

Grantee: Pima County, AZ

Grant: B-08-UN-04-0502

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-UN-04-0502

Obligation Date:**Award Date:****Grantee Name:**

Pima County, AZ

Contract End Date:

04/08/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$3,086,867.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$100,000.00

Total Budget:

\$3,186,867.00

Disasters:**Declaration Number**

No Disasters Found

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 and 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 &ndash 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	\$3,186,867.00
Total Budget	\$0.00	\$3,186,867.00
Total Obligated	\$0.00	\$3,086,867.00
Total Funds Drawdown	\$72,726.35	\$2,254,161.23
Program Funds Drawdown	\$72,726.35	\$2,254,161.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$40,834.23	\$40,834.23
Total Funds Expended	\$0.00	\$2,231,200.69
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$463,030.05	\$0.00
Limit on Admin/Planning	\$308,686.70	\$199,520.61
Limit on State Admin	\$0.00	\$199,520.61

Progress Toward Activity Type Targets



Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$771,716.75	\$995,570.00

Overall Progress Narrative:

CV A&R, 50%AMI CV A&R Summary

Green Remodeling was completed for all of the 11 homes acquired by Pima County. Staff completed the inter-governmental agreement (IGA) to transfer the 11 homes to the City of Tucson's El Portal Program, a scattered site single family program for low income residents. which was approved and fully executed on November 1, 2011. All 11 properties were formally deeded to the City in December and County staff executed and recorded NSP1 Performance Deeds for each of the 11 homes to guarantee compliance with County's NSP1 grant objectives.

Primavera ST-A&R/50%AMI A&R Summary:

Prior reporting periods -

- 3 homes renovated (including one replacement) and sold to low/mod homebuyers
- Duplex property renovated to Pima County Green Residential Remodeling Standards (Silver Rating) and the 2 units have been leased and occupied by same families since Spring.
- Primavera became a member of Next Step, a non-profit organization that promotes the purchase and selling of manufactured housing as Affordable Housing. As a member of this organization, Primavera has been able to become a dealer for Clayton Homes. This new relationship will provide the advantage of new energy efficient construction that is truly affordable for Primavera's homeownership and rental program participants.
- Primavera used Success Measures Data System Community Stabilization Tools to develop baseline data on resident confidence and observation of all parcels/lots within the City of South Tucson.

Current Reporting Period (4th Qtr 2011) - ST-A&R/50%AMI A&R:

- Two Energy Star Silver LEED certified manufactured homes have been ordered for the property at 201 E 34th Street.
- Primavera completed the gathering of all base line data including 269 (of 1500 residential household) resident surveys and observation surveys (windshield surveys using SMDS Community Stabilization observation tools) of all parcels and lots within the City of South Tucson.

ISDA - Ajo Plaza Redevelopment:

Redevelopment of commercial space at South Plaza is now more than 50% complete. One of the commercial bays was leased and redevelopment of this bay was substantially completed in December 2011, with plans to open in January 2012.

ISDA - Ajo Demo: 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. Six phase I environmentals have been completed. Final selection of Four property owners was completed and all have signed demolition agreements and the Statutory Worksheets for these 4 properties were completed. During 4th Qtr 2011 Demolition and clearance was completed at all four properties.

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]	\$32,554.97	\$945,570.00	\$867,466.49
AJO, Ajo AZ redevelopment	\$0.00	\$800,000.00	\$95,654.69
CV, Cardinal/Valencia acquisition & rehabilitation	\$21,703.45	\$909,397.31	\$883,970.55
PIMA CO, Program Administration	\$18,467.93	\$204,814.69	\$199,520.61



ST, South Tucson AZ redevelopment

\$0.00

\$227,085.00

\$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 (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: Pima County CDNC

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$679,632.00
Total Budget	\$0.00	\$679,632.00
Total Obligated	(\$15,000.00)	\$687,632.00
Total Funds Drawdown	\$3,831.86	\$654,559.85
Program Funds Drawdown	\$3,831.86	\$654,559.85
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$650,727.99
Match Contributed	\$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:

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

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: 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 (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
 Primavera Foundation

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$307,938.00
Total Budget	\$0.00	\$307,938.00
Total Obligated	\$0.00	\$257,938.00
Total Funds Drawdown	\$28,723.11	\$212,906.64
Program Funds Drawdown	\$28,723.11	\$212,906.64
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$742.88	\$742.88
Total Funds Expended	\$0.00	\$184,183.53
Match Contributed	\$0.00	\$0.00

