

Grantee: Tucson, AZ

Grant: B-08-MN-04-0507

July 1, 2012 thru September 30, 2012 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:

Joyce Alcantar

Estimated PI/RL Funds:

\$2,056,856.27

Total Budget:

\$9,343,767.27

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

\$9,343,767.27

Total Budget

\$0.00

\$9,343,767.27

Total Obligated

\$0.00

\$9,343,767.27

Total Funds Drawdown

\$119,170.66

\$8,231,045.10

Program Funds Drawdown

\$0.00

\$7,015,392.70



Program Income Drawdown	\$119,170.66	\$1,215,652.40
Program Income Received	\$105,842.87	\$1,610,360.21
Total Funds Expended	\$108,391.62	\$8,339,436.72
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	\$628,265.40
Limit on State Admin	\$0.00	\$628,265.40

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,821,727.75	\$2,556,577.58

Overall Progress Narrative:

As of September 30, 2012, a total of 17 homes have been rented to households below 50% AMI, meeting the 25% set-aside requirement. A total of 35 homes have been sold thru the Pima County Community Land Trust (PCCLT). As stated in the last Quarterly Report, eight additional homes have been sold/occupied during July-September, with one scheduled closing in October (to be reported on next quarter), and one home remaining to be sold by PCCLT (should be sold and reported on next quarter). NSP 1 entitlement funds should be expended by the end of next quarter, with a grand total of 62 homes; 17 rented to individuals/families at 50% and below AMI, and 45 single family residences sold to individuals/families between 50-80% AMI.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$0.00	\$8,418,081.64	\$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	\$925,685.63	\$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:

Under Way

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, 2012

N/A

To Date

\$925,685.63

Total Budget

\$0.00

\$925,685.63

Total Obligated

\$0.00

\$925,685.63

Total Funds Drawdown

\$8,723.66

\$628,265.40

Program Funds Drawdown

\$0.00

\$482,516.41

Program Income Drawdown

\$8,723.66

\$145,748.99

Program Income Received

\$10,584.29

\$74,102.57

Total Funds Expended

\$14,032.39

\$642,269.47

City of Tucson

\$14,032.39

\$642,269.47

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of NSP for Tucson, Arizona

Location Description:

Tucson, Arizona.

Activity Progress Narrative:

Administration for the quarter was \$14,032.39

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:

09/30/2012

Responsible Organization:

City of Tucson

Overall	Jul 1 thru Sep 30, 2012	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	\$2,556,577.58
Total Funds Drawdown	\$17,342.94	\$2,278,930.95
Program Funds Drawdown	\$0.00	\$2,040,081.53
Program Income Drawdown	\$17,342.94	\$238,849.42
Program Income Received	\$10,700.71	\$83,801.53
Total Funds Expended	\$32,521.94	\$2,311,521.38
City of Tucson	\$32,521.94	\$2,311,521.38
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:

Quarterly Expenditures \$32,521.94.

Eight additional homes have been purchased and rehabilitated with Program Income. Of the 8, two are rentals; one is occupied and the other is currently vacant. Of the 6 for re-sale, one is being rehabilitated, one is sold/occupied, and the remaining 4 homes are currently being rehabilitated and sold thru the Pima County Community Land Trust (PCCLT).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	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, 2012	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	\$5,861,504.06
Total Funds Drawdown	\$93,104.06	\$5,323,848.75
Program Funds Drawdown	\$0.00	\$4,492,794.76
Program Income Drawdown	\$93,104.06	\$831,053.99
Program Income Received	\$84,557.87	\$1,452,456.11
Total Funds Expended	\$61,837.29	\$5,385,645.87
City of Tucson	\$61,837.29	\$5,385,645.87
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:

Quarterly Expenditures \$61,837.29.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	31/37

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	27/37
# of Singlefamily Units	0	27/37

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	26/37	1/0	27/37	100.00
# Owner Households	0	0	0	26/37	1/0	27/37	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 (HouseHold)

Completed Activity Actual End Date:
 09/30/2012

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Tucson

Overall	Jul 1 thru Sep 30, 2012	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	\$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. This is zeroed out and moved to Acquisition for LMMI

Location Description:

Tucson, Arizona

Activity Progress Narrative:

Accomplishments Performance Measures

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

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	8	0	8	8/0	0/0	8/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Arizona	-	Not Validated / 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: 9539

Activity Title: NSP Disposition

Activity Category:

Disposition

Activity Status:

Planned

Project Number:

0005

Project Title:

NSP Disposition

Projected Start Date:

03/23/2009

Projected End Date:

01/15/2012

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Tucson

Overall	Jul 1 thru Sep 30, 2012	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	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Resale of 26 foreclosed homes to client households earning under 65% AMI using a Community land Trust Model.

Location Description:

Tucson, Arizona

Activity Progress Narrative:

Above (8) homes have been sold by the Pima County Community Land Trust (PCCLT) and are currently occupied by individuals/families between 51-80% AMI.

Two homes have been rehabilitated and are for sale through PCCLT; one will close on October 31, 2012, and the other has not been sold as of September 30, 2012. Both will be reported on next quarterly report.

Program Income has allowed the City of Tucson to purchase/rehabilitate 4 additional homes currently in rehabilitation phase or for sale through PCCLT.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	8	8/0



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	8	0	8	8/0	0/0	8/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
902 W. Calle Colorado	Tucson		Arizona	85756-	Match / N
2537 E. Knightsbridge	Tucson		Arizona	85706-	Match / N
8083 E. Cabinet	Tucson		Arizona	85730-	Match / N
4881 S. Albacete	Tucson		Arizona	85746-	Match / N
3411 S. Fairbanks	Tucson		Arizona	85730-	Match / N
6290 S. Avenue De La Chandelle	Tucson		Arizona	85746-	Match / N
5556 S. Via Guayaquil	Tucson		Arizona	85706-	Match / N
2251 E. Calle Arroyo Lindo	Tucson		Arizona	85706-	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	