

Action Plan

Grantee: Pima County, AZ

Grant: B-08-UN-04-0502

LOCCS Authorized Amount:	\$ 3,086,867.00
Grant Award Amount:	\$ 3,086,867.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 350,000.00
Total Budget:	\$ 3,436,867.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Pima County has used residential foreclosure and abandonment risk data provided by HUD, and County Assessor's Office foreclosure notice information to identify target areas for use of Neighborhood Stabilization Program (NSP) funds. The communities of South Tucson and Ajo, AZ, and localized areas within unincorporated Pima County, notably a suburban area on the urban fringe of southwest Tucson, have been identified as areas of high foreclosure and abandonment risk.

Distribution and and Uses of Funds:

April 2019 - Completed necessary adjustments to the obligated amounts and budgeted amounts in order to complete the remaining work needed to complete the Ajo Redev activity.

April 2018 - Obligated Amounts and Budgets Amounts have been adjusted in anticipation of completion of final activity and close-out.

8/9/13 - Action Plan further modified to increase identified Project and Activity budgets to account for actual expenses recently reconciled. In Addition Program Income budget was increased to account for program income collected and for revised projections on future Program Income. 7/9/13 - Action Plan revised to make necessary adjustments to amounts budgeted for various activities and to propose new budