

**Grantee: Tucson, AZ**

**Grant: B-08-MN-04-0507**

**April 1, 2014 thru June 30, 2014 Performance Report**

---



**Grant Number:**

B-08-MN-04-0507

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

Tucson, AZ

**Contract End Date:**

03/25/2013

**Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$7,286,911.00

**Grant Status:**

Active

**QPR Contact:**

Joyce Alcantar

**LOCCS Authorized Amount:**

\$7,286,911.00

**Estimated PI/RL Funds:**

\$4,000,000.00

**Total Budget:**

\$11,286,911.00

## Disasters:

### Declaration Number

No Disasters Found

## 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:

#### Ensuring Continued Affordability:

Rental units will be rented through the City of Tucson's El Portal program, with rents not to exceed Low-HOME rents, published annually, as established by HUD. Resale units will be sold through the Pima County Community Land Trust. These sales shall have a 99-year leasehold agreement, automatically renewable for an additional 99 years, with a resale restriction that limits equity to 25%. All initial buyers and subsequent buyers must be between 50% and 80% Area Median Income (AMI). All mortgages shall not exceed 35% of their gross annual income.

#### Definition of Blighted Structure:

Blighted structures shall be defined by reference to the City of Tucson's 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 Article 3 - Slum Clearance and Redevelopment (1471). (2) and (18) "Blighted Area" and "Slum Area". The City of Tucson will not set aside any NSP 3 funding for demolition.

#### Definition of Affordable Rents and Income Limits

Affordable rents shall not exceed Low HOME rents as defined by HUD by bedroom size. Income limits shall not exceed 50% AMI for rental units, and shall not exceed 80% AMI for home purchasing, as defined and established by HUD.

### 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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$11,286,911.00
<b>Total Budget</b>	\$774,531.73	\$11,286,911.00
<b>Total Obligated</b>	\$115,610.30	\$10,277,989.57
<b>Total Funds Drawdown</b>	\$103,683.54	\$9,726,166.66
<b>Program Funds Drawdown</b>	\$0.00	\$7,015,392.70
<b>Program Income Drawdown</b>	\$103,683.54	\$2,710,773.96
<b>Program Income Received</b>	\$66,023.79	\$2,991,078.57
<b>Total Funds Expended</b>	\$384,890.28	\$10,016,466.26
<b>Match Contributed</b>	\$0.00	\$0.00

### Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<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>	\$1,093,036.65	\$0.00
<b>Limit on Admin/Planning</b>	\$728,691.10	\$796,798.02
<b>Limit on State Admin</b>	\$0.00	\$796,798.02

### Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$1,821,727.75	\$2,765,594.82

### Overall Progress Narrative:

NSP1 - The following is progress thru June 30, 2014:

Original NSP1 grant funds have been expended, leaving Program Income to be utilized for additional home purchases and rehabilitation work.

Resale progresses as the City of Tucson continues to purchase homes within the NSP1 boundaries, conveys to the Pima County Community Land Trust (PCCLT) for the rehabilitation and sale to qualified buyers.

>The City of Tucson purchased and conveyed one home this quarter. The address is:  
1983 W. Cabernet Drive, Tucson, AZ 85746



Two homes are in escrow, and scheduled to close and be conveyed to PCCLT in July. Addresses are:

6079 S. Avenida De La Chandelle, Tucson, AZ 85746

>1448 W. Argyle Avenue, Tucson, AZ 85746

Two homes were sold by the PCCLT this quarter. Beneficiary data is included in this report. Addresses are:

5971 W. Oaklands, Tucson, AZ 85746

>9141 E. 39th Street, Tucson, AZ 85730

The following homes are in rehabilitation status with PCCLT:

7423 E. 24th Street, Tucson, AZ 85710

>1513 W. Greenlee Street, Tucson, AZ 85705

>915 W. Franklin Street, Tucson, AZ 85745

>1796 W. Chardonnay, Tucson, AZ 85746

Pima County Community Land Trust (PCCLT) does not have homes listed for sale at this time.

The 25% Set-aside for individuals/families at or below 50% AMI has been exceeded. Program Income continues to be used for the purchase and rehabilitation costs for all rental units purchased by the City of Tucson. Rehabilitation work has been completed on two duplexes, and were assigned to the City of Tucson's El Portal rental program.

