

Grantee: Tucson, AZ

Grant: B-08-MN-04-0507

October 1, 2012 thru December 31, 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 PIRL 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

\$0.00

\$8,231,045.10

Program Funds Drawdown

\$0.00

\$7,015,392.70



Program Income Drawdown	\$0.00	\$1,215,652.40
Program Income Received	\$0.00	\$1,610,360.21
Total Funds Expended	\$67,120.29	\$8,406,557.01
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:

The following is progress thru December 31, 2012:

No additional homes have been purchased by the City of Tucson this last quarter of 2012, although 3 were sold thru the Pima County Community Land Trust (PCCLT), and 2 were assigned to the City's EI Portal rental program with 1 rented effective November 1, 2012, and the other scheduled to be leased effective February 1, 2013.

To date, the City has purchased a total of 61 homes - 8 of the 61 were purchased using NSP1 Program Income (2 rentals and 6 resale). 53 of the 61 were purchased using NSP1 funds (14 rentals and 39 resale).

The following is an update on each home that is either in rehabilitation phase or currently available for rent thru the City's EI Portal program or purchase thru the PCCLT:

5457 S. Wembly - NSP1 - sold thru PCCLT; beneficiary data included in this report

9425 E. Watson - NSP1 PI - sold thru PCCLT; beneficiary data included in this report

2143 W. Painted Sunset Circle - NSP1 PI - sold thru PCCLT; beneficiary data included in this report

2185 W. Splitwood Place - NSP1 PI - rehabilitated and conveyed to PCCLT where it is available for purchase

2214 W. Silverbell Oasis Way - NSP1 PI - rehabilitated and conveyed to PCCLT where it is currently in escrow (scheduled to close January 30, 2013)

5234 S. Mallard - NSP1 - rehabilitated and conveyed to PCCLT where it is available for purchase

7217 E. Eastview - NSP1 PI - purchased by the City; currently in rehabilitation phase; will be conveyed to PCCLT upon completion

2854 N. Mountain Creek Way - NSP1 PI - rehabilitated and assigned to the City's EI Portal program; lease was effective November 1, 2012 to tenant at or below 50% AMI; beneficiary data included in this report

2168 W. Frostwood Lane - NSP1 PI - rehabilitated and assigned to the City's EI Portal program where it is available to rent to beneficiaries at or below 50% AMI (scheduled to be leased effective February 1, 2013)

Project Summary

Project #, Project Title

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

Oct 1 thru Dec 31, 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

\$0.00

\$628,265.40

Program Funds Drawdown

\$0.00

\$482,516.41

Program Income Drawdown

\$0.00

\$145,748.99

Program Income Received

\$0.00

\$74,102.57

Total Funds Expended

\$18,760.55

\$661,030.02

City of Tucson

\$18,760.55

\$661,030.02

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of NSP for Tucson, Arizona

Location Description:

Tucson, Arizona.

Activity Progress Narrative:

Expenditure for 4th quarter of 2012 is \$18,760.55

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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:	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	Oct 1 thru Dec 31, 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	\$0.00	\$2,278,930.95
Program Funds Drawdown	\$0.00	\$2,040,081.53
Program Income Drawdown	\$0.00	\$238,849.42
Program Income Received	\$0.00	\$83,801.53
Total Funds Expended	\$11,157.10	\$2,322,678.48
City of Tucson	\$11,157.10	\$2,322,678.48
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:

Expenditure for 4th quarter of 2012 is \$11,157.10

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:	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 (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of Tucson

Overall	Oct 1 thru Dec 31, 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:

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 moved to Acquisition line

Location Description:

Tucson, Arizona

Activity Progress Narrative:

Accomplishments Performance Measures

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

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



Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
2854 N. Mountain Creek Way	Tucson		Arizona	85745-	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	



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	Oct 1 thru Dec 31, 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	\$0.00	\$5,323,848.75
Program Funds Drawdown	\$0.00	\$4,492,794.76
Program Income Drawdown	\$0.00	\$831,053.99
Program Income Received	\$0.00	\$1,452,456.11
Total Funds Expended	\$37,202.64	\$5,422,848.51
City of Tucson	\$37,202.64	\$5,422,848.51
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:

Expenditures for 4th quarter of 2012 is \$37,202.64.

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:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Tucson

Overall	Oct 1 thru Dec 31, 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:

Three homes sold thru the Pima County Community Land Trust (PCCLT). Two of the 3 were purchased with program income from original NSP! grant.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	11/0	0/0	11/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
9425 E. Watson Drive	Tucson		Arizona	85730-	Match / N
5457 S. Wembly	Tucson		Arizona	85746-	Match / N
2143 W. Painted Sunset Circle	Tucson		Arizona	85745-	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	