

**Grantee: Pima County, AZ**

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

**October 1, 2012 thru December 31, 2012 Performance Report**

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**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:**

Submitted - Await for Review

**Grant Amount:**

\$22,165,000.00

**Grant Status:**

Active

**QPR Contact:**

Gary Bachman

**Estimated PI/RL Funds:**

\$3,400,000.00

**Total Budget:**

\$25,565,000.00

## Disasters:

### Declaration Number

NSP

## Narratives

### Executive Summary:

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

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

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

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

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

### Target Geography:

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

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

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

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

### Program Approach:

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

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



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

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

**Consortium Members:**

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

**How to Get Additional Information:**

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

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$24,609,892.88
<b>Total Budget</b>	\$3,558,250.00	\$24,609,892.88
<b>Total Obligated</b>	\$6,237,161.05	\$23,404,270.27
<b>Total Funds Drawdown</b>	\$3,566,742.96	\$20,112,652.86
<b>Program Funds Drawdown</b>	\$2,958,533.76	\$19,211,020.38
<b>Program Income Drawdown</b>	\$608,209.20	\$901,632.48
<b>Program Income Received</b>	\$357,772.12	\$901,632.48
<b>Total Funds Expended</b>	\$3,939,394.02	\$21,159,246.84
<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	\$1,628,998.85
<b>Limit on State Admin</b>	\$0.00	\$1,628,998.85

**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	\$6,632,006.32



## Overall Progress Narrative:

Pima County's Pima Neighborhood Investment Partnership has been working with the subgrantees towards completion of activities and expenditure of grant funds to meet the February 11, 2013 Expenditure Deadline. Regular weekly and bi-weekly meetings have been held with "at risk" subgrantees to provide assistance and track progress. While all activities will not be completed, expenditures should exceed the goal by mid-January. Weekly meetings have been held with staff from Pima County Grants and Finance Department for the purposes of insuring that draws and expenditures are timely. An intern has been hired to assist with reviews of documentation and tracking of expenditures as invoices are received. The intern is also conducting an internal review and audit of all NSP2 invoices.

Cloudburst Group has provided Technical Assistance to Pima County and selected subgrantees. The assistance ended in December. Assistance included help with underwriting of the multi-family project being developed by Primavera Foundation, discussions involving long range planning for the Land Bank operated by SALT, planning for collection, distribution and administration of program income earned by subgrantees, issues involving DRGR, and other ongoing grants management issues. A final site visit took place on October 16 - 18, 2011 where these issues were reviewed. Bi-weekly conference calls continued between PNIP staff and Cloudburst representatives. A quarterly meeting of all the subgrantees was held on October 30.

Southern Arizona Land Trust, Inc. (SALT), as sub-grantee of Pima County for the NSP2 Grant, originally received grant funds to spend in two different areas: (1) Acquisition & Rehab - \$3 million, and (2) Land Banking - \$5 million. During the 4th quarter of 2012 SALT signed a 2nd Contract Amendment with Pima County which awarded SALT an additional \$345,000 (total contract now is \$8,345,000). The additional funds were used to purchase 3 houses. At the end of 2012 SALT had spent \$8,254,041. SALT is committed to spend the remaining grant amount by January 15, 2013.

During the past quarter SALT purchased 3 houses in the A&R 120% AMI category. To date SALT has purchased 36 A&R 120% homes. SALT rented 1 house during the quarter and the tenants have moved in (total of 30 A&R-120 houses rented to date).

>During the past quarter SALT purchased 1 house in the A&R 50% AMI category. SALT has purchased 16 A&R 50% houses to date. SALT rented 1 house (2 Units) during the quarter and the tenants have moved in (total of 15 A&R-50 houses rented to date). Since the house rented during the quarter is house that was converted into a duplex, this brings the total units rented to 16.

Land Banking: SALT currently owns 50 parcels/lots under the LB 120% category.

Family Housing Resources (FHR) as sub-grantee of Pima County for the NSP2 Grant, originally received grant funds to spend \$1 million in Acquisition & Rehab. All of these funds are to benefit individuals at or below 50% AMI. Purchases of single family houses began in the 3rd quarter 2012 and completed with 4 purchases in the 4th quarter 2012, for a total of 7 houses. This will complete the acquisition stage of our NSP2 Grant.

Southern Arizona Land Trust (SALT), another sub-grantee of the NSP2 Grant, was hired to organize and manage the rehab process for FHR. It was a logical decision since they have been doing acquisition and rehab work for some time now.

During the 4th quarter rehab work was performed on each of the 7 houses. Rehab was completed on 3 of the houses, which were immediately listed for rental through Craigslist, Social Serve, and affirmative marketing. Rehab continues on the remaining 4 houses and work is scheduled to be completed by January 15th, 2013.

Of the 3 houses that were completed in the 4th quarter, all 3 were leased and 1 is now occupied. The other 2 new households are due to move in by the end of the first week in January.

Habitat for Humanity

11 homes at Corazon del Pueblo under construction are on schedule to close by the end of the fiscal year as homeowners will have completed their sweat equity hours and classes by then. Seven homes at the Copper Vista subdivisions are under construction and most are scheduled to close by fiscal year end with the remaining houses closing in the summer. Five houses were sold and 18 are under construction.

Summary to date Corazon del Pueblo:

>Houses completed construction: 28

>Houses under construction: 11

>National Objective met &ndash closed on 28 houses (12 at AMI < 50% and 16 at 50% < AMI < 80% )

Summary to date Copper Vista:

>Houses completed construction: 4

>Houses under construction: 7  
 >National Objective met closed on 4 houses (1 at AMI < 50% and 3 at 50% < AMI < 80% )  
 City of Tucson  
 To date a total of 24 homes have been purchased to be rehabilitated and sold by the Pima County Community Land Trust (PCCLT).  
 >During the past quarter, 3 additional homes have been purchased and conveyed to PCCLT, and are currently in rehabilitation phase.  
 >14 homes have been sold.  
 >3 homes will be placed on the market after rehabilitation is completed.  
 To date a total of 12 homes have been purchased for permanent rental in the EI Portal program  
 >Nine of the 12 homes have been transferred to EI Portal and have been occupied.  
 >Nine homes completed, with 9 rented to households below 50% AMI. Target goal was 8 homes.  
 Tucson has completed demolition activity except for one house that is scheduled for demolition in mid-january.  
 Liberty Corners (CPLC)  
 Two homes sold and occupied.  
 >Two more homes under construction.  
 >One 50% AMI buyer, one 80% AMI buyer, others in pipeline.  
 CIC Downpayment Assistance -  
 15 families purchased a single family residence in the NSP 2 targeted area and received \$15,000 each in NSP2 Homebuyer Assistance. This program is now completed.  
 Primavera  
 Construction has commenced at three sites: the multifamily Las Abuelitas site where foundations are being formed, at La Capilla where the initial two of five homes have been placed; and four homes have been placed at the 11&26th site. The homes developed through the Acquisiton/rehab program are ready for sale.

