

Rehab:



- SALT is currently finishing the rehab on the 3 A&R 50% AMI houses, and we anticipate them being rented early in the March 2012 quarter. SALT is drafting the Scope of Work for 1 A&R-50 house.  
Planning:

- SALT and Pima County staff are reviewing activities and expenditures, to determine the best strategies for meeting grant requirements, including meeting the 25% set aside requirement. It is proposed that homes and that were purchased through the Land Banking and their costs project be "transferred" to the Acquisition and Rehabilitation Activity.

Originally, SALT intended purchase a foreclosed multi-family property with the intention of using this investment to meet the set aside requirement. No suitable properties were found, and the proposal to shift properties to meet the set-aside requirement is being explored.

### 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	0/10
# 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	3	0	3	3/10	0/0	3/10	100.00
# Renter Households	3	0	3	3/10	0/0	3/10	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
1823 W Dominy Rd	Tucson		Arizona	85713-4521	Match / Y
2070 W Bellagio Dr	Tucson		Arizona	85746-6636	Match / Y
7481 S Avenida Perlina	Tucson		Arizona	85746-8374	Match / Y

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>Admin-City of Tucson</b>
<b>Activity Title:</b>	<b>Program Administration - City of Tucson</b>

**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:**

City of Tucson HCD

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$310,207.00
<b>Total Budget</b>	\$0.00	\$310,207.00
<b>Total Obligated</b>	\$0.00	\$310,207.00
<b>Total Funds Drawdown</b>	\$37,240.73	\$102,135.07
<b>Program Funds Drawdown</b>	\$37,240.73	\$102,135.07
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$37,240.73	\$102,135.07
City of Tucson HCD	\$37,240.73	\$102,135.07
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

To date, City of Tucson has obligated all admin dollars. 25 homes have been purchased, with 9 for the 25% set-aside. There are three additional homes currently in escrow. Eight homes for the 25% set-aside have been rented in the EI Portal program, and rehab was completed for the ninth in mid-December. A lease is scheduled for February 1, 2012. Sixteen have been conveyed to the Pima County Community Land Trust, with ten completely rehabbed and listed for sale. The remaining six are in various stages of rehab. Eleven homes have been demolished, with an additional eight scheduled to go to bid. Four new demos were awarded.

**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

---

<b>Grantee Activity Number:</b>	<b>Admin-Pima County</b>
<b>Activity Title:</b>	<b>Program Administration - Pima County</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

Administration

**Project Title:**

Program Administration

**Projected Start Date:**

04/06/2010

**Projected End Date:**

02/08/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Pima County CDNC

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,906,293.00
<b>Total Budget</b>	\$0.00	\$1,906,293.00
<b>Total Obligated</b>	\$0.00	\$1,906,293.00
<b>Total Funds Drawdown</b>	\$105,735.32	\$651,603.78
<b>Program Funds Drawdown</b>	\$105,735.32	\$651,603.78
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$105,735.32	\$651,603.78
Pima County CDNC	\$105,735.32	\$651,603.78
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Program administration of NSP2 grant and activities of Consortium members

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

Pima County operates its NSP2 Grant through its Pima Neighborhood Investment Partnership (PNIP) Office, located on Evans Drive within the Target area. There are five County employees assigned to PNIP and one accountant assigned to Finance Department.

A quarterly meeting was held on November 2. This meeting became a video set as two productions were in production at the time. Both videos have been released. One by Neighborworks/Enterprise Communities; and one by SALT.

Two staff members attended the final DRGR training in Irvine, CA. One staff member attended multi-family training offered by National Development Council. The program manager attended the NACCED's annual Conference in Los Angeles.

Pima County coordinated NSP-Technical Assistance for three areas

- Multi-family housing through Cloudburst Group.
- Development of a draft RFP for NSP developers through Enterprise Communities.
- Community land Trust training for the Pima County Community Land Trust, through NDC and Cornerstone Partnership.

The CLT training is on-site and will begin in January.

PNIP and Finance staff have met to establish a system to collect and track program income as it is returned to Pima County. This includes accounting procedures, entries into DRGR and internal tracking.

A Marketing Committee consisting of several subgrantees has been formed and is planning media.



Staff carefully monitored subgrantee expenditures to insure that the 50% expenditure requirement is successfully met. Fortunately this was met in November, and attention is now focused on spending the balance of NSP funds, as well as reviewing slow moving projects.

NSP staff compiles and sends out The Blast as weekly summary of notices and information to subgrantees and stakeholder contacts.

Program income started to be collected by subgrantees and accounting staff has recorded receipts and changes in DRGR to account for revenues.

A redesigned and improved website was set up and made public, through the work of a consultant.

The Pima county Communications Office developed a press release, leading to features on the local news, an interview in the local "Weekly" and an article in the Spanish language press.

Two PNIP staff participated on Primavera's committee to select a design/build consultant for their multi-family project.

PNIP staff met with Pima county Weatherization staff to determine the feasibility of using remaining Weatherization funds on PNIP/NSP2 homes.

Staff attended a presentation on Pima County's Zero-Net Energy program that was conducted by Pima County's Building 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

---

<b>Grantee Activity Number:</b>	<b>CIC</b>
<b>Activity Title:</b>	<b>Assistance - Community Investment Corp.</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

Financial Assistance

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Financial Assistance

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Community Investment Corporation

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,680,000.00
<b>Total Budget</b>	\$0.00	\$1,680,000.00
<b>Total Obligated</b>	\$0.00	\$1,478,619.07
<b>Total Funds Drawdown</b>	\$0.00	\$1,478,619.07
<b>Program Funds Drawdown</b>	\$0.00	\$1,478,619.07
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,478,619.07
Community Investment Corporation	\$0.00	\$1,478,619.07
<b>Match Contributed</b>	\$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:**

CIC and Pima County NSP/PNIP staff have discussed resuming the successful downpayment assistance program that was funded with NSP2 funds. The new program would be funded using the balance of funds from CIC's activities, as well as funds recaptured and reallocated from CPLC's Copper Vista projects and unspent balances from other NSP2 activities. It is recommended that \$8,000 be allocated for downpayment assistance for each buyer. In addition it was recommended that Home Inspectors provide a post-purchase orientation for each buyer to discuss the use of energy efficient features, home safety and other issues. Underwriting guidelines that have historically been used by Pima County to prevent recipients from obtaining sub-prime loans and other abusive lending practices will be continued. CIC and PNIP staff are negotiating an amendment to the existing contract. In the meantime CIC has targeted February 1 as a date to hire staff and resume the program.



## Accomplishments Performance Measures

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	70/70	70/70	100.00
# Owner Households	0	0	0	0/0	70/70	70/70	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	



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

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

Financial Assistance

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Financial Assistance

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Community Investment Corporation

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$720,000.00
<b>Total Budget</b>	\$0.00	\$720,000.00
<b>Total Obligated</b>	\$0.00	\$681,973.63
<b>Total Funds Drawdown</b>	\$0.00	\$681,973.63
<b>Program Funds Drawdown</b>	\$0.00	\$681,973.63
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$681,973.63
Community Investment Corporation	\$0.00	\$681,973.63
<b>Match Contributed</b>	\$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:**

CIC will resume it NSP2 funded downpayment assistance program. It is likely that several buyers will have incomes below 50% AMI.

The prices for homes continues to fall, and interest rates are at historic lows. The Tucson and Pima County Industrial Development Authorities still have a Mortgage Revenue Bond program with interest rates at 2.99%. Home purchasing is affordable wider range of buyers.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	31/31



# of Singlefamily Units

0

31/31

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



<b>Grantee Activity Number:</b>	<b>Demo-City of Tucson</b>
<b>Activity Title:</b>	<b>Demolition - City of Tucson</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

Demolition

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Tucson HCD

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$200,000.00
<b>Total Budget</b>	\$0.00	\$200,000.00
<b>Total Obligated</b>	\$35,573.00	\$48,185.75
<b>Total Funds Drawdown</b>	\$39,330.75	\$48,185.75
<b>Program Funds Drawdown</b>	\$39,330.75	\$48,185.75
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$35,573.00	\$48,185.75
City of Tucson HCD	\$35,573.00	\$48,185.75
<b>Match Contributed</b>	\$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:**

Completed demolition on seven properties this quarter, eleven total completed. Four new demolitions were awarded. Eight new properties were sent out to bid.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	7	13/25
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	4/0



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
6668 S Hard Rock Way	Tucson		Arizona	85746-6643	Match / Y
1427 S 9th Ave	Tucson		Arizona	85713-1524	Match / Y
1812 W Astolat Rd	Tucson		Arizona	85713-4508	Match / Y
1426 S Verdugo Ave	Tucson		Arizona	85713-1440	Match / Y
1817 S Winmor Ave	Tucson		Arizona	85713-2248	Match / Y
1527 E Benson Hwy	Tucson		Arizona	85714-1705	Match / Y
745 W Montana St	Tucson		Arizona	85706-1245	Match / Y

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** Old Pueblo Community Services - 50% ami  
**Activity Title:** Old Pueblo - 25% set aside

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Old Pueblo Community Services

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total Budget</b>	\$0.00	\$150,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Old Pueblo Community Services	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Old Pueblo Community Services will construct new single family residences in an existing platted subdivision. Homes will be constructed to meet Pima County's Green Building Rating standard.

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

**Location Description:**

NSP 2 Target area - Sunnyside Pointe subdivision

**Activity Progress Narrative:**

This activity was created to capture funding provided to OPCS for homes that are sold to buyers below 50% ami. One home has been sold to a buyers, but the corresponding demographic information has been captured under the 50-120% ami activity. It is anticipated that this cost will be transferred in the next quarter.

**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

---



<b>Grantee Activity Number:</b>	<b>Redevelop - Habitat 50% ami</b>
<b>Activity Title:</b>	<b>Redevelop Habitat 25% set aside</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity Tucson

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$330,000.00
<b>Total Budget</b>	\$0.00	\$330,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$47,741.07	\$80,177.94
<b>Program Funds Drawdown</b>	\$47,741.07	\$80,177.94
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Habitat for Humanity Tucson	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Habitat for Humanity will construct a total of 35 homes assisted with NSP2 funds, of which at least 25% or 9 homes will be sold to families earning below 50% ami.

**Location Description:**

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

**Activity Progress Narrative:**

Four of the 10 homes build through Habitat for Humanity have been sold to buyers with incomes below 50% AMI. Habitat for Humanity staff has worked to segregate the costs that are attributable to the homes that have been sold to the low income buyers and vouchers should be credited to this activity in the current quarter. It is anticipated that additional Habitat for Humanity buyers will also have incomes below 50% AMI and the costs associated with these homes will be attributed to this activity.

**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

---



<b>Grantee Activity Number:</b>	<b>Redevelop-CPLC</b>
<b>Activity Title:</b>	<b>New home construction - CPLC</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Chicanos por la Causa

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$525,000.00
<b>Total Budget</b>	\$0.00	\$525,000.00
<b>Total Obligated</b>	\$0.00	\$71,319.16
<b>Total Funds Drawdown</b>	\$0.00	\$71,319.16
<b>Program Funds Drawdown</b>	\$0.00	\$71,319.16
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$71,319.16
Chicanos por la Causa	\$0.00	\$71,319.16
<b>Match Contributed</b>	\$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:**

CPLC is ready to begin construction of 5 homes at Liberty Corners subdivision, pending completion of the Environmental Review. The City of Tucson took control of the two Copper Vista developments and chose a development team to continue the projects. No additional NSP2 funds are requested. It is proposed that a portion of CPLC's NSP2 funding be redirected to CIC to continue the NSP2 downpayment program.

Liberty Corners Project Summary to date:

\* Infrastructure is 95% complete. Environmental testing is now in process. Marketing campaign has begun and interested clients are coming forward.

Summary this quarter:

\* One pending contract with a 50% AMI buyer, three more inquiries

>\* Construction will begin 1st qtr 2012

>\* National Objective progress = First sale in process

General Summary of Activities

\* Home construction will begin next quarter



- >\* Signs to be placed directing buyers to the project site by 1/12/12
- >\* Housing counseling agencies continue to identify interested qualified buyers
- >\* Marketing campaign has begun

>Issues encountered/problems solved &ndash environmental testing needed to be done, and is now nearly complete. Training provided to staff, management and contractors &ndash counseling agency staff have been apprised of the new project and provided marketing collateral. Project staff have participated in marketing workgroups. Innovative activities &ndash project linkage to multiple websites and social media.

## Accomplishments Performance Measures

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

## 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	



<b>Grantee Activity Number:</b>	<b>Redevelop-Habitat</b>
<b>Activity Title:</b>	<b>New home construction - Habitat for Humanity</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity Tucson

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$915,000.00
<b>Total Budget</b>	\$3,348.01	\$915,000.00
<b>Total Obligated</b>	\$108,459.67	\$726,528.46
<b>Total Funds Drawdown</b>	\$100,568.52	\$646,350.52
<b>Program Funds Drawdown</b>	\$97,220.51	\$643,002.51
<b>Program Income Drawdown</b>	\$3,348.01	\$3,348.01
<b>Program Income Received</b>	\$3,220.36	\$5,435.87
<b>Total Funds Expended</b>	\$202,497.98	\$726,528.46
Habitat for Humanity Tucson	\$202,497.98	\$726,528.46
<b>Match Contributed</b>	\$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:**

