

Grantee: Pima County, AZ

Grant: B-08-UN-04-0502

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-UN-04-0502

Obligation Date:**Grantee Name:**

Pima County, AZ

Award Date:**Grant Amount:**

\$3,086,867.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Marcos Ysmael

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Pima County has used residential foreclosure and abandonment risk data provided by HUD, and County Assessor's Office foreclosure notice information to identify target areas for use of Neighborhood Stabilization Program (NSP) funds. The communities of South Tucson and Ajo, AZ, and localized areas within unincorporated Pima County, notably a suburban area on the urban fringe of southwest Tucson, have been identified as areas of high foreclosure and abandonment risk.

Distribution and and Uses of Funds:

Pima County plans to use NSP funds in the identified target areas for the following identified Eligible Uses: 1) purchase and rehabilitation of foreclosed and abandoned homes and residential properties; 2) land banking; 3) demolition of blighted structures; and 4) redevelopment. Pima County departments and existing non-profit organizations can cooperatively make use of NSP funding throughout the unincorporated county. The Primavera Foundation is active in affordable housing and redevelopment activities in South Tucson. The International Sonoran Desert Alliance (ISDA) is located in Ajo, AZ, working on housing and community and economic development projects in this isolated, former copper mining community. County departments have the capacity to acquire and manage residential properties, and to bid out home rehabilitation work to local construction contractors. In addition, Pima County has initiated a "Green Building" program for new construction and remodeling of residential buildings — remodeling of acquired homes will employ elements of the program to increase energy, water and resource efficiency, and indoor environmental quality for the long-term affordability and comfort of residents.

Definitions and Descriptions:

(1) Definition of blighted structure in context of state or local law.

Blighted structures shall be defined by reference to the City of Tucson Neighborhood Preservation Ordinance (NPO) Section 16-14 titled Dilapidated and Vacant Buildings and Structures; Building and Structures Constituting a Nuisance and Section 16-20 titled Slum Properties; and the Definitions section from Arizona Revised Statutes Title 36—Public Health and Safety, Chapter 12—Public Housing, Article 3—Slum Clearance and Redevelopment, section 36-1471, definition (2) Blighted Area and definition (18) Slum Area. This definition will be adopted by Pima County for the use where funds NSP funds will be used to demolish blighted, vacant structures.

(2) Definition of affordable rents.

Affordable rents shall be defined by those rents established by HUD under the HOME Program known as the 50% rent limit for the units dedicated to serve households that earn 50% or less of the area median income. Additional guidance will be provided by the City of Tucson Section 8 program to insure that rents are not set above market value depending on the quality, size and location of the unit. Utility allowances will be included for tenant paid utilities.

Rents for other units purchased with NSP funds will not exceed the HIGH HOME rent for Pima County MSA for low income renters (below 65% ami) and will not exceed Fair Market Rent (FMR) value or 30% of income which ever is higher for households between 65 and 120% ami.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

At a minimum Pima County will adopt affordability requirements that are consistent with the HOME program. However, continued affordability will be insured where units are placed in a community land trust or under land lease, or when Pima County Housing Bond Funds are used to leverage the acquisition of units. The Arizona Revised Statutes required a minimum 30 year affordability requirement when county land is conveyed for affordable housing. The use of Pima County Housing Bond funds will trigger this requirement.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

In addition to local code the minimum rehabilitation standards shall be HUD's Housing Quality Standards. Each dwelling unit will built prior to 1978 will undergo a lead based paint risk assessment and the resulting recommendations shall be incorporated into the rehabilitation,

asbestos will be tested for and be mitigated as well. Where units are sold to homebuyers, systems will be tested to insure a useful life of 7 years or be replaced – this will include roofs, HVAC, etc.

Low Income Targeting:

A portion the properties acquired and rehabilitated by Pima County and Primavera Foundation will be targeted to low-income households (at or below 50% AMI) - this will be about 5 of the 11 total Pima County single-family residences, and 1 single-family and 1 duplex property of Primavera Foundation's 8 total NSP properties.

Acquisition and Relocation:

All properties acquired under NSP are vacant and no relocation of current residents is foreseen.

