

Grantee: Tucson, AZ

Grant: B-11-MN-04-0507

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-MN-04-0507

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

Tucson, AZ

Contract End Date:

03/09/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$2,083,771.00

Grant Status:

Active

QPR Contact:

Michael Czechowski

Estimated P/RL Funds:

\$0.00

Total Budget:

\$2,083,771.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

25% of the funds (\$520,942.75) will be used for acquisition and rehabilitation of housing to be rented to households at or below 50% area median income. \$1,354,451.65 will be used for acquisition and rehabilitation for resale through the Pima County Community Land Trust to households whose income is between 50% and 80% area median income. 10% or \$208,377.10, will be used to administer the NSP 3 program.

How Fund Use Addresses Market Conditions:

The target area will benefit with NSP 3 funding as vacant and foreclosed homes become occupied. The City of Tucson will leverage other services and funding in the target area to bring about a transformational change to the area and its residents. Services and programs that this department is responsible for that can be targeted in this area include:

- > code enforcement efforts (within the department is a Code Enforcement Division)
- > HOME dollars (proposals could be sought for rental or homeownership projects)
- > Human services program funding (both CDBG and City funding)
- > Home rehabilitation funding (federal funding sources)
- > Historic preservation efforts (the City's Historic Preservation Office is within this department)
- > Down payment assistance (federal sources)

>The targeted effort by the City of Tucson will result in an increase in private sector investment, which will speed the transformation of the area. With the public attention that has resulted from the City's planning work in the Oracle Area Revitalization Plan area, several large private sector investments have been made.

Ensuring Continued Affordability:

Rental units will be rented through the City of Tucson 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. 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:

Affordable rents shall not exceed low HOME rents as defined by HUD by bedroom size.



Housing Rehabilitation/New Construction Standards:

The City of Tucson’s NSP Rehabilitation Standards can be found at the following link:
<http://cms3.tucsonaz.gov/sites/default/files/hcd/NSP%20REHAB%20SPECS%201-09.pdf>
>In addition, the City will, at a minimum, meet the City’s Bronze certification for green rehabilitation, which meets all HUD requirements.
See link here to City of Tucson Residential Green Building Rating System:
><http://cms3.tucsonaz.gov/files/dsd/CityofTucsonGreenBuildingProgram.pdf>

Vicinity Hiring:

> The City of Tucson will follow the Section 3 regulations and the City’s Section 3 Plan and ensure that not less than 30% of new hires by contractors and sub-contractors will be Section 3 eligible persons. For hiring new employees, to the maximum extent feasible, affirmative marketing of any position openings will be directed to the NSP 3 Target Area, and a preference will be given to qualified residents.

Procedures for Preferences for Affordable Rental Dev.:

For contractor hiring, to maximum extent feasible, affirmative marketing will be directed to qualified contractors who reside within the NSP 3 Target area and preferences will be given to any qualified small businesses.

Grantee Contact Information:

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520-837-5333

Chris Kaselemis
Administrator
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310 N. Commerce Park Loop
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520-837-6956

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,083,771.00
Total Budget	\$0.00	\$2,083,771.00
Total Obligated	\$2,083,771.00	\$2,083,771.00
Total Funds Drawdown	\$28,673.36	\$28,673.36
Program Funds Drawdown	\$28,673.36	\$28,673.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$89,747.16	\$118,753.02
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	\$312,565.65	\$0.00
Limit on Admin/Planning	\$208,377.10	\$28,673.36
Limit on State Admin	\$0.00	\$28,673.36

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$208,377.10	\$208,377.10

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$520,942.75	\$520,942.75

Overall Progress Narrative:

The City of Tucson has made several offers on single family homes in the NSP 3 target area, however, to date, only one home has closed escrow. A second home is currently in contract with Fannie Mae, however, HUD is slow to accept the NSP required 1% below appraised value price. This target area has proven to be more difficult to find eligible properties than either NSP 1 or NSP 2. We are working with local Realtors (Tierra Right of Way, on a city contract) and the National Community Stabilization Trust to find properties.

The cumulative totals for "This Report Period" and "To Date" do not reflect the total unit amounts for this quarter. Per the DRGR Help Desk, this a known problem and they are working on a solution.

The totals should be "This Report Period" \$89,747.16 and "To Date" \$118,302.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Administration	\$28,673.36	\$208,377.10	\$28,673.36
0002, Acquisition/Rehab for Rental	\$0.00	\$520,942.75	\$0.00
0003, Acquisition/Rehab for Resale	\$0.00	\$1,354,451.15	\$0.00



Activities

Grantee Activity Number:	9123
Activity Title:	NSP3 Administration

Activity Category:

Administration

Project Number:

0001

Projected Start Date:

03/09/2011

Benefit Type:

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National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$214,777.08
Total Budget	\$0.00	\$214,777.08
Total Obligated	\$208,377.10	\$208,377.10
Total Funds Drawdown	\$28,673.36	\$28,673.36
Program Funds Drawdown	\$28,673.36	\$28,673.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$25,211.96	\$53,885.32
City of Tucson	\$25,211.96	\$53,885.32
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Tucson anticipates spending 10% of the grant amount, \$208,377, on administrative costs associated with the acquisition and rehabilitation work.

Location Description:

Administrative activities will occur at our main office for the City of Tucson's Housing and Community Development Department at 310 N. Commerce Park Loop in Tucson Arizona.

