

Grantee: Tucson, AZ

Grant: B-08-MN-04-0507

July 1, 2009 thru September 30, 2009 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 Amount:

\$7,286,911.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$1,073,969.15

Total Budget:

\$8,360,880.15

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:**Low Income Targeting:**

The City of Tucson will purchase 16 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

\$7,355,546.72

Total Budget

\$0.00

\$7,355,546.72

Total Obligated

\$1,435,000.00

\$1,435,000.00

Total Funds Drawdown

\$947,936.01

\$947,936.01

Program Funds Drawdown

\$947,936.01

\$947,936.01



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,244,937.97	\$2,195,943.99
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	\$36,631.35
Limit on State Admin	\$0.00	\$36,631.35

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,821,727.75	\$2,042,363.51

Overall Progress Narrative:

Since the beginning of this quarter, the City of Tucson has purchased an additional 15 homes, 10 to be rehabilitated and resold under the Land Trust, and 5 homes to be kept permanent in the City's rental portfolio. Rehabilitation has started on 5 of these homes, when finished these homes will be turned over to the Property Manager. The City has viewed 150 homes, made offers on 90, of which 15 of those offers have been accepted.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$911,304.66	\$6,566,911.00	\$911,304.66
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	\$36,631.35	\$720,000.00	\$36,631.35



Activities

Grantee Activity Number: 9123

Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

0006

Projected Start Date:

03/23/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP Administration

Projected End Date:

04/15/2010

Completed Activity Actual End Date:

09/30/2009

Responsible Organization:

City of Tucson

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2009

N/A

To Date

\$925,685.63

Total Budget

\$0.00

\$925,685.63

Total Obligated

\$200,000.00

\$200,000.00

Total Funds Drawdown

\$36,631.35

\$36,631.35

Program Funds Drawdown

\$36,631.35

\$36,631.35

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$32,156.43

\$70,273.32

City of Tucson

\$32,156.43

\$70,273.32

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of NSP for Tucson, Arizona

Location Description:

Tucson, Arizona.

Activity Progress Narrative:

Covered general administration costs for the operation of the NSP program.

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

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:

09/30/2009

Responsible Organization:

City of Tucson

Overall

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,556,577.58
Total Budget	\$0.00	\$2,556,577.58
Total Obligated	\$85,000.00	\$85,000.00
Total Funds Drawdown	\$73,212.36	\$73,212.36
Program Funds Drawdown	\$73,212.36	\$73,212.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$580,290.07	\$653,586.90
City of Tucson	\$580,290.07	\$653,586.90
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:

5 homes have been purchased, and rehab has been started. When completed these homes will be permanent rental homes placed in the City of Tucson rental portfolio, and rented to families earning less than 50% of AMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	16/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	0/17
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/17

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	0/17	0/0	0/17	0

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

City of Tucson

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$5,861,504.06
Total Budget	\$0.00	\$5,861,504.06
Total Obligated	\$1,150,000.00	\$1,150,000.00
Total Funds Drawdown	\$838,092.30	\$838,092.30
Program Funds Drawdown	\$838,092.30	\$838,092.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$632,491.47	\$1,472,083.77
City of Tucson	\$632,491.47	\$1,472,083.77
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition, rehabilitation and disposition of 37 foreclosed homes for resale to client households earning under 65% AMI through the Pima County Community Land Trust. The Land Trust will have a Inad 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:

The City of Tucson has purchase 10 homes, rehabilitation of these homes has begun, when finished, they will be rented for approximately one year, at the end of that year, they will be sold under the Land Trust model. These homes will be rented to families earning between 50 and 65% of AMI.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/37	
# of Singlefamily Units	0		0/37	

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	0/37	0/0	0/37	0
# Owner Households	0	0	0	0/37	0/0	0/37	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	

