

Grantee: Tucson, AZ

Grant: B-08-MN-04-0507

October 1, 2013 thru December 31, 2013 Performance Report



Grant Number:

B-08-MN-04-0507

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

Tucson, AZ

Contract End Date:**Review by HUD:**

Submitted - Await for Review

LOCCS Authorized Amount:

\$7,286,911.00

Grant Status:

Active

QPR Contact:

Joyce Alcantar

Estimated P/RL Funds:

\$3,225,468.27

Total Budget:

\$10,512,379.27

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Funds have been targeted in census tracts that have been designated as those with high foreclosure rates.

Distribution and and Uses of Funds:

The City of Tucson will spend 27.7% of the grant fund meeting the 25% set aside requirement, assisting families earning less than 50% of area median income in the designated target areas.

\$720,000 of the administration funds have been fully obligated.

The balance of the grant has been to purchase foreclosed homes to be sold under a Land Trust model to individuals/families who earn between 50 and 65% of area median income.

Definitions and Descriptions:**Low Income Targeting:**

The City of Tucson will purchase homes to be used as permanent rentals to families earning less than 50% of area median income.

Acquisition and Relocation:**Public Comment:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$10,512,379.27

Total Budget

\$440,552.30

\$10,512,379.27

Total Obligated

\$90,552.30

\$10,162,379.27

Total Funds Drawdown

\$718,217.20

\$9,479,453.92

Program Funds Drawdown

\$0.00

\$7,015,392.70



Program Income Drawdown	\$718,217.20	\$2,464,061.22
Program Income Received	\$0.00	\$2,875,468.27
Total Funds Expended	\$520,720.07	\$9,502,292.93
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	\$1,093,036.65	\$0.00
Limit on Admin/Planning	\$728,691.10	\$729,691.63
Limit on State Admin	\$0.00	\$729,691.63

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,821,727.75	\$2,600,594.82

Overall Progress Narrative:

NSP1 - The following is progress thru December 31, 2013:

Angela Reviere, HUD CPD Specialist, conducted an audit of the NSP1 program during the quarter ending September 30th.

>She offered consultation services to improve the NSP1 and NSP3 programs. The Cloudburst Group consultation staff

>arrived in July 2013, met with City of Tucson and Pima County Community Land Trust (PCCLT) staff. The final >teleconference meeting with Cloudburst staff was held on November 27th.

Cloudburst staff assisted with providing a draft NSP Policies and Procedures template for City of Tucson use.

The City of Tucson's NSP1 Action Plan was revised during this quarter to provide more information on the

>"Lease to Purchase" program initially offered to NSP1 beneficiaries while the Pima County Community Land Trust >(PCCLT) was being established. Cloudburst staff assisted with the Action Plan revision.

Cloudburst staff also assisted with the revision of the Development Agreement between the City of Tucson and PCCLT.

>The new Development Agreement went into affect on November 1st, 2013.

Three additional homes were purchased by the City of Tucson this quarter with NSP1 Program Income, and were conveyed

>to the PCCLT for rehabilitation and resale to qualified buyers. Addresses are as follows:

915 W. Franklin Street, Tucson, AZ 85745

>7423 E. 24th Street, Tucson, AZ 85710

>1513 W. Greenlee Street, Tucson, AZ 85705

The PCCLT did not sell any NSP1 homes this quarter, therefore beneficiary data is not included in this report.

Two duplexes were purchased by the City of Tucson this quarter with NSP1 Program Income, and will be rehabilitated

>by City staff, then assigned to the City of Tucson's El Portal rental program, and will be rented to tenants

>at or below 50% AMI. Addresses are as follows:

3922 E. Mabel Street, Tucson, AZ 85712 (duplex)

>3926 E. Mabel Street, Tucson, AZ 85712 (duplex)

The City's El Portal program did not rent any NSP1 units this quarter, therefore beneficiary data is not included in this report.

City of Tucson staff conducted a monitoring visit at the PCCLT office on June 21st. There were several "Items of concern" which prompted staff to conduct a second visit on November 5th. Items of concern were addressed, and a final monitoring letter was sent to PCCLT showing they were in "Satisfactory compliance."

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$0.00	\$9,461,141.34	\$6,532,876.29
0002, NSP Rehabilitation Rental	\$0.00	\$0.00	\$0.00
0004, NSP Rehabilitation Resale	\$0.00	\$0.00	\$0.00
0005, NSP Disposition	\$0.00	\$0.00	\$0.00
0006, NSP Administration	\$0.00	\$1,051,237.93	\$482,516.41
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number:	9123
Activity Title:	NSP Administration

Activity Category:

Administration

Project Number:

0006

Projected Start Date:

03/23/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

04/15/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson1

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013

N/A

To Date

\$1,051,237.93

Total Budget

\$125,552.30

\$1,051,237.93

Total Obligated

\$90,552.30

\$1,016,237.93

Total Funds Drawdown

\$11,553.18

\$729,691.63

Program Funds Drawdown

\$0.00

\$482,516.41

Program Income Drawdown

\$11,553.18

\$247,175.22

Program Income Received

\$0.00

\$74,102.57

Total Funds Expended

\$24,575.66

\$748,146.69

City of Tucson1

\$24,575.66

\$748,146.69

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of NSP for Tucson, Arizona

Location Description:

Tucson, Arizona.