Activity Progress Narrative:

Administrative costs for this quarter were \$25,211.96.

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: 9540

Activity Title: Acquisition Rehab for Rental

Activity Category:

Disposition

Project Number:

0002

Projected Start Date:

03/09/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$520,942.75
Total Budget	\$0.00	\$520,942.75
Total Obligated	\$520,942.75	\$520,942.75
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:

The acquisition and rehabilitation will address local housing market conditions by focusing on abandoned and foreclosed properties that are depressing single family home values and the entire neighborhoods that they are in. The initial impact of rehabilitating the homes results in a cleaned-up curb appeal with landscaping and exterior improvements, which in our experience with NSP 1 and 2, results in neighboring property owners addressing visual issues with their own properties. approximately 4 homes will be transferred to the City's El Portal program for permanent rental

Location Description:

The target area that is proposed for the NSP 3 grant meets all three objectives &ndash it incorporates the Oracle Area Revitalization Plan boundaries, it has a NSP 3 score of 17.03, and it is not within the NSP 2 target area.

>

>The Planning Department for the City of Tucson has spent several years working in an area called the Oracle Area Revitalization Area, or OARP. OARP was originally selected for comprehensive planning work due to the following factors:

>

>It is an area that once was the shining gateway to Tucson and the downtown area that has since become run down, with older motels along the Oracle Road corridor, high crime, many underutilized properties and older, substandard commercial and residential structures, a substantial population of low income persons, and numerous human services agencies that serve the area population in need. Despite this reality, the area boasted many attributes that warranted the allocation of staff resources to push the revitalization effort. Among these attributes:

>

>• The proximity to the downtown area (with the Interstate, it is still considered a gateway to Tucson and the downtown area);

>• The proximity to the University of Arizona.

>• The potential for revitalization. Several recent investments and developments have begun the march toward revitalization.

>• The proximity to the Pima Community College Downtown Campus, which is within the OARP boundaries;



>• The historic nature of the commercial properties, with many historic businesses (such as motor court hotels) that catered to the historical purpose of the Oracle Road corridor, which was the primary road into Tucson prior to the construction of Interstate 10.

Activity Progress Narrative:

The expenditures were \$0 for this quarter. The first home for the 25% set aside is in contract. Fannie Mae is reviewing an amendment, which calls for the purchase price to be 99% of appraised value. After close of escrow, the City shall do an energy audit to make the home as energy efficient as feasible. This home shall be an affordable rental to households below 50% AMI.

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: 9541

Activity Title: Acquisition Rehab Resale

Activity Category:

Disposition

Project Number:

0003

Projected Start Date:

03/09/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,412,051.00
Total Budget	\$0.00	\$1,412,051.00
Total Obligated	\$1,354,451.15	\$1,354,451.15
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	\$64,535.20	\$64,867.70
City of Tucson	\$64,535.20	\$64,867.70
Match Contributed	\$0.00	\$0.00

Activity Description:

The acquisition and rehabilitation will address local housing market conditions by focusing on abandoned and foreclosed properties that are depressing single family home values and the entire neighborhoods that they are in. The initial impact of rehabilitating the homes results in a cleaned-up curb appeal with landscaping and exterior improvements, which in our experience with NSP 1 and 2, results in neighboring property owners addressing visual issues with their own properties. By selling these homes through the Pima County Community Land Trust, the homes are occupied as soon as possible, eliminating the vacant property issue for neighborhoods. We will purchase the homes at not less than one-percent below appraised value and sell them at market value, which helps stabilize housing prices in these neighborhoods. The Pima County Community Land Trust homes will be leased for a period of 99 years, which is automatically renewable for a second 99 year period.

Location Description:

The target area for the NSP 3 grant meets all three objectives &ndash it incorporates the Oracle Area Revitalization Plan boundaries, it has a NSP 3 score of 17.03, and it is not within the NSP 2 target area.

>

>The Planning Department for the City of Tucson has spent several years working in an area called the Oracle Area Revitalization Area, or OARP. OARP was originally selected for comprehensive planning work due to the following factors:

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>It is an area that once was the shining gateway to Tucson and the downtown area that has since become run down, with older motels along the Oracle Road corridor, high crime, many underutilized properties and older, substandard commercial and residential structures, a substantial population of low income persons, and numerous human services agencies that serve the area population in need. Despite this reality, the area boasted many attributes that warranted the allocation of staff resources to push the revitalization effort. Among these attributes:

>

>&bull The proximity to the downtown area (with the Interstate, it is still considered a gateway to Tucson and the downtown area);



- >• The proximity to the University of Arizona.
- >• The potential for revitalization. Several recent investments and developments have begun the march toward revitalization.
- >• The proximity to the Pima Community College Downtown Campus, which is within the OARP boundaries;
- >• The historic nature of the commercial properties, with many historic businesses (such as motor court hotels) that catered to the historical purpose of the Oracle Road corridor, which was the primary road into Tucson prior to the construction of Interstate 10.

Activity Progress Narrative:

Total quarterly expensives were \$64,535.20. The first home has been purchased and shall be conveyed to the Pima County Community Land Trust(PCCLT) to be sold to an eligible household between 50% and 80% AMI. PCCLT shall do an energy audit to make the home as energy efficient as feasible.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/12	0
# Owner Households	0	0	0	0/0	0/0	0/12	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	