## 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	\$1,812,205.37	\$13,800,000.00	\$10,905,175.18
Administration, Program Administration	\$156,844.44	\$2,216,500.00	\$1,624,599.77
Demolition, Demolition	\$12,158.28	\$217,702.00	\$201,202.00
Financial Assistance, Financial Assistance	\$228,721.49	\$2,753,680.84	\$2,587,344.31
Land Bank, Land Banking	\$62,948.88	\$1,500,000.00	\$1,468,546.99
Redevelopment, Redevelopment - New Construction	\$685,655.30	\$4,610,000.00	\$2,424,152.13



## Activities

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

**Activity Title:** LH A&R Primavera - Rental

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Acquisition/Rehab

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

07/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Primavera Foundation

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$158,597.75

**Total Budget**

\$78,747.75

\$158,597.75

**Total Obligated**

\$158,597.75

\$158,597.75

**Total Funds Drawdown**

\$0.00

\$158,597.75

**Program Funds Drawdown**

\$0.00

\$158,597.75

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$946.00

**Total Funds Expended**

\$158,597.75

\$158,597.75

Primavera Foundation

\$158,597.75

\$158,597.75

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

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

**Location Description:**

City of South Tucson.

**Activity Progress Narrative:**

The rehabilitation of the 2 houses on this property has been completed and the units are occupied by eligible tenants.

**Accomplishments Performance Measures**

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



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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



<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

**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, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,380,000.00
<b>Total Budget</b>	\$22,000.00	\$3,380,000.00
<b>Total Obligated</b>	\$1,021,236.62	\$3,380,000.00
<b>Total Funds Drawdown</b>	\$459,568.23	\$2,818,331.61
<b>Program Funds Drawdown</b>	\$74,304.86	\$2,205,161.06
<b>Program Income Drawdown</b>	\$385,263.37	\$613,170.55
<b>Program Income Received</b>	\$314,297.77	\$323,059.01
<b>Total Funds Expended</b>	\$376,973.16	\$2,735,736.53
City of Tucson HCD	\$376,973.16	\$2,735,736.53
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

Summary to date:  
To date a total of 24 homes have been purchased to be rehabilitated and sold by the Pima County Community Land Trust (PCCLT). Fourteen homes have been sold.  
During the past quarter, 3 additional homes have been purchased and conveyed to PCCLT, and are currently in rehabilitation phase.  
14 homes have been sold.  
>3 homes will be placed on the market after rehabilitation is completed.  
Summary this quarter:  
3 new homes were purchased and conveyed to PCCLT.  
>3 homes currently in rehabilitation phase.  
>2 homes were sold thru PCCLT.  
General Summary of Activities

Target goal is 22 homes for the 50%-120% AMI population.

3 additional homes were purchased in order to complete (and exceed) expenditures received from Pima County. City is requesting additional NSP2 funds to complete the rehabilitation of the homes.

4 resale properties received Bronze ratings, and 16 resale properties have received Silver ratings.

### Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	2	16/23
# of Singlefamily Units	2	16/23

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	16/20	16/23	100.00
# Owner Households	0	2	2	0/0	16/20	16/23	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
4369 E Ocotillo Desert Trl	Tucson		Arizona	85706-3018	Match / Y
6406 S Bright Sun Ave	Tucson		Arizona	85706-4972	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-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

**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, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,383,940.88
<b>Total Budget</b>	\$0.00	\$1,383,940.88
<b>Total Obligated</b>	\$291,111.92	\$1,383,940.88
<b>Total Funds Drawdown</b>	\$215,459.84	\$1,308,288.80
<b>Program Funds Drawdown</b>	\$215,459.84	\$1,306,347.92
<b>Program Income Drawdown</b>	\$0.00	\$1,940.88
<b>Program Income Received</b>	\$0.00	\$410,222.15
<b>Total Funds Expended</b>	\$221,352.60	\$1,318,344.52
City of Tucson HCD	\$221,352.60	\$1,318,344.52
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

Activity: 25% Set Aside

Summary to date:

To date a total of 12 homes have been purchased for permanent rental in the EI Portal program

>Nine of the 12 homes have been transferred to EI Portal and have been occupied.

>Nine homes completed, with 9 rented to households below 50% AMI. Target goal was originally 8 homes.

Summary this quarter:

No additional homes were purchased for the 25% set-aside this quarter.

>Three final homes purchased for rental are in rehabilitation phase, and will be placed in the City of Tucson's EI Portal rental program portfolio.

>Rehabilitation work on final 3 homes will be completed in January 2013.

General Summary of Activities

The target goal for eight homes has been exceeded. Twelve homes have been purchased, which completes (and exceeds) the 25% set-aside requirement.



>Three homes currently being rehabilitated, and due for completion in January 2013.

Innovative activities &ndash green building, deconstruction, etc.

&bull To date, 32 energy efficient certifications have been received for all properties; 5 rental properties received Bronze ratings, and 7 rental properties have received silver ratings.

## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	9/12	0/0	9/12	100.00
# Renter Households	0	0	0	9/12	0/0	9/12	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Acquisition/Rehab

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Family Housing Resources

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total Budget</b>	\$1,000,000.00	\$1,000,000.00
<b>Total Obligated</b>	\$725,729.53	\$1,000,000.00
<b>Total Funds Drawdown</b>	\$514,779.58	\$789,756.64
<b>Program Funds Drawdown</b>	\$514,779.58	\$789,756.64
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$514,780.05	\$789,050.05
Family Housing Resources	\$514,780.05	\$789,050.05
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

Family Housing Resources (FHR), as sub-grantee of Pima County for the NSP2 Grant, originally received grant funds to spend \$1 million in Acquisition & Rehab. All of these funds are to benefit individuals at or below 50% AMI. Purchases of single family houses began in the 3rd quarter 2012 and completed with 4 purchases in the 4th quarter 2012, for a total of 7 houses. This will complete the acquisition stage of our NSP2 Grant.