Activity Progress Narrative:

This quarters Admin expenditure totalled \$24,575.66

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: 9535

Activity Title: Acq/Rehab

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

0001

Project Title:

Acquisition General

Projected Start Date:

03/23/2009

Projected End Date:

04/15/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Tucson - El Portal Rental Program, managed by The

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,600,594.82
Total Budget	\$60,000.00	\$2,600,594.82
Total Obligated	\$60,000.00	\$2,600,594.82
Total Funds Drawdown	\$255,141.22	\$2,579,628.92
Program Funds Drawdown	\$0.00	\$2,040,081.53
Program Income Drawdown	\$255,141.22	\$539,547.39
Program Income Received	\$0.00	\$137,912.83
Total Funds Expended	\$256,728.22	\$2,582,139.41
City of Tucson - El Portal Rental Program, managed by The	\$0.00	\$0.00
City of Tucson1	\$256,728.22	\$2,582,139.41
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 17 foreclosed properties under the NSP for use as permanent rentals for client households that earn under 50% AMI. These properties will be managed by the City of Tucson El Portal program. While still owned by the City of Tucson, an outside agency manages the homes. All new leases of these 17 homes will be to households below 50% AMI.

Location Description:

Tucson, Arizona

Activity Progress Narrative:

Total expenditures for this quarter \$256,728.22.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	24/17



	This Report Period		Cumulative Actual Total / Expected
	Total		Total
# of Housing Units	0		21/17
# of Multifamily Units	0		0/0
# of Singlefamily Units	0		21/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	21/17	0/0	21/17	100.00
# Renter Households	0	0	0	21/17	0/0	21/17	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: 9536

Activity Title: NSP Rehabilitation Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Cancelled

Project Number:

0002

Project Title:

NSP Rehabilitation Rental

Projected Start Date:

03/23/2009

Projected End Date:

04/15/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Tucson - El Portal Rental Program, managed by The

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
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
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitate 10 dwelling units purchased from NSP funds to be used as rental units for households that earn under 50% AMI. UPDATE: rehab zeroed out and moved to Acquisition activity.

Location Description:

Tucson, Arizona

Activity Progress Narrative:

Accomplishments Performance Measures

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

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/0	0/0	6/0	100.00
# Renter Households	0	0	0	6/0	0/0	6/0	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: 9537

Activity Title: Acq/Rehab

Activity Category:

Disposition

Project Number:

0001

Projected Start Date:

03/23/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition General

Projected End Date:

04/15/2010

Completed Activity Actual End Date:

Responsible Organization:

Pima County Community Land Trust (PCCLT)

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

Pima County Community Land Trust (PCCLT)

Match Contributed

Oct 1 thru Dec 31, 2013

N/A

\$255,000.00

(\$60,000.00)

\$451,522.80

\$0.00

\$451,522.80

\$0.00

\$239,416.19

\$239,416.19

\$0.00

To Date

\$6,860,546.52

\$6,860,546.52

\$6,545,546.52

\$6,170,133.37

\$4,492,794.76

\$1,677,338.61

\$2,663,452.87

\$6,172,006.83

\$6,172,006.83

\$0.00

Activity Description:

Acquisition, rehabilitation and disposition of 37 foreclosed homes for resale to client households earning up to 80% AMI through the Pima County Community Land Trust. The Land Trust will have a land lease on these homes for 99 years, automatically renewable for an additional 99 years, that will maintain long-term affordability. The owners may not convey the home without Pima County Community Land Trust involvement and may only receive 25% of equity, if any, in addition to full return of their investment, if proceeds from a future sale allow.

Location Description:

Tucson Arizona

Activity Progress Narrative:

Total Expenditure for this quarter \$239,416.19

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	38/37

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Housing Units	0	34/37
# of Singlefamily Units	0	34/37

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	27/37	7/0	34/37	100.00
# Owner Households	0	0	0	27/37	7/0	34/37	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: 9538

Activity Title: NSP Rehabilitation Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

0004

Project Title:

NSP Rehabilitation Resale

Projected Start Date:

03/23/2009

Projected End Date:

04/15/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pima County Community Land Trust (PCCLT)5

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
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
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of 26 foreclosed dwelling units to be resold through the Community Land Trust model.
UPDATE: This was zeroed out and moved to Acquisition for LMMI activity.

Location Description:

Tucson, Arizona

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	3/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	11/0	0/0	11/0	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: 9540

Activity Title: Lease to Purchase

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0004

Projected Start Date:

10/22/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

NSP Rehabilitation Resale

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson2

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
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
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Tucson acquired and rehabilitated 11 units for a Lease-to-Own program which provided the opportunity for homeownership qualification while the Pima County Community Land Trust (PCCLT) was being established. Ultimately all units were sold to qualified homebuyers.

NSP funding for acquisition and rehab of these 11 units is captured in Acq/Rehab activity number 9537 and the 11 occupants' addresses and beneficiary data is also captured in Acq/Rehab activity number 9537.

Location Description:

The 11 addresses that were part of the Lease-to-Own program are all within the NSP1 targeted area in Tucson, Arizona.

Addresses are as follows:

- 1503 W. Bloomfield
- 3721 E. Desert Wash Court
- 5275 S. Newcastle Court
- 6328 S. Bright Sun
- 1675 E. St. Thomas
- 5149 S. Lavender Hills Lane
- 2323 E. Montana
- 2251 E. Calle Arroyo Lindo
- 3411 S. Fairbanks
- 2537 E. Knightsbridge
- 902 W. Calle Colorado



Activity Progress Narrative:

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	0	0/0
# of Singlefamily Units	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
# Owner 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	