Summary to date  
>\* Houses completed construction: 10  
>\* Houses under construction: 16  
>\* National Objective met &ndash closed on 10 houses (4 AMI < 50% and the remaining 6 @ 50% - 80% AMI)  
Summary this quarter:  
>\* Houses constructed and sold: 1  
>\* Houses under construction: 16 (same houses listed above)  
>\* National Objective met &ndash closed on 1 house  
\* Proposed or planned activities for next quarter  
>We plan to start 6 homes in the coming quarter and the remaining 3 homes the following quarter. Also, in February 2012 we will be closing 4 of the homes started last spring. The homes which were started on 9/11/11 will close in May 2012.  
\* Projects underway including contractors/consultants working on projects  
>At the end of last quarter, a 30 day public notice inviting bids was placed for proposals to furnish all labor, materials,



transportation and services required to excavate, install underground plumbing, pour concrete, and provide special inspections for six (6) houses on Lots 253-256 and 263-264 representing the beginning of Phase 7 construction. The Senior Construction Manager, the Construction Coordinator and Director of Finance and Accounting opened the bids on October 4th and selected contractors.

In November, a 30 Day Notice was placed for proposals to furnish all labor, materials, transportation and services required to install HVAC, insulation, drywall tape and texture, stucco finish, electrical, plumbing, roofing, and patio masonry walls for ten (10) houses in Phase 6 Intermediate Construction (Lots 229-238). The Senior Construction Manager, the Construction Coordinator and Director of Finance and Accounting opened the bids on December 7th and selected contractors.

Issues encountered/problems solved:

All of the subcontractors under the front end and intermediate trades of Lots 229-238 and the front end trades of Lots 142, 143, 144, 169 and 239 have reported on their Section 3 that no one was hired or rehired for this work. Based on the certified payrolls submitted by our subcontractors, total ARRA FTEs for this quarter is estimated at 2.54.

Training provided to staff, management and contractors:

The Deputy Director and Director of Finance and Administration participated in the PNIP Quarterly Meeting on November 2. The Construction Coordinator represented Habitat for Humanity Tucson, Inc. at the PNIP Marketing Committee meeting on November 16.

The Deputy Director, Director of Finance and Administration and Construction Coordinator participated in the Construction and Finance modules of Building Rural Communities through CHDOs Conference on November 15 and 16 in Tucson.

Innovative activities

>All of Habitat's homes have attained at least Silver Certificate status and one of the homes which closed this year is waiting on confirmation as to LEED status. So far, all of our homes on this project incorporate grey water landscaping, low flow toilets and showerheads, and 8 have glycol solar water heaters while 2 have photovoltaic solar electric generators.

Program Income:

1. On Oct. 17th, 2011, Pima County received Habitat for Humanity's September 2011 reimbursement request. The reimbursement request identified Habitat collected \$1,132.50 in program income in September. Backup documentation shows Habitat received and spent the program income in September 2011.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Low flow toilets	0		18/70	
#Low flow showerheads	0		18/70	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		10/35	
# of Singlefamily Units	1		10/35	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	4/0	6/35	10/35	100.00
# Owner Households	0	1	1	4/0	6/35	10/35	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
7169 S Vuelta Silueta	Tucson		Arizona	85756-8498	Match / Y

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

---



<b>Grantee Activity Number:</b>	<b>Redevelop-Old Pueblo</b>
<b>Activity Title:</b>	<b>New home construction - Old Pueblo</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Old Pueblo Community Services

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$450,000.00
<b>Total Budget</b>	\$0.00	\$450,000.00
<b>Total Obligated</b>	\$2,048.18	\$425,940.96
<b>Total Funds Drawdown</b>	\$3,604.80	\$425,940.96
<b>Program Funds Drawdown</b>	\$3,604.80	\$425,940.96
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$2,048.18	\$425,940.96
Old Pueblo Community Services	\$2,048.18	\$425,940.96
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

NSP2 Target Area, Sunnyside Pointe platted subdivision

**Activity Progress Narrative:**

Summary to date:

Ten homes have been sold thus far.

One house was sold in this quarter. Two closings are pending. Three homes have potential buyers. Two additional homes have NSP2 funds invested.

It is a very difficult market for new homes. Marketing activities are scheduled for the spring.