Southern Arizona Land Trust (SALT), another sub-grantee of the NSP2 Grant, was hired to organize and manage the rehab process for FHR. It was a logical decision since they have been doing acquisition and rehab work for some time now. During the 4th quarter rehab work was performed on each of the 7 houses. Rehab was completed on 3 of the houses, which were immediately listed for rental through Craigslist, Social Serve, and affirmative marketing. Rehab continues on the remaining 4 houses and work is scheduled to be completed by January 15th, 2013.

Of the 3 houses that were completed in the 4th quarter, all 3 were leased and 1 is now occupied. The other 2 new households are due to move in by the end of the first week in January.



FHR plans on spending all funds by the Grant deadline. It is also our hope that all 7 FHR houses are occupied by January 31st and that we are helping to contribute with the stabilization and improvement of these neighborhoods.

### 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		0/7	
# of Multifamily Units	0		0/7	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/7	0/0	1/7	100.00
# Renter Households	1	0	1	1/7	0/0	1/7	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
7029 S Ladys Thumb Ln	Tucson		Arizona	85756-5197	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-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 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, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$461,602.25
<b>Total Budget</b>	(\$78,747.75)	\$461,602.25
<b>Total Obligated</b>	\$2,701.07	\$461,602.25
<b>Total Funds Drawdown</b>	\$49,000.39	\$349,303.82
<b>Program Funds Drawdown</b>	\$49,000.39	\$348,357.82
<b>Program Income Drawdown</b>	\$0.00	\$946.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$91,914.37)	\$366,986.81
Primavera Foundation	(\$91,914.37)	\$366,986.81
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

NSP2 Target Area, City of South Tucson

**Activity Progress Narrative:**

Primavera has purchased four foreclosed homes in this activity, demolished the blighted homes on each property and replaced them with manufactures homes.

E 34th Street. This property in under a sales contract. She and her mother, (from Mexico) will live in the home. The closing is scheduled for Jan 16, 2013

E. 33rd Street. This was sold to a Hispanic head of household female with two daughters. The mother/grandmother also lives with them. Primavera’s annual appeal features their photo/story.

W. 34th Street Primavera plans to sell the home in June, 2013.

W. 28th Street Primavera plans to sell the home in May, 2013.

**Accomplishments Performance Measures**

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

# ELI Households (0-30% AMI)

0

0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/5
# of Singlefamily Units	0	1/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/0	1/5	0.00
# Owner Households	0	0	0	0/5	0/0	1/5	0.00

### 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>A&amp;R-SALT</b>
<b>Activity Title:</b>	<b>Acquisition &amp; rehabilitation - SALT</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 Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Southern Arizona Land Trust

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,000,000.00
<b>Total Budget</b>	\$200,000.00	\$5,000,000.00
<b>Total Obligated</b>	\$1,399,474.54	\$5,000,000.00
<b>Total Funds Drawdown</b>	\$836,442.62	\$4,420,534.87
<b>Program Funds Drawdown</b>	\$780,480.39	\$4,318,341.93
<b>Program Income Drawdown</b>	\$55,962.23	\$102,192.94
<b>Program Income Received</b>	\$0.00	\$104,297.59
<b>Total Funds Expended</b>	\$784,352.62	\$4,882,080.21
Southern Arizona Land Trust	\$784,352.62	\$4,882,080.21
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

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

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

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

Southern Arizona Land Trust, Inc. (SALT), originally received grant funds to spend in two different areas: (1) Acquisition & Rehab - \$3 million, and (2) Land Banking - \$5 million. During the 4th quarter of 2012 SALT signed a 2nd Contract Amendment with Pima County which awarded SALT an additional \$345,000 (total grant now is \$8,345,000). The additional funds were used to purchase an additional 3 houses. The amendment also increased the amount that SALT is committed to allocate to benefit people at or below 50% AMI to \$2,000,000. At the end of 2012 SALT had spent \$8,254,041. SALT is committed to spend the remaining grant amount by January 15, 2013. Below is a list of the activities that SALT has been working on over the past quarter related to NSP2.

Acquisition & Rehabilitation &ndash; 120% AMI:

>Purchases: During the past quarter SALT purchased 3 houses in the A&R 120% AMI category. To date SALT has purchased



36 A&R 120% homes.

>Contract / Escrow: SALT does not have any A&R 120% houses in escrow or under contract.

>Rentals: SALT rented 1 house during the quarter and the tenants have moved in (total of 30 A&R-120 houses rented to date). We have 4 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 January 2013 quarter.

>Rehab: We have 2 houses that are currently under rehab. These are the final 2 houses for the NSP2 grant in the A&R 120% category. The rehab will be finished by January 15, 2013, and we anticipate having them rented by early February.

SALT maintained a staff of 4 employees dedicated to the NSP2 Grant during the quarter. The 4 full-time SALT employees spend 100% of their time on the NSP2 grant. At the end of the quarter SALT downsized to 3 employees due to the grant coming to an end.

During the quarter we continued to focus on the rehab of the existing houses and getting them rented. We are continuing to achieve at least a "Silver" certificate under the Pima county green program on all of the houses that we are rehabbing. We received a couple "Gold" certificates and received an "Emerald" certification on the house that we rehabbed and converted into a duplex. We believe this was the first Emerald certificate that the City of Tucson has issued since it started the green program.

Our main focus going into the next few months will be on completing the rehab on the remaining 3 houses and meeting the national objective by getting all of the SALT houses rented. We look forward to having families and tenants in the homes to help stabilize the neighborhoods that we are focused on. During the first quarter of 2013 SALT will work with Pima County to close-out the grant. We look forward to working with Pima County going forward as we continue to maintain and manage the NSP2 properties.

## Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	17/36
# of Singlefamily Units	1	17/36

## 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	16/36	22/36	77.27
# Owner Households	0	0	0	1/0	10/0	16/0	68.75
# Renter Households	0	1	1	0/0	6/36	6/36	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
6678 S Hidden Flower Way	Tucson		Arizona	85756-5111	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

**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, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,000,000.00
<b>Total Budget</b>	\$0.00	\$2,000,000.00
<b>Total Obligated</b>	\$920,247.52	\$2,000,000.00
<b>Total Funds Drawdown</b>	\$178,180.31	\$1,778,612.06
<b>Program Funds Drawdown</b>	\$178,180.31	\$1,778,612.06
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$165,218.53	\$1,982,401.06
Southern Arizona Land Trust	\$165,218.53	\$1,982,401.06
<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 Family Housing Resources. They will remain affordable for at least 15 years.