Activity Description:

Primavera Foundation has acquired 2 (two) foreclosed properties in the community of South Tucson. The acquired duplex (138 & 144 E. 34th Street) will be rehabilitated for rental to tenants at/below 50% AMI. The acquired single family residence and guest house (201 E. 34th St.) will be demolished and redeveloped with two (2) new EnergyStar-rated manufactured homes installed with alternate funding and that will also be rented to tenants at/below 50% AMI. Primavera had originally planned to sell this property to %50AMI homebuyer but has not decided to rent the properties due to challenges with neighboring properties and local housing market. Primavera Foundation is 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 these two properties, with a total of 4 rental units, 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:

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	-3/4
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	-1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/4	0/0	2/4	100.00
# Renter Households	0	0	0	2/4	0/0	2/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: ADMIN
Activity Title: Program Administration

Activity Category:

Administration

Project Number:

PIMA CO

Projected Start Date:

01/05/2009

Benefit Type:

()

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, 2011	To Date
Total Projected Budget from All Sources	N/A	\$212,814.69
Total Budget	\$0.00	\$212,814.69
Total Obligated	\$5,000.00	\$204,814.69
Total Funds Drawdown	\$18,467.93	\$199,520.61
Program Funds Drawdown	\$18,467.93	\$199,520.61
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$181,052.68
Pima County CDNC	\$0.00	\$181,052.68
Match Contributed	\$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].

In September 2011 we reduced nsp1 funding for program administration and transferred the nsp1 funds to cover cost over runs in the housing renovation cost for CV A&R activities.

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 staff continues work on CV A&R activities:

All of the 11 homes acquired by Pima County were substantially completed.

Staff completed work on the inter-governmental agreement (IGA) and successfully transferred the 11 homes to the City of Tucson's El Portal Program, a scattered site single family program for low income residents.

Pima County continues to administer and monitor contracts with Primavera Foundation and International Sonoran Desert Alliance for activities in South Tucson and Ajo respectively.



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 ()

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 ISDA - Int'l Sonoran Desert Alliance

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total Budget	\$0.00	\$50,000.00
Total Obligated	\$0.00	\$50,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
ISDA - Int'l Sonoran Desert Alliance	\$0.00	\$0.00
Match Contributed	\$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:

ISDA completed demolition and clearance of vacant/blighted structures on 4 privately owned properties; all properties will remain privately owned - meeting national objective of elimination of slum/blight. Final demolition/clearance invoices will be submitted in January and when processed will complete this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	5/5

	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

Address	City	County	State	Zip	Status / Accept
936 N. Washington Ave	Ajo		Arizona	85321-	Match / N
1311 N. 2nd Ave	Ajo		Arizona	85321-	Match / N
942 N. 2nd Ave	Ajo		Arizona	85321-	Match / N
734 W. Hoover St	Ajo		Arizona	85321-	No Match / N

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:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Cardinal/Valencia acquisition & rehabilitation

Projected End Date:

03/18/2013

Completed Activity Actual End Date:

Responsible Organization:

Pima County CDNC

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$909,397.31

Total Budget

\$0.00

\$909,397.31

Total Obligated

\$10,000.00

\$909,397.31

Total Funds Drawdown

\$21,703.45

\$883,970.55

Program Funds Drawdown

\$21,703.45

\$883,970.55

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$862,267.10

Match Contributed

\$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 or leased for households who are not yet mortgage ready. 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:

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

Activity Status:
 Under Way

Project Number:
 ST

Project Title:
 South Tucson AZ redevelopment

Projected Start Date:
 07/15/2009

Projected End Date:
 03/18/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Primavera Foundation

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$277,085.00
Total Budget	\$0.00	\$277,085.00
Total Obligated	\$0.00	\$227,085.00
Total Funds Drawdown	\$0.00	\$207,548.89
Program Funds Drawdown	\$0.00	\$207,548.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$40,091.35	\$40,091.35
Total Funds Expended	\$0.00	\$207,548.89
Match Contributed	\$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 or leased 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:

Accomplishments Performance Measures

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



# of Parcels acquired by	0	0/0
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	-2/5
# of Singlefamily Units	0	-2/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	1/0	3/5	100.00
# Owner Households	0	0	0	2/0	1/0	3/5	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	