**Accomplishments Performance Measures**

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



#Low flow showerheads

0

16/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	12/15
# of Singlefamily Units	1	12/15

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	1/0	11/15	12/15	100.00
# Owner Households	0	1	1	1/0	11/15	12/15	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
926 E Pentecrest Rd	Tucson		Arizona	85706-2210	Match / Y

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>Redevelop-Primavera</b>
<b>Activity Title:</b>	<b>New multi-family construction - Primavera</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Primavera Foundation

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total Budget</b>	\$0.00	\$1,000,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Primavera Foundation	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

Summary to date:

- Primavera reviewed several property sites for development of a 16 unit multifamily housing project.
- Primavera requested that Pima County transfer title of four lots to Primavera for development of this project.
- Primavera conducted a RFQ process to secure a professional design-build team to develop this project.
- Primavera’s selection committee, including representation from Pima County PNIP staff, completed the RFQ process for selecting a design-build firm to begin predevelopment work on the project.
  - Primavera has reviewed documents from Pima County to transfer property for development of this new multifamily housing project. The Pima County Board of Supervisors will vote on transferring title in January.
  - Primavera has begun preparation of a contract for the design-build firm. Once property has been secured, the contract will be signed.

Summary this quarter:

- Primavera conducted a RFQ process to secure a professional design-build team to develop this project.
- Primavera’s selection committee, including representation from Pima County PNIP staff, completed the RFQ process for selecting a design-build firm to begin predevelopment work on the project.



- Primavera has reviewed documents from Pima County to transfer property for development of this new multifamily housing project. The Pima County Board of Supervisors will vote on transferring title in January.
- Primavera has begun preparation of a contract for the design-build firm. Once property has been secured, the contract will be signed.

Planned Activities for Next Quarter:

- Secure title of land for development of multifamily housing project. This item will be brought to the Pima County Board of Supervisors in January.
- Sign design-build contract for development.
- Begin predevelopment activities on project.
- Apply for HOME and FHLB funds for this project.

Issues encountered/problems solved &ndash The biggest challenge has been securing site control on infill lots large enough for the development.

Innovative activities &ndash Primavera is negotiating with a highly qualified design/build team for design and construction of the multi-family Las Abuelitas project. This project intends to serve low-income grandparents who are raising grandchildren. The design build team may consider construction of a complex that qualifies through Pima County's NetZero program.

## Accomplishments Performance Measures

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** Rehab - SALT Land Banked Homes

**Activity Title:** Rehab Land Banked Homes

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

Acquisition/Rehab

**Project Title:**

Acquisition and Rehabilitation

**Projected Start Date:**

07/28/2011

**Projected End Date:**

02/08/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Southern Arizona Land Trust

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$638,059.12
<b>Total Budget</b>	\$0.00	\$638,059.12
<b>Total Obligated</b>	\$31,995.84	\$58,223.34
<b>Total Funds Drawdown</b>	\$58,223.34	\$58,223.34
<b>Program Funds Drawdown</b>	\$58,223.34	\$58,223.34
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$31,995.84	\$58,223.34
Southern Arizona Land Trust	\$31,995.84	\$58,223.34
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Throughout NSP2 Target Area.

**Activity Progress Narrative:**

This activity was created for the purpose of conducting rehab to homes that were purchased under the Land Banking project. Rehab: SALT is drafting the Scope of Work for 5 LB-50 houses and the Scope of Work for 5 LB-120% houses. We anticipate doing the demo work on 1 house in the next quarter.

However for the sake of simplicity - this activity may be transferred to and administered under SALT A & R.

**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

---

<b>Grantee Activity Number:</b>	<b>SALT</b>
<b>Activity Title:</b>	<b>Land Banking - Southern AZ Land Trust</b>

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,400,000.00
<b>Total Budget</b>	\$0.00	\$3,400,000.00
<b>Total Obligated</b>	\$1,000,751.28	\$2,213,303.57
<b>Total Funds Drawdown</b>	\$1,050,434.90	\$2,213,303.57
<b>Program Funds Drawdown</b>	\$1,050,434.90	\$2,213,303.57
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,000,751.28	\$2,213,303.57
Southern Arizona Land Trust	\$1,000,751.28	\$2,213,303.57
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Southern Arizona Land Trust will acquire an average of one to two vacant foreclosed single-family units per month beginning month 2 through month 35 - 27 units will be used at a later date for affordable housing for households at/below 120% AMI

**Location Description:**

throughout NSP2 project area

**Activity Progress Narrative:**

**Purchases:**  
 During the past quarter SALT purchased 6 houses under the Land Banking 120% AMI category. SALT also purchased 15 parcels of Land which will be land banked with the intent to provide affordable housing. SALT currently owns 48 parcels/lots and 10 houses under the LB 120% AMI category. These parcels/lots are currently being held for future development, and the houses are being rented. We anticipate building houses and multi-family units on the parcels at some point.