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

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

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

Acquisition & Rehabilitation &ndash 50% AMI:

>Purchases: During the past quarter SALT purchased 1 house in the A&R 50% AMI category. SALT has purchased 16 A&R 50% houses to date.

>Contract / Escrow: SALT does not have any A&R 50% houses in escrow or under contract.

>Rentals: SALT rented 1 house (2 Units) during the quarter and the tenants have moved in (total of 15 A&R-50 houses rented to date). Since the house rented during the quarter is house that was converted into a duplex, this brings the total units rented to 16.

>Rehab: SALT is currently doing the rehab on the 1 A&R 50% house. The rehab will be finished by January 15, 2013, and we



anticipate having it rented by early February.

During the quarter we continued to focus on the rehab of the existing houses and getting them rented. We are continuing to achieve at least a “Silver” certificate under the Pima county green program on all of the houses that we are rehabbing. We received a couple “Gold” certificates and received an “Emerald” certification on the house that we rehabbed and converted into a duplex. We believe this was the first Emerald certificate that the City of Tucson has issued since it started the green program.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# ELI Households (0-30% AMI)	0		4/0	

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

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	County	State	Zip	Status / Accept
216 E Inez St	Tucson		Arizona	85756-7528	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

**Activity Status:**

Under Way

**Project Number:**

Administration

**Project Title:**

Program Administration

**Projected Start Date:**

04/06/2010

**Projected End Date:**

02/08/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Tucson HCD

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$310,207.00
<b>Total Budget</b>	\$310,207.00	\$310,207.00
<b>Total Obligated</b>	\$53,605.10	\$310,207.00
<b>Total Funds Drawdown</b>	\$5,360.58	\$212,780.18
<b>Program Funds Drawdown</b>	\$5,360.58	\$212,780.18
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$26,098.46	\$282,700.36
City of Tucson HCD	\$26,098.46	\$282,700.36
<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:**

The city of Tucson is a subgrantee/subrecipient of the NSP2 grant. Its Housing and Community Development (HCD) Department administers three NSP2 activities as part of PNIP:

Acquisition and Rehabilitation - 120% - HCD staff identified and purchased foreclosed properties on behalf of the Pima County Community Land Trust (PCCLT), prepared rehab specifications, collected bids and awarded contracts. Completed homes were conveyed to the PCCLT for sale. PCCLT has hired staff and responsibilities are being transferred to them.

Acquisition and Rehabilitation - 50% - HCD purchased foreclosed properties for inclusion in Tucson's EL Portal rental property portfolio. The homes purchased as part of the set-aside are rented to families earning below 50% ami.

Demolition - this activities was conducted by staff working in the City's VANS program which deals with substandard and blighted properties.



### 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

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<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:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Pima County CDNC

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,906,293.00
<b>Total Budget</b>	\$1,906,293.00	\$1,906,293.00
<b>Total Obligated</b>	\$690,740.49	\$1,906,293.00
<b>Total Funds Drawdown</b>	\$151,483.86	\$1,416,218.67
<b>Program Funds Drawdown</b>	\$151,483.86	\$1,411,819.59
<b>Program Income Drawdown</b>	\$0.00	\$4,399.08
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$254,116.72	\$1,454,919.72
Pima County CDNC	\$254,116.72	\$1,454,919.72
<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 is the grantee for the NSP2 program which has been branded the Pima Neighborhood Investment Partnership (PNIP). It has operated the program from an office located in the target area. The three full-time staff and one part time Administrative Specialist provide oversight, coordination, management, and reporting for the NSP2 Grant. Staff routinely reviews invoices prior to review and payment. For the 4th Quarter the following administrative activities took place:  
 PNIP Quarterly meeting on October 30.  
 PNIP staff has focused on tasks related to meeting the February 11 expenditure deadline, and insuring that activities are continuing on a path towards completion. This has included NSP2 technical assistance provided by the Cloudburst Group, who completed a final site visit in October.  
 Weekly meetings with staff from Grants and Finance division were conducted to discuss and review expenditures and draws for the NSP2 grant. An intern was hired to assist with tracking of expenditure and to provide NSP staff with timely financial reports.  
 Regular meetings with subgrantees were conducted to track progress, especially on delayed or slow moving projects.  
 Subgrantee monitoring is being scheduled for January and February.  
 Staff has participated in webinars in particular those dealing with expenditures and close-out.



The PNIP manager attended the NACCED Annual Conference in Orange Co., Florida. Sessions pertaining to NSP and redevelopment were included in the conference. Staff participated in Tucson Meet Yourself and Housing Americal Day events. Pima County has worked with the University of Arizona's Drachman Institute to review surveys compiled by staff and inventory existing conditions in PNIP neighborhoods. Their report is attached.

### 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	

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<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 Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Financial Assistance

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Community Investment Corporation

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,953,680.84
<b>Total Budget</b>	(\$47,000.00)	\$1,953,680.84
<b>Total Obligated</b>	\$314,193.07	\$1,953,680.84
<b>Total Funds Drawdown</b>	\$170,998.32	\$1,810,167.26
<b>Program Funds Drawdown</b>	\$170,998.32	\$1,810,167.26
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$179,766.64	\$1,818,935.58
Community Investment Corporation	\$179,766.64	\$1,818,935.58
<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.

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

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

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

**Location Description:**

throughout NSP2 Target Area

**Activity Progress Narrative:**

In September the amount of assistance available to each buyer was increased from \$8,000 to \$15,000. At that point the program was moving slowly and the increased amount of assistance provided a "wider window" for buyer selecting homes - considering the purchase price of foreclosed properties has been increasing.



The decision was also made to terminate the program at the end of November. Realizing that a funds were depleted, and there were still a few buyers to assist, some additional funds (\$60,000) have been added to the program - but as of December 1 no new buyers can enter the program.