Public Comment:

No public comments were received for the publication of the various Notices of Intent to Request Release of Funds, or for any of the DRGR Quarterly Progress Reports published on the county's NSP website (<http://www.pima.gov/ced/Data/NSPQuarterlyProgressReports.htm>). Pima County CD/NC mainly fielded calls for the Arizona Dept. of Housing's NSP-funded financial assistance program "Your Way Home Arizona" and directed interested participants to the two non-profit agencies sub-contracted by ADOH to conduct the program locally.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,086,867.00
Total CDBG Program Funds Budgeted	N/A	\$3,086,867.00
Program Funds Drawdown	\$442,184.46	\$1,689,565.34
Program Funds Obligated	\$0.00	\$3,041,767.00
Program Funds Expended	\$491,602.17	\$1,819,512.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$463,030.05	\$0.00
Limit on Admin/Planning	\$308,686.70	\$149,284.45
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$771,716.75	\$888,570.00

Overall Progress Narrative:

Pima County Community Development and Neighborhood Conservation Department (CD/NC) continued its NSP1 grant activities:

Green Remodeling and Rehabilitation continued on the county's eleven (11) acquired foreclosed properties with completion scheduled for next quarter. Work continued on finalizing our rental and lease-purchase program which is being implemented to place tenants into homes.

Primavera Foundation continued its NSP1-funded activities in the community of South Tucson, AZ, to include qualifying three homebuyers and executing purchase agreements for three of its NSP1 properties. Primavera continued activities to select homebuyers for the remaining South Tucson properties.

The International Sonoran Desert Alliance (ISDA) has selected twelve properties for potential demolition. All owners have been contacted and have agreed to proceed with Phase I environmental study. A general contractor has been selected for the demolition program and Pima County has granted the use of the local landfill, which will greatly reduce the program's disposal fees. For their Ajo Plaza redevelopment project, ISDA located their first tenant, signed a lease and completed the design of the tenant Improvements at 21 W Plaza; this tenant should open for business in 1st Quarter of 2011. The Architecture Company has also completed 90% drawings for the remaining new commercial spaces and the utility upgrades, including an evaluation of "Green Building" options and historic issues. SHPO approval, Pima County permitting, and bidding will be completed in the first quarter of 2011. CD/NC remains 100% obligated on its NSP1 grant funds.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
50AMI, 50% AMI acquisition & rehabilitation [25% set-aside]	\$153,754.52	\$888,570.00	\$587,686.13
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
AJO, Ajo AZ redevelopment	\$879.61	\$800,000.00	\$943.92
CV, Cardinal/Valencia acquisition & rehabilitation	\$217,193.25	\$816,346.00	\$744,101.95
PIMA CO, Program Administration	\$38,125.10	\$282,866.00	\$149,284.45
ST, South Tucson AZ redevelopment	\$32,231.98	\$299,085.00	\$207,548.89

Activities

Grantee Activity Number:	50%AMI CV-A&R
Activity Title:	50% AMI foreclosed home acquisition & rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

50AMI

Project Title:

50% AMI acquisition & rehabilitation [25% set-aside]

Projected Start Date:

02/01/2010

Projected End Date:

03/18/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Pima County CDNC

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$702,632.00
Total CDBG Program Funds Budgeted	N/A	\$702,632.00
Program Funds Drawdown	\$153,754.52	\$504,663.31
Program Funds Obligated	\$0.00	\$702,632.00
Program Funds Expended	\$153,754.52	\$309,229.97
Pima County CDNC	\$153,754.52	\$309,229.97
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CDNC will work with the Pima County Real Property Services Department to identify, research, inspect, negotiate price, purchase and secure foreclosed residential properties scattered throughout the Cardinal/Valencia area. CDNC will contract with local firms to perform rehabilitation on homes using Pima County Green Remodeling guidelines. End Use; the rehabilitated homes will leased to eligible households earning at/below 50%AMI.

Location Description:

Cardinal/Valencia is an area of high foreclosures located on the suburban/rural fringe of southwest Tucson

Activity Progress Narrative:

Progress on Green Remodeling of the five houses included in this activity continued during the QPR reporting period, 10/1/10 - 12/31/10. While a majority of the basic property improvements were completed, intermediate pressure diagnostic (blower door) tests were also completed which revealed additional change order items needed in order to comply with Green Remodeling standards set for the program. Work on these final change orders, final blower door tests and Green Remodeling certifications are scheduled to be completed during the next quarter. Additionally our department continued working with our Pima County Public Works Real Property Services division in preparation for initial lease-up & lease-purchase activities which will also begin in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/0
# of Parcels acquired by	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# 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	0/0	0/0	0/5	0
# Renter Households	0	0	0	0/0	0/0	0/5	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:	50%AMI ST-A&R
Activity Title:	50% AMI South Tucson acquisition & rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

50AMI

Project Title:

50% AMI acquisition & rehabilitation [25% set-aside]

Projected Start Date:

03/01/2010

Projected End Date:

03/18/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Primavera Foundation

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$185,938.00
Total CDBG Program Funds Budgeted	N/A	\$185,938.00
Program Funds Drawdown	\$0.00	\$83,022.82
Program Funds Obligated	\$0.00	\$163,838.00
Program Funds Expended	\$49,417.71	\$138,255.71
Primavera Foundation	\$49,417.71	\$138,255.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Primavera Foundation has acquired 2 (two) foreclosed properties in the community of South Tucson. The acquired duplex will be rehabilitated for rental to tenants at/below 50% AMI; the acquired single family residence and guest house will both be demolished and redeveloped with one EnergyStar-rated manufactured house constructed with alternate funding and ultimately sold to a 50% or below AMI household. Primavera operates a successful homebuyer assistance program and is a HUD certified counseling agency; they will provide homebuyer education and training for all potential buyers. Primavera Foundation is also experienced in operating low-income housing and currently owns and operates 6 multi-family housing developments for very low income and low income individuals and families. Primavera will place the duplex property into its current portfolio and will assure that these 2 units will serve households at or below 50% AMI.

Location Description:

South Tucson is a small lower-income urban jurisdiction just south of Tucson proper

Activity Progress Narrative:

Primavera registered the duplex it acquired at 138 E. 34th Street with Pima County's Green Remodeling Program and Rating System and began green remodeling work which is on schedule to be completed in the next quarter (Spring 2011). Primavera has started a waiting list of potential tenants that began inquiring about the units once they saw construction in progress. Primavera completed demolition work for the property acquired at 201 E. 34 Street; both the main house and guest house were demolished. Primavera began site preparation for the installation of a new Energy Star manufactured home and also began marketing activities through their Homebuyer Education/Counseling Program in order to select and qualify an eligible homebuyer. Once a homebuyer is qualified, they will select, order and install the new unit. Please note that the property originally setup under the 50%AMI ST DEMO activity has been transferred to this activity and the 50%AMI ST DEMO activity has been cancelled.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/3
# of Multifamily Units	0	2/0
# of Singlefamily Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/1	0/0	0/1	0
# Renter 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	

Grantee Activity Number:	ADMIN
Activity Title:	Program Administration

Activity Category:

Administration

Project Number:

PIMA CO

Projected Start Date:

01/05/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/18/2013

Completed Activity Actual End Date:

Responsible Organization:

Pima County CDNC

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$282,866.00
Total CDBG Program Funds Budgeted	N/A	\$282,866.00
Program Funds Drawdown	\$38,125.10	\$149,284.45
Program Funds Obligated	\$0.00	\$282,866.00
Program Funds Expended	\$38,125.10	\$123,240.99
Pima County CDNC	\$38,125.10	\$123,240.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program administration of HUD Neighborhood Stabilization Program - personnel services, travel & training, other misc. associated costs [10% of total grant]

Location Description:

Administration of foreclosed property acquisition and rehabilitation, and redevelopment activities in target areas of Pima County (SW Tucson - Cardinal/Valencia area, South Tucson, Ajo)

Activity Progress Narrative:

Pima County CD/NC Department continued the various NSP1 grant Program Administration activities within the county and with non-profit sub-grantees. CD/NC continued to monitor and manage the rehabilitation work on its eleven (11) total properties being carried out by rehab contractors. CD/NC also began working with our County's Real Property Services division in order to prepare for and establish property management and lease-purchase activities for the 11 properties. CD/NC also continued to work with Primavera Foundation and International Sonoran Desert Alliance on their NSP1 activities in South Tucson and Ajo, respectively. Activities included site visits and meetings in both communities to review redevelopment and demolition activities and to provide technical assistance for NEPA and NHPA compliance for Ajo redevelopment and demolition activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	AJO-DEMO
Activity Title:	Ajo, AZ demolition of blighted structures

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

AJO

Project Title:

Ajo AZ redevelopment

Projected Start Date:

03/01/2010

Projected End Date:

02/28/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

ISDA - Int'l Sonoran Desert Alliance

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$50,000.00
Program Funds Expended	\$0.00	\$0.00
ISDA - Int'l Sonoran Desert Alliance	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

ISDA will oversee the demolition of about 5 blighted structures scattered around Ajo - properties will remain in private ownership

Location Description:

Ajo, AZ is a rural, lower-income former copper mining community in western Pima County, and is identified by Pima County as a 'colonia' and Community Development Target Area

Activity Progress Narrative:

Twelve properties have been selected for potential demolition by a community-based committee. All owners have been contacted and have agreed to proceed with a free Phase I environmental study. Once those reports are complete, the Demo committee will estimate the costs of each property. Three to four properties will then be selected for demolition. A general contractor has been selected for the program. Pima County has granted the use of the local landfill, which will greatly reduce the program's disposal fees.

ISDA has found that getting the access agreements is much more complicated than they expected. Most of the property owners live out of town (all but three). Many of the people they have talked to were not the owners of record. Some owners are deceased and the records have not been updated. Some are in trusts and one family member is authorized to make decisions but needs the assent of siblings to do so. All of these factors have contributed to delays in executing the agreements.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: AJO-REDEV

Activity Title: Ajo AZ retail redevelopment

Activity Category:

Rehabilitation/reconstruction of other non-residential structures

Activity Status:

Under Way

Project Number:

AJO

Project Title:

Ajo AZ redevelopment

Projected Start Date:

03/01/2010

Projected End Date:

02/28/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

ISDA - Int'l Sonoran Desert Alliance

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$879.61	\$943.92
Program Funds Obligated	\$0.00	\$750,000.00
Program Funds Expended	\$879.61	\$943.92
ISDA - Int'l Sonoran Desert Alliance	\$879.61	\$943.92
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

ISDA will redevelop portions of a vacant historic retail structure, the former grocery and mercantile stores in the Ajo Plaza, for new retail spaces and creation of employment opportunities - the Ajo Plaza structure is owned by the LLC arm of ISDA. The Ajo Plaza has been the center of town since its construction in 1918. It is a major attraction for visitors and tourists. The Ajo Plaza is a 5.4 acre site with six buildings and 88,000 SF of commercial space, 42,420 SF of which (48%) is vacant. Its vacant storefronts are highly visible and send a negative message about the town's business climate and future. The restoration of the Ajo Plaza is consistent with the findings of the Ajo Community Comprehensive Plan prepared by the University of Arizona's Drachman Institute.

NSP funds will be used to renovate the south building, commercial bays 1 - 6, in order to create more affordable commercial space for small retail businesses. A discount food store is planned for one of the retail spaces. ISDA estimates it will create four full-time jobs. Over time, other businesses will generate new full-time positions. ISDA predicts as many as 8-10 additional full-time jobs will be created in the Plaza south building.

Commercial bays 1-6 comprise 26,587 SF of vacant commercial space - 16,212 SF on the first floor, 10,375 SF on the second floor. Both floors contain asbestos and lead paint. All major systems - electrical, HVAC, plumbing - will be replaced to bring it up to code. An elevator will be installed to make the second floor ADA accessible. A large, room-sized vault on the SE corner of Bay 1 will be demolished. The second floor above commercial bays 10-11 is vacant. An elevator will be installed to bring the second floor up to code. Approximately 2,300 SF of the non-residential space on the SW 2nd floor will be renovated into affordable commercial space.

All construction work will be completed in conformance with the National Park Service Standards for historic properties. SHPO will review and approve all construction documents.

Location Description:

Ajo, AZ is a rural, lower-income former copper mining community in western Pima County, and is identified by Pima County as a 'colonia' and Community Development Target Area

Activity Progress Narrative:

NSP Ajo Plaza Redevelopment.