**Contract / Escrow:**  
 SALT currently has an offer on 1 parcel of land, but does not have any properties in escrow.

**Rentals:**  
 SALT rented 4 houses during the quarter and the tenants have moved in (total of 4 LB-120 houses rented to date). We have an additional 1 house that was completed and turned over to the Property Management firm at the end of the quarter and anticipate that house being rented early in the March 2012 quarter.

**Rehab / Demo:**  
 SALT is drafting the Scope of Work for 5 LB-120 houses. We anticipate doing the demo work on 1 house in the next quarter.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	21	53/27

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	7/0

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
6394 E Boldin Dr	Tucson		Arizona	85756-8423	Match / Y
2323 S Euclid Ave	Tucson		Arizona	85713-3600	Match / Y
6498 E Cooperstown Dr	Tucson		Arizona	85756-8457	Match / Y
6365 E Koufax Ln	Tucson		Arizona	85756-8424	Match / Y
6386 E Boldin Dr	Tucson		Arizona	85756-8423	Match / Y
1650 E Saint Jerome St	Tucson		Arizona	85713-5194	Match / Y
6357 E Koufax Ln	Tucson		Arizona	85756-8424	Match / Y
6341 E Koufax Ln	Tucson		Arizona	85756-8424	Match / Y
6378 E Boldin Dr	Tucson		Arizona	85756-8423	Match / Y
6349 E Koufax Ln	Tucson		Arizona	85756-8424	Match / Y
6424 E Laco Way	Tucson		Arizona	85756-8430	Match / Y
6385 E Boldin Dr	Tucson		Arizona	85756-8420	Match / Y
6381 E Koufax Ln	Tucson		Arizona	85756-8424	Match / Y
6389 E Koufax Ln	Tucson		Arizona	85756-8424	Match / Y
5255 E Agave Vista Dr	Tucson		Arizona	85756-8688	Match / Y
6373 E Koufax Ln	Tucson		Arizona	85756-8424	Match / Y
6405 E Koufax Ln	Tucson		Arizona	85756-8426	Match / Y
6345 E Boldin Dr	Tucson		Arizona	85756-8420	Match / Y
6658 S Hidden Flower Way	Tucson		Arizona	85756-5111	Match / Y
6393 E Boldin Dr	Tucson		Arizona	85756-8420	Match / Y
7142 S Haskins Dr	Tucson		Arizona	85746-6226	Match / Y

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>SALT-50% AMI</b>
<b>Activity Title:</b>	<b>LH Land Banking - Southern AZ Land Trust</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

Land Bank

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Southern Arizona Land Trust

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total Budget</b>	\$0.00	\$1,000,000.00
<b>Total Obligated</b>	\$4,035.97	\$36,626.56
<b>Total Funds Drawdown</b>	\$9,626.21	\$36,626.56
<b>Program Funds Drawdown</b>	\$9,626.21	\$36,626.56
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$4,035.97	\$36,626.56
Southern Arizona Land Trust	\$4,035.97	\$36,626.56
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Southern Arizona Land Trust will acquire an average of one to two vacant foreclosed single-family units per month beginning month 2 through month 35 - 8 units will be used at a later date for affordable housing for households at/below 50% AMI

**Location Description:**

throughout NSP2 target area

**Activity Progress Narrative:**

Purchases:  
 During the past quarter SALT purchased 5 houses under the Land Banking 50% AMI category.  
 Contract / Escrow:  
 SALT does not have any LB-50% properties in escrow.  
 Rehab / Demo:  
 SALT is drafting the Scope of Work for 5 LB-50 houses.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	5	5/8



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	5/0

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
4601 E 27th St	Tucson		Arizona	85711-5726	Match / Y
826 W Calle Margarita	Tucson		Arizona	85706-5231	Match / Y
5927 S Fiesta Ave	Tucson		Arizona	85706-4026	Match / Y
4025 E 27th St	Tucson		Arizona	85711-5610	Match / Y
4466 E Sylvane St	Tucson		Arizona	85711-6346	Match / Y

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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