- 14 families purchased a single family residence in the NSP 2 targeted area and received \$15,000 each in NSP2 Homebuyer Assistance (\$210,000).
- The 14 families that are newly reported in this quarter, spent \$1,303,820 in purchasing their home. The appraised value of all homes combined is \$1,325,000 for a total savings of \$21,180
- These 14 transactions generated \$1,007,152 in mortgage loans with an average loan amount of \$78,797. Homebuyers contributed \$ 40,334 with the average down payment being \$2,881.00.
- The average interest rate charged was 3.63% for a 30 year fixed rate loan. We paid \$3,352.16 to local home inspectors for inspections.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	14	105/150
# of Singlefamily Units	14	105/150

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	14	14	0/0	105/130	105/150	100.00
# Owner Households	0	14	14	0/0	105/130	105/150	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
2148 E Vera Cruz Vis	Tucson		Arizona	85713-5197	Match / Y
3873 E Sun View Ct	Tucson		Arizona	85706-4984	Match / Y
1867 W Grubstake Dr	Tucson		Arizona	85746-1176	Match / Y
6920 S Westover Ave	Tucson		Arizona	85746-8067	Match / Y
7431 E Fair Meadows Loop	Tucson		Arizona	85756-6146	Match / Y
3538 S Mission Rd Unit C	Tucson		Arizona	85713-5630	Match / Y
3750 E Bright View St	Tucson		Arizona	85706-4989	Match / Y
1464 W Flannery Pl	Tucson		Arizona	85746-6284	Match / Y
5494 S Via Florena	Tucson		Arizona	85706-2756	Match / Y
274 W Calle Nueva Vida	Tucson		Arizona	85706-4075	Match / Y
5105 S Lavender Moon Way	Tucson		Arizona	85746-3992	Match / Y
6890 S Copper Bloom Ave	Tucson		Arizona	85756-3042	Match / Y
5863 E Terrel Dr	Tucson		Arizona	85756-8644	Match / Y
5739 S Hartford Pl	Tucson		Arizona	85706-4859	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

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<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 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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$800,000.00
<b>Total Budget</b>	\$47,000.00	\$800,000.00
<b>Total Obligated</b>	\$79,539.68	\$800,000.00
<b>Total Funds Drawdown</b>	\$57,723.17	\$777,177.05
<b>Program Funds Drawdown</b>	\$57,723.17	\$777,177.05
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$67,713.49	\$787,167.37
Community Investment Corporation	\$67,713.49	\$787,167.37
<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. Additional funds have been provided to CIC to enable continuation of the HAP. It is anticipated that low income buyers will take advantage of this program, but funds have not been reserved or set aside for this purpose. Funds will be allocated to this category for buyers meeting this income level.

**Location Description:**

throughout NSP2 target area

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	32/31



# of Singlefamily Units

0

32/31

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	35/31	0/0	35/31	100.00
# Owner Households	2	0	2	35/31	0/0	35/31	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
1939 W Bothell Way	Tucson		Arizona	85746-6607	Match / Y
2274 E Sunland Vis	Tucson		Arizona	85713-5131	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>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 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:**

City of Tucson HCD

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$217,702.00
<b>Total Budget</b>	\$16,500.00	\$217,702.00
<b>Total Obligated</b>	\$12,158.28	\$201,202.00
<b>Total Funds Drawdown</b>	\$12,158.28	\$201,202.00
<b>Program Funds Drawdown</b>	\$12,158.28	\$201,202.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$12,158.28	\$12,158.28
<b>Total Funds Expended</b>	\$1,201.72	\$201,201.72
City of Tucson HCD	\$1,201.72	\$201,201.72
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

throughout NSP2 Target Area in City of Tucson.

**Activity Progress Narrative:**

Tucson has demolished blighted structures on 17 properties in the target area through its VANS program. Pima County and CPLC requested the city demolish a vacant, blighted structure located behind CPLC's Liberty Corners development. Tucson has completed the required due diligence and has obtained bids to demolish the home which should be completed in mid-January 2013.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	18/17



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

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

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	

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<b>Grantee Activity Number:</b>	<b>Redevelop - CDP - 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 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, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,200,000.00
<b>Total Budget</b>	\$205,000.00	\$1,200,000.00
<b>Total Obligated</b>	\$344,332.15	\$1,200,000.00
<b>Total Funds Drawdown</b>	\$203,021.29	\$1,058,689.14
<b>Program Funds Drawdown</b>	\$188,292.77	\$1,040,612.61
<b>Program Income Drawdown</b>	\$14,728.52	\$18,076.53
<b>Program Income Received</b>	\$7,094.57	\$21,632.65
<b>Total Funds Expended</b>	(\$9,208.11)	\$894,570.15
Habitat for Humanity Tucson	(\$9,208.11)	\$894,570.15
<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. It is estimated that nine of the 35 homes will be sold to low income buyers (below 50%ami)  
Funds have been allocated to Habitat for Humanity for the construction of four additional homes at Corazon del Pueblo subdivision. Approx \$35,000 subsidy is available for each home. Funding to construct the homes is made available through the distribution of program income that has been received by Pima County.

**Location Description:**

NSP2 Target Area, Corazon del Pueblo subdivision

**Activity Progress Narrative:**

Summary this quarter Corazon del Pueblo:  
>Houses constructed and sold: 4  
>Houses under construction: 11 (same houses listed above)  
>National Objective met 4 houses closed this quarter (2 at AMI < 50% and 2 at 50% < AMI < 80% )  
General Summary of Activities  
>Proposed or planned activities for next quarter  
>11 CDP homes under construction are on schedule to close by the end of the fiscal year as homeowners will have completed their sweat equity hours and classes by then. 7 Copper Vista homes are under construction and most are scheduled to close by fiscal year end with the remaining houses closing in the summer.  
All of the subcontractors under the front end and intermediate trades 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 5.48.

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

The Executive Director and Director of Finance and Administration participated in the PNIP Quarterly meeting on October 30th. Most of Habitat's homes have attained at least Silver Certificate status; the only exception is we did not apply for Silver Certificate status for the 4 completed Copper Vista homes. So far, all of our homes are ENERGY STAR® Qualified homes and incorporate grey water landscaping, low flow toilets and showerheads, and 12 have glycol solar water heaters and 10 have hybrid water heaters while 3 have photovoltaic solar electric generators (one home has both a hybrid and a photovoltaic solar electric generator).