ISDA located a tenant, signed a lease and completed the design and permitting for the Tenant Improvements at 21 W Plaza, a commercial space for Cheep Ole's, a retail tenant. This tenant should open for business in the first quarter of 2011.

The Architecture Company has also completed 90% drawings for the remaining new commercial spaces and the utility upgrades, including an evaluation of "Green Building" options and historic issues. SHPO approval, Pima County permitting, and bidding will be completed in the first quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of buildings (non-residential)	0	1/1
# of Businesses	0	0/0

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census Method		
	Low	Mod	Total Low/Mod%
# of Persons	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	

Grantee Activity Number:	CV-A&R
Activity Title:	Card/Valencia foreclosed home acquisition & rehab

Activity Category:

Acquisition - general

Project Number:

CV

Projected Start Date:

04/15/2009

Benefit Type:

Activity Status:

Under Way

Project Title:

Cardinal/Valencia acquisition & rehabilitation

Projected End Date:

03/18/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pima County CDNC

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$816,346.00
Total CDBG Program Funds Budgeted	N/A	\$816,346.00
Program Funds Drawdown	\$217,193.25	\$744,101.95
Program Funds Obligated	\$0.00	\$816,346.00
Program Funds Expended	\$217,193.25	\$939,535.29
Pima County CDNC	\$217,193.25	\$939,535.29
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CDNC will work with the Pima County Real Property Services Department to identify, research, inspect, negotiate price, purchase and secure foreclosed residential properties scattered throughout the Cardinal/Valencia area. CDNC will contract with local firms to perform rehabilitation on homes using Pima County Green Remodeling guidelines. The homes will then be sold to eligible homebuyers; a lease-purchase model will be used for households who are not yet mortgage ready and all potential homebuyers will receive required homebuyer education & counseling through a HUD certified housing counseling agency.

Location Description:

Cardinal/Valencia is an area of high foreclosures located on the suburban/rural fringe of southwest Tucson

Activity Progress Narrative:

Progress on Green Remodeling of the six houses included in this activity continued during the QPR reporting period, 10/1/10 - 12/31/10. While a majority of the basic property improvements were completed, intermediate pressure diagnostic (blower door) tests were also completed which revealed additional change order items needed in order to comply with Green Remodeling standards set for the program. Work on these final change orders, final blower door tests and Green Remodeling certifications are scheduled to be completed during the next quarter. Additionally our department continued working with our Pima County Public Works Real Property Services division in preparation for initial lease-up and lease-purchase activities which will also begin in the next quarter.

Clarification Note: in the Accomplishments Performance Measures section, the cumulative total listed for properties and units, 16, is a result of data entry errors made in previous QPR's. As noted in the narrative above, the total number of units acquired for this activity is six (6), and all are single family units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/0
# of Parcels acquired by	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/6
# of Singlefamily Units	0	16/6

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	ST-A&R
Activity Title:	South Tucson foreclosed home acquisition & rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ST

Projected Start Date:

07/15/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

South Tucson AZ redevelopment

Projected End Date:

03/18/2013

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$299,085.00
Total CDBG Program Funds Budgeted	N/A	\$299,085.00
Program Funds Drawdown	\$32,231.98	\$207,548.89
Program Funds Obligated	\$0.00	\$226,318.00
Program Funds Expended	\$32,231.98	\$258,541.13
Primavera Foundation	\$32,231.98	\$258,541.13
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Primavera Foundation has acquired 3 foreclosed residential properties and will rehabilitate and reconstruct homes on these 3 foreclosed residential properties in South Tucson, and sell them to target households as affordable residences. CDNC will consult with Primavera Foundation on rehabilitation of homes using Pima County Green Remodeling guidelines. Additionally, Primavera Foundation owns 2 vacant/blighted residential lots in S Tucson and Primavera will construct a new EnergyStar-rated manufactured home on each of the lots, funded through alternate sources; the new homes will then be sold to target households as affordable residences. Primavera operates a successful homebuyer assistance program and is a HUD certified counseling agency; they will provide homebuyer education and training for all potential buyers.

Location Description:

South Tucson is a smaller lower-income urban jurisdiction just south of Tucson proper.

