

Grantee: Tucson, AZ

Grant: B-08-MN-04-0507

July 1, 2011 thru September 30, 2011 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:

Michael Czechowski

Estimated PIRL 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

\$0.00

\$7,286,911.00

Total Funds Drawdown

\$94,881.38

\$7,075,307.02

Program Funds Drawdown

\$77,334.66

\$7,015,392.70



Program Income Drawdown	\$17,546.72	\$59,914.32
Program Income Received	\$506,883.98	\$1,073,969.15
Total Funds Expended	\$175,703.61	\$7,251,066.78
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	\$495,346.29
Limit on State Admin	\$0.00	\$495,346.29

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:

To date 54 total homes have been purchased, 17 of these for the 25% set aside, which will remain permanent rentals for households below 50% AMI. All 17 rentals are occupied and 17 homes have been sold by the Pima County Community Land Trust. There has been some push back from some local Realtors, as they feel homes are being "purchased out from under them". However, the majority do support this program. There are also some issues finding lenders to participate in the sale of the homes through the Land Trust. Currently, only Compass Bank has been able to provide loans to buyers. FHA loans do not work with the Land Trust at this time. Through the hard work of City staff, local contractors and Realtors, this program is having a positive impact on several neighborhoods that were hit particularly hard. As we work on NSP homes, neighbors also work hard to improve their own homes!

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$0.00	\$6,566,911.00	\$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	\$77,334.66	\$720,000.00	\$482,516.41



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:

Responsible Organization:

City of Tucson

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2011

N/A

To Date

\$925,685.63

Total Budget

\$0.00

\$925,685.63

Total Obligated

\$0.00

\$720,000.00

Total Funds Drawdown

\$82,054.94

\$495,346.29

Program Funds Drawdown

\$77,334.66

\$482,516.41

Program Income Drawdown

\$4,720.28

\$12,829.88

Program Income Received

\$50,688.40

\$63,518.28

Total Funds Expended

\$36,137.40

\$531,483.69

City of Tucson

\$36,137.40

\$531,483.69

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of NSP for Tucson, Arizona

Location Description:

Tucson, Arizona.

Activity Progress Narrative:

Total expenditures were \$36,137.40 for this quarter. This covered general administration costs for the operation of the NSP1 program. City of Tucson received \$455,630.82 in program income for this quarter with a \$62.75 adjustment made from last quarter for admin, giving the City of Tucson \$50,688.40 in Administrative PI.

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:

Responsible Organization:

City of Tucson

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,556,577.58
Total Budget	\$0.00	\$2,556,577.58
Total Obligated	\$0.00	\$2,040,730.00
Total Funds Drawdown	\$393.49	\$2,041,637.00
Program Funds Drawdown	\$0.00	\$2,040,081.53
Program Income Drawdown	\$393.49	\$1,555.47
Program Income Received	\$0.00	\$1,555.47
Total Funds Expended	\$50.21	\$2,041,783.53
City of Tucson	\$50.21	\$2,041,783.53
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:

25% set-aside was met for initial grant entitlement. Now purchasing additional homes to meet 25% obligation for program income.

City of Tucson had \$50.21 in expenses for this quarter and did not have any program income for the 25% set-aside.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	20/17



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

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	17/17	0/0	17/17	100.00
# Renter Households	0	0	0	17/17	0/0	17/17	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:

City of Tucson

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$5,861,504.06
Total Budget	\$0.00	\$5,861,504.06
Total Obligated	\$0.00	\$4,526,181.00
Total Funds Drawdown	\$12,432.95	\$4,538,323.73
Program Funds Drawdown	\$0.00	\$4,492,794.76
Program Income Drawdown	\$12,432.95	\$45,528.97
Program Income Received	\$456,195.58	\$1,008,895.40
Total Funds Expended	\$139,516.00	\$4,677,799.56
City of Tucson	\$139,516.00	\$4,677,799.56
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:

To date, 17 homes have been sold through the Pima County Community Land Trust. All buyers are between 50% and 80% AMI. We are continuing to purchase additional homes with the program income generated from these sales. All homes will be sold by the Pima County Community Land Trust to maintain long-term affordability.

Total expenditures for this quarter are \$139,516. City of Tucson received \$455,630.82 in Program Income for the quarter and made a \$627.51(\$564.76 reported in 9537 & \$62.75 reported in 9123) adjustment to the prior quarter total PI, giving us \$456,195.58 in PI for Project this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-1	21/37



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	15	17/37
# of Singlefamily Units	15	17/37

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	15	0	15	16/37	1/0	17/37	100.00
# Owner Households	15	0	15	16/37	1/0	17/37	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1721 W Rue Du Fleuve	Tucson		Arizona	85746-3183	Match / Y
1651 W Houchin Way	Tucson		Arizona	85746-3249	Match / Y
1503 W Bloomfield Pl	Tucson		Arizona	85746-3901	Match / Y
5990 S Blucher Dr	Tucson		Arizona	85746-3302	Match / Y
898 E Vuelta Suave	Tucson		Arizona	85706-5537	Match / Y
1675 E Saint Thomas St	Tucson		Arizona	85713-5189	Match / Y
5275 S Newcastle Ct	Tucson		Arizona	85746-3986	Match / Y
1507 W Gardner St	Tucson		Arizona	85705-2408	Match / Y
3241 E Halcyon Pl	Tucson		Arizona	85716-1322	Match / Y
1642 W Houchin Way	Tucson		Arizona	85746-3248	Match / Y
240 W Placita Casas Bonitas	Tucson		Arizona	85706-1394	Match / Y
2217 E Canada St	Tucson		Arizona	85706-3405	Match / Y
2991 E Via Genovesa	Tucson		Arizona	85706-2772	Match / Y
5181 S Livingstone Dr	Tucson		Arizona	85746-1375	Match / Y
3721 E Desert Wash Ct	Tucson		Arizona	85706-4949	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