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

>  
>In addition we have local vendors who have been very generous to our local Habitat CDP homes with their Gift in Kind donations, including Ferguson Enterprises (which donates two low flow toilets), Mesa Fully Formed (which donates countertops), Truly Nolen (which donates two pre-treatment sessions for termites on each of the slabs), and Hand in Hand Design (which donates the address tiles and holders).

>  
>Two of the homes which closed in December were sponsored by Home Depot, whose vendors donated over \$28,000 in tools and other materials (framing, windows, etc.) in addition to the above mentioned items. Over 250 Home Depot managers and vendors from across the country volunteered with Habitat Tucson in April 2012 to raise the walls on these two Home Depot homes.

>

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	18/58
#Low flow showerheads	0	18/58
#Units exceeding Energy Star	0	9/29

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	20/29
# of Singlefamily Units	2	20/29

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	2	2	0/0	14/29	14/29	100.00
# Owner Households	0	2	2	0/0	14/29	14/29	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
6977 S Avenida Del Recuerdo	Tucson		Arizona	85756-8550	Match / Y
7094 S Avenida Del Recuerdo	Tucson		Arizona	85756-8495	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

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

**Activity Title:** Redevelop Habitat 25% set aside

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity Tucson

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$476,500.00
<b>Total Budget</b>	\$86,500.00	\$476,500.00
<b>Total Obligated</b>	\$207,792.65	\$432,000.00
<b>Total Funds Drawdown</b>	\$67,571.63	\$291,778.98
<b>Program Funds Drawdown</b>	\$64,141.17	\$279,697.10
<b>Program Income Drawdown</b>	\$3,430.46	\$12,081.88
<b>Program Income Received</b>	\$3,430.46	\$8,525.76
<b>Total Funds Expended</b>	\$236,668.94	\$460,876.29
Habitat for Humanity Tucson	\$236,668.94	\$460,876.29
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

Two of the four homes that were sold by Habitat for Humanity were in this quarter to buyers below 50% ami. As buyers are selected to purchase Habitat for Humanity homes, at that time Habitat determines whether the family income is below 50% ami, and costs for the home are tracked.

**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	0/30
<b>#Low flow showerheads</b>	0	0/30
<b>#Units exceeding Energy Star</b>	0	0/15



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	8/15
# of Singlefamily Units	2	8/15

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	10/15	2/0	12/15	100.00
# Owner Households	2	0	2	10/15	2/0	12/15	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
7001 S Avenida Del Recuerdo	Tucson		Arizona	85756-8550	Match / Y
7096 S Avenida Del Recuerdo	Tucson		Arizona	85756-8495	Match / Y

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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



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

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity Tucson

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$141,750.00
<b>Total Budget</b>	\$141,750.00	\$141,750.00
<b>Total Obligated</b>	\$120,000.00	\$120,000.00
<b>Total Funds Drawdown</b>	\$27,012.98	\$27,012.98
<b>Program Funds Drawdown</b>	\$27,012.98	\$27,012.98
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$93,090.31	\$93,090.31
Habitat for Humanity Tucson	\$93,090.31	\$93,090.31
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

The home that was completed and sold in the Copper Vistas development was sold to a buyer below 50% ami in a previous quarter.

As Habitat selects its buyers it then determines whether the buyer has an income below 50% and thus the expenditure for the buyers home would be in the 50% category.

**Accomplishments Performance Measures**

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



## Beneficiaries Performance Measures

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

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<b>Grantee Activity Number:</b>	<b>Redevelop-Habitat for Humanity - CV I &amp; II</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 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**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$421,319.16
<b>Total Budget</b>	\$0.00	\$421,319.16
<b>Total Obligated</b>	\$350,000.00	\$421,319.16
<b>Total Funds Drawdown</b>	\$160,526.50	\$231,845.66
<b>Program Funds Drawdown</b>	\$160,526.50	\$231,845.66
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$49,720.13	\$121,039.29
Chicanos por la Causa	\$49,720.13	\$49,720.13
Habitat for Humanity Tucson	\$0.00	\$71,319.16
<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. The City of Tucson took title to the two subdivisions and issued an RFP for developers to complete the project. Habitat for Humanity in partnership with private builder Doucette Communities were the successful bidders and have taken control of the properties. Pima County General Obligation Bond funds were utilized as matching funds to support the 58 affordable unit Copper Vista I/II subdivisions, NSP2 funds were used for completion of infrastructure and program costs. NSP2 funds that were originally allocated to this project have been redistributed to CPLC's Liberty Corners project and to CIC to continue the HAP downpayment assistance program. Habitat for Humanity completed four homes since they acquired the property. These homes will not be incorporated into the NSP2 goals and accomplishments - so that the NSP2 funds invested through CPLC will not be considered to be program income when mortgage payments are received by Habitat. Pima County has allocated additional funds to construct 6 homes + the potential for a seventh home to be constructed with the investment of Program Income.

**Location Description:**

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

**Activity Progress Narrative:**

Summary to date &ndash Copper Vista:



>Houses completed construction: 4  
 >Houses under construction: 7  
 >National Objective met &ndash closed on 4 houses (1 at AMI < 50% and 3 at 50% < AMI < 80% )  
 Summary this quarter &ndash Copper Vista:  
 >Houses constructed and sold: 1 (which was completed in prior quarter but closed in October)  
 >Houses under construction: 7  
 >National Objective met &ndash closed on 1 house in October (1 @ 50% < AMI < 80% )  
 >7 Copper Vista homes are under construction and most are scheduled to close by fiscal year end with the remaining houses closing in the summer. These are contractor built homes; constructed in partnership with Doucette Homes.

## Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/6
# of Singlefamily Units	1	2/6

## 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	3/6	4/6	100.00
# Owner Households	0	1	1	1/0	3/6	4/6	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1353 E Alvord Rd	Tucson		Arizona	85706-4341	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 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**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$26,236.98	\$500,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$473,763.02
<b>Program Funds Drawdown</b>	\$0.00	\$473,763.02
<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	\$473,763.02
<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:**

**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
<b>#Low flow showerheads</b>	0	16/30



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/15
# of Singlefamily Units	0	13/15

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	-1/0	14/15	13/15	100.00
# Owner Households	0	0	0	-1/0	14/15	13/15	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



<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 Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Primavera Foundation

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total Budget</b>	\$1,000,000.00	\$1,000,000.00
<b>Total Obligated</b>	\$126,409.00	\$178,203.93
<b>Total Funds Drawdown</b>	\$121,047.00	\$172,841.93
<b>Program Funds Drawdown</b>	\$121,047.00	\$172,841.93
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$283,510.43	\$335,305.36
Primavera Foundation	\$283,510.43	\$335,305.36
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

NSP2 Target Area, South Tucson

**Activity Progress Narrative:**

GMP finalized and all contracts signed for Las Abuelitas Family Housing Project. Construction has begun. Work in progress/completed includes: masonry stem walls completed in buildings 3,5,6; underground electric started in building 5; underground plumbing installed/inspected/approved in buildings 3 and 6; masonry and colored concrete slab mock-up completed and color chosen; SOG prep started in building 6; interior wood-framed wall panels built. Termite treatment done. Plumbing submittal review in process. Photovoltaic System meeting to take place the second week in January. Primavera secured a loan in the amount of \$1.6 million from NeighborWorks® Capital. Loan will close in January following final vote of Pima County Board of Supervisors on HOME application in the amount of \$900,000. Primavera held a major donor reception at the home of Tucson's Mayor to present the concept and design of Las Abuelitas Family Housing Project. Primavera is preparing marketing materials for the capital campaign which will kick off in February. Construction is scheduled for completion in June 2013.



## Accomplishments Performance Measures

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** Redevelopment - CPLC -50%

**Activity Title:** CPLC - Liberty Corners

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

11/09/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Chicanos por la Causa

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$40,000.00
<b>Total Budget</b>	\$20,000.00	\$40,000.00
<b>Total Obligated</b>	\$36,633.51	\$40,000.00
<b>Total Funds Drawdown</b>	\$13,960.37	\$17,326.86
<b>Program Funds Drawdown</b>	\$13,960.37	\$17,326.86
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$21,751.68	\$25,118.17
Chicanos por la Causa	\$21,751.68	\$25,118.17
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Chicanos Por La Causa will construct two homes that will be purchased by buyers earning below 50%ami. The home will exceed Pima county's Green Bulding standards at least to the Silver level. In addition to NSP2 funds, Pima County General Obligation Bonds and City of Tucson HOME funds have been invested in this development.

**Location Description:**

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

**Activity Progress Narrative:**

Of the two homes that were completed and sold by CPLC in the Liberty Homes development, one was sold to a buyer earning below 50% ami.

**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	0/1
<b>#Units exceeding Energy Star</b>	0	0/2
<b>#Units &amp; other green</b>	0	0/2



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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/2	0/0	1/2	100.00
# Owner Households	1	0	1	1/2	0/0	1/2	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
332 W Iowa St	Tucson		Arizona	85706-1226	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>Redevelopment - Old Pueblo - 50% ami</b>
<b>Activity Title:</b>	<b>Old Pueblo - 25% set aside</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

04/06/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Old Pueblo Community Services

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$100,000.00
<b>Total Budget</b>	\$0.00	\$100,000.00
<b>Total Obligated</b>	\$29,622.54	\$100,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$70,377.46
<b>Program Funds Drawdown</b>	\$0.00	\$70,377.46
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$2,017.05)	\$70,377.46
Old Pueblo Community Services	(\$2,017.05)	\$70,377.46
<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:**

Activity has paused at the Sunnyside Pointe development until an issue regarding FHA mortgages is resolved.

**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	2/10
<b>#Units exceeding Energy Star</b>	0	2/5

<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
<b>Total</b>	<b>Total</b>



# of Housing Units	0	4/5
# of Singlefamily Units	0	4/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/5	0/0	4/5	100.00
# Owner Households	0	0	0	4/5	0/0	4/5	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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<b>Grantee Activity Number:</b>	<b>Redevelopment - Primavera</b>
<b>Activity Title:</b>	<b>Single family - La Capilla-11th&amp;26th</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

07/10/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Primavera Foundation

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$508,684.56
<b>Total Budget</b>	(\$69,615.44)	\$508,684.56
<b>Total Obligated</b>	\$274,949.45	\$274,949.45
<b>Total Funds Drawdown</b>	\$222,334.35	\$222,334.35
<b>Program Funds Drawdown</b>	\$73,509.73	\$73,509.73
<b>Program Income Drawdown</b>	\$148,824.62	\$148,824.62
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$453,940.79	\$453,940.79
Primavera Foundation	\$453,940.79	\$453,940.79
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

City of South Tucson

**Activity Progress Narrative:**

This activity covers the redevelopment two properties in the City of South Tucson, La Capilla and 11th/26th street, which will be discussed separately. The Capilla property was purchased by Primavera in June, 2012. A church and accompanying blighted structures were demolished. We initially planned on placing 6 manufactured houses on this property plus a community garden. The zoning has become an issue with the City Of South Tucson so we have slowed down the development until all the issues can be resolved. We are currently in the process of placing 2 houses on the first two lots; (lots A and B). The houses are on the property, and the foundations are being built and excavating being done. These houses will be for sale and the Homeownership program will have pictures to market throughout their program. Theses house should be completed in another 60 to 70 days. Primavera also has a house that was ordered and built not delivered as yet due to the rezoning issue. We are working with the City to resolve the zoning issues. Primavera purchased a lot located at the corner of 500 W 26th Street and 1509 S. 11th Ave. This property was split into 4 equal size lots to accommodate 4 manufactured houses. The addresses are: 501 W. 25 ½ Street; 503 W. 25 ½ Street; 500 W.



26th Street; and 502 W. 26th Street.

All the houses have been placed on the properties. Two of the homes are under contract for purchase. At the present time, the carports are being built. When they are completed the stucco will be applied to the exterior including the carport. Once the stucco has been completed the final inspection will be requested. The A/C units will not be placed until the homes are ready to be occupied.

We will coordinate the efforts of the Homeownership counselors and Primavera's marketing coordinator, to market each home via fliers. These will be distributed throughout Primavera programs, the community, and the website.