Activity Progress Narrative:

Please note that the properties originally setup under the ST DEMO and ST VAC activities have been transferred to this activity and the ST DEMO and ST VAC activities have been de-obligated and will no longer be used in our action plan or QPR. In 4th Quarter of 2010 Primavera selected and qualified three homebuyers for the properties renovated/redeveloped at 338 W. 35th Street, 336 E. 33th Street and 420 W. 27th Street. All homebuyers received the required homebuyer education and counseling from Primavera and executed purchase agreements for the respective properties. Close of escrow for all three properties is scheduled for next quarter. Primavera qualified a homebuyer for the property at 121 W. 31st street and executed a purchase agreement; unfortunately the homebuyer lost their job and cancelled the sale. Primavera has resumed marketing activities to select another homebuyer. In prior QPR it was indicated that a new home was completed at 325 W. 28th Street, however the new home will not be constructed until Primavera has selected and qualified an eligible homebuyer. Once they have an qualified homebuyer, a new

Energy Star manufactured home will be selected, ordered and installed.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		5/0	
# of Parcels acquired by	0		0/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/5	0
# Owner Households	0	0	0	0/0	0/0	0/5	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:	ST-DEMO
Activity Title:	South Tucson blighted structure demolition

Activity Category:

Clearance and Demolition

Project Number:

ST

Projected Start Date:

03/01/2010

Benefit Type:

Direct Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

South Tucson AZ redevelopment

Projected End Date:

03/18/2013

Completed Activity Actual End Date:

Responsible Organization:

Primavera Foundation

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$20,274.00
Program Funds Expended	\$0.00	\$20,273.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The properties originally set up under this activity (reference in paragraph below) have been transferred to the ST A&R activity as they are eligible and more appropriate under that activity.

Primavera Foundation will oversee the demolition of blighted residential structures in S Tucson - cleared lots will be used as home sites for the construction of EnergyStar-rated manufactured homes, funded through alternate sources

Location Description:

South Tucson is a smaller lower-income urban jurisdiction just south of Tucson proper

Activity Progress Narrative:

As noted in previous QPR, demolition at 325 W. 28th Steet has been completed; however a new unit has not yet been constructed on the lot as previously indicated. In the 4th quarter of 2010 Primavera began marketing activities to identify qualified homebuyers. Once a homebuyer is selected & qualified, Primavera will install new utility lines and a new Energy Star Manufactured home using other financing.

In previous QPR we included the property at 338 W. 35 St in this activity; however that property consisted of a guest house at the back of the lot that was renovated as well as the main house at the front of the lot that was demolished and replaced with a new ground-set Energy Star Manufactured home. This property has been sold to a qualified homebuyer, with close of escrow on the sale planned for next quarter. Since the property was not split and been sold to one homebuyer family we will continue to report on it in the ST A&R acitivity and will no longer include it in this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	ST-VAC
Activity Title:	South Tucson vacant property improvement

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

ST

Project Title:

South Tucson AZ redevelopment

Projected Start Date:

03/01/2010

Projected End Date:

03/18/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Primavera Foundation

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$29,493.00
Program Funds Expended	\$0.00	\$29,492.81
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The properties originally set up under this activity (reference in paragraph below) have been transferred to the ST A&R activity as they are eligible and more appropriate under that activity.

Primavera Foundation owns two vacant residential lots in S Tucson that require basic utility connections (power, sewer, water, etc.) to become construction-ready - vacant lots will be used as home sites for the construction of EnergyStar-rated manufactured homes, funded through alternate sources

Location Description:

South Tucson is a small lower-income urban jurisdiction just south of Tucson proper

Activity Progress Narrative:

In the 4th quarter of 2010 Primavera began marketing activities to attract qualified homebuyers for both properties included in this activity. During the quarter, Primavera selected and qualified homebuyers for both properties and provided the required homebuyer education and counseling. Unfortunately the homebuyer qualifief for purchase of 121 W. 31st Street lost their job and had to cancel the sale. Primavera is currently in process of selecting another homebuyer for this property, The homebuyer selected and qualified for property at 420 W. 27th Street executed their purchase agreement with Primavera and is scheduled to close escrow on the sale in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0
# of Parcels acquired by	0	0/0

	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	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	