They are currently available for rent 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)

One address had not been included as an NSP1 rental in prior quarterly reports. Beneficiary data is reported on in this report. The address is:

316 W. 43rd Street #1, Tucson, AZ

Beginning July 1st, 2014, The Advantage Real Estate and Investment Company (TAREIC) will no longer manage the El Portal portfolio. The City of Tucson, Housing and Community Development Department, Housing Assistance Division, will manage all NSP units. Responsible Organization information will be changed next quarter.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$0.00	\$10,235,673.07	\$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



## Activities

**Project # / Title:** 0001 / Acquisition General

**Grantee Activity Number:** 9535

**Activity Title:** Acq/Rehab

**Activity Category:**

Disposition

**Project Number:**

0001

**Projected Start Date:**

03/23/2009

**Benefit Type:**

Direct ( Household )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition General

**Projected End Date:**

04/15/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

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

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2014**

N/A

**To Date**

\$2,765,594.82

**Total Budget**

\$165,000.00

\$2,765,594.82

**Total Obligated**

\$155,000.00

\$2,755,594.82

**Total Funds Drawdown**

\$38,971.38

\$2,621,110.79

**Program Funds Drawdown**

\$0.00

\$2,040,121.70

**Program Income Drawdown**

\$38,971.38

\$580,989.09

**Program Income Received**

\$0.00

\$187,499.34

**Total Funds Expended**

\$139,443.83

\$2,721,583.24

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

\$0.00

\$0.00

City of Tucson1

\$139,443.83

\$2,721,583.24

**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 EI 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 are \$139,443.83 of which \$100,293.11 is pending to be draw down in the next quarter (July to September 2014). Total draw down for this quarter of \$38,971.38 is for April and May 2014 expenditures.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		25/17	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		22/17	
# of Multifamily Units	0		0/0	
# of Singlefamily Units	0		22/17	

## 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	22/17	0/0	22/17	100.00
# Renter Households	0	0	0	22/17	0/0	22/17	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:** 9537  
**Activity Title:** Acq/Rehab

**Activity Category:**

Disposition

**Project Number:**

0001

**Projected Start Date:**

03/23/2009

**Benefit Type:**

Direct ( HouseHold )

**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	Apr 1 thru Jun 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$7,470,078.25
<b>Total Budget</b>	\$609,531.73	\$7,470,078.25
<b>Total Obligated</b>	\$60,610.30	\$6,606,156.82
<b>Total Funds Drawdown</b>	\$28,969.26	\$6,308,257.85
<b>Program Funds Drawdown</b>	\$0.00	\$4,492,754.59
<b>Program Income Drawdown</b>	\$28,969.26	\$1,815,503.26
<b>Program Income Received</b>	\$66,023.79	\$2,729,476.66
<b>Total Funds Expended</b>	\$207,547.63	\$6,486,836.22
Pima County Community Land Trust (PCCLT)	\$207,547.63	\$6,486,836.22
<b>Match Contributed</b>	\$0.00	\$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 expenditures for this quarter are \$207,547.63 which of \$178,578.37 pending to be drawn in the next quarter (July to September 2014). Total drawn this quarter of \$28,969.26 is for April & May 2014 expenditures.

**Accomplishments Performance Measures**

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		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	

### Project # / Title: 0002 / NSP Rehabilitation Rental

<b>Grantee Activity Number:</b>	<b>9536</b>
<b>Activity Title:</b>	<b>NSP Rehabilitation Rental</b>

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

**Project Number:**  
0002

**Projected Start Date:**  
03/23/2009

**Benefit Type:**  
Direct ( HouseHold )

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

**Activity Status:**  
Cancelled

**Project Title:**  
NSP Rehabilitation Rental

**Projected End Date:**  
04/15/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of Tucson - El Portal Rental Program, managed by The



Overall	Apr 1 thru Jun 30, 2014	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
City of Tucson - El Portal Rental Program, managed by The	\$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	1	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/0
# of Singlefamily Units	1	2/0

## Beneficiaries Performance Measures

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

**Project # / Title: 0006 / NSP Administration**

**Grantee Activity Number: 9123**

**Activity Title: NSP Administration**

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

0006

**Project Title:**

NSP Administration

**Projected Start Date:**

03/23/2009

**Projected End Date:**

04/15/2010

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Tucson1

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2014**

N/A

**To Date**

\$1,051,237.93

**Total Budget**

\$0.00

\$1,051,237.93

**Total Obligated**

(\$100,000.00)

\$916,237.93

**Total Funds Drawdown**

\$35,742.90

\$796,798.02

**Program Funds Drawdown**

\$0.00

\$482,516.41

**Program Income Drawdown**

\$35,742.90

\$314,281.61

**Program Income Received**

\$0.00

\$74,102.57

**Total Funds Expended**

\$37,898.82

\$808,046.80

City of Tucson1

\$37,898.82

\$808,046.80

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administration of NSP for Tucson, Arizona

**Location Description:**

Tucson, Arizona.

**Activity Progress Narrative:**



The quarter adminexpenditure is \$37,898.82 of which \$11,207.78 is pending to be drawn in the next quarter (July to September 2014). \$35,742.90 draw down in this quarter is for April, May and prior months expenditures not previously drawn.

### 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

---