### Accomplishments Performance Measures

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

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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** Redevelopment CPLC 120%

**Activity Title:** CPLC - Liberty Corners

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

11/09/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Chicanos por la Causa

**Overall**

**Total Projected Budget from All Sources**

**Total Budget**

**Total Obligated**

**Total Funds Drawdown**

**Program Funds Drawdown**

**Program Income Drawdown**

**Program Income Received**

**Total Funds Expended**

Chicanos por la Causa

**Match Contributed**

**Oct 1 thru Dec 31, 2012**

N/A

\$0.00

\$80,000.00

\$35,705.77

\$35,705.77

\$0.00

\$0.00

\$38,290.66

\$38,290.66

\$0.00

**To Date**

\$80,000.00

\$80,000.00

\$80,000.00

\$35,705.77

\$35,705.77

\$0.00

\$0.00

\$38,290.66

\$38,290.66

\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

Liberty Corners Project Summary to date:

- >Infrastructure is 100% complete.
  - >Environmental report was finished on 01/12
  - >Plans were approved 12/11
  - >Two homes sold and occupied.
  - >Two more homes under construction.
  - >One 50% AMI buyer, one 80% AMI buyer, others in pipeline.
  - >Met with PNIP team and HUD TA team for project review and advisement
  - >Marketing campaign including PNIP general open house, county city employee open house events, housing workshop presentations and press releases continues.
- Summary this quarter:
- >Construction on two homes began August 2012
  - >Completed and sold two homes, both occupied.
  - >Pulled permits for the remaining three homes.



- >Completed sewer taps on remaining three homes.
- >Began construction on two more homes, to be completed March 2013.
- >Multiple project inquiries, three plus prospective clients in process.
- >National Objective progress = Two sales completed, additional two pending
- General Summary of Activities
- >Home construction began August 2012
- >Housing counseling agencies continue to identify interested qualified buyers
- Issues encountered/problems solved
- >Buyers could not visualize homes. Once construction started, interest in the project increased dramatically.
- >The Pima County 30 year affordability lien frightens buyers. Still working through this process.
- Training provided to staff, management and contractors
- >PNIP team met with general contractor July 11 to review sec. 3 requirements
- >Counseling agency staff have been apprised of the project and provided marketing collateral.
- >Project staff have participated in marketing the open houses and workgroups.
- >Project staff and instructed to create and keep client activity spreadsheet.
- Innovative activities
- >Project linkage to multiple websites.
- >Presented project at neighboring school's open house.
- >Present project at first-time homebuyer workshops.
- >Allow buyers to select tile, paint, shingle and appliance colors.

## Accomplishments Performance Measures

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

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	County	State	Zip	Status / Accept
326 W Iowa St	Tucson		Arizona	85706-1226	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>Redevelopment-Primavera</b>
<b>Activity Title:</b>	<b>La Capilla -11&amp;26th - 25% set aside</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Redevelopment

**Projected Start Date:**

07/10/2012

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - New Construction

**Projected End Date:**

02/08/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Primavera Foundation

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$69,615.44
<b>Total Budget</b>	\$69,615.44	\$69,615.44
<b>Total Obligated</b>	\$2,274.01	\$2,274.01
<b>Total Funds Drawdown</b>	\$1,459.01	\$1,459.01
<b>Program Funds Drawdown</b>	\$1,459.01	\$1,459.01
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$63,827.01	\$63,827.01
Primavera Foundation	\$63,827.01	\$63,827.01
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

City of South Tucson.

**Activity Progress Narrative:**

One of the homes located at the 11th & 26th street site will be sold to a buyer with an income below 50% ami. The manufactured home has been placed on the site and is nearing completion.

**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	0/1
<b>#Units exceeding Energy Star</b>	0	0/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**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 Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Southern Arizona Land Trust

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	(\$350,000.00)	\$0.00
<b>Total Obligated</b>	(\$94,831.11)	\$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
Southern Arizona Land Trust	\$0.00	\$0.00
<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.

Resulting from an amendment approved by the Board of Supervisors, funds and accomplishments associated with this activity will be incorporated with the SALTs two other A & R activities.

11/14/12 - Funds associated with this activity are zero. Vouchers associated with this activity have been transferred to SALT - A & R 120% and SALT A & R 50%. No further expenditures will be associated with this activity.

**Location Description:**

Throughout NSP2 Target Area.

**Activity Progress Narrative:**

All funds in this activity were reallocated to Acq/Rehab. There is no further activity to report

**Accomplishments Performance Measures**

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

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<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 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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,500,000.00
<b>Total Budget</b>	(\$900,000.00)	\$1,500,000.00
<b>Total Obligated</b>	(\$869,417.98)	\$1,500,000.00
<b>Total Funds Drawdown</b>	\$62,948.88	\$1,468,546.99
<b>Program Funds Drawdown</b>	\$62,948.88	\$1,468,546.99
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$20,791.04	\$20,791.04
<b>Total Funds Expended</b>	\$51,561.86	\$1,350,926.65
Southern Arizona Land Trust	\$51,561.86	\$1,350,926.65
<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. SALT has acquired 50 parcels of property, as well as nine single family homes that will serve as rental properties. Pursuant to an amendment to SALT's contract that has been approved by the Board of Supervisors, funds and accomplishments related to the acquisition and rehab of foreclosed homes has been moved to the A & R activity. This activity will remain open to funds costs related to the disposition of 50 Land Bank parcels that have been acquired.

**Location Description:**

throughout NSP2 project area

**Activity Progress Narrative:**

Land Banking &ndash 120% AMI:  
 >Purchases: During the past quarter SALT purchased 0 parcels of land under the Land Banking 120% AMI category which will be land banked with the intent to provide affordable housing. SALT currently owns 50 parcels/lots under the LB 120% category. These parcels/lots are currently being held for future development. We anticipate building houses and multi-family units on the parcels at some point.  
 >Contract / Escrow: SALT does not have any LB-120 properties under contract or in escrow.  
 > SALT started in previous quarters working with vendors to create plans to build a 16 unit multi-family complex on one of the Land Bank parcels. SALT is currently seeking funds to continue this project.



## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

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	

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<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 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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	(\$100,000.00)	\$0.00
<b>Total Obligated</b>	(\$66,175.72)	\$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
Southern Arizona Land Trust	\$0.00	\$0.00
<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. This activity has been combined with A & R 50%. Funds and data will be merged with that activity. 11/14/12 - Vouchers that were drawn for this activity have been transferred to the SALT - 50% A & R activity. Goals associated with this activity have been changed to "zero" and allocated to the A & R activity. This activity is shown as "underway", although no accomplishments are proposed.

**Location Description:**

throughout NSP2 target area

**Activity Progress Narrative:**

Homes that were purchased under the land bank activity were transferred to SALT's Acquisition and Rehab activity.

**Accomplishments Performance Measures**

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



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

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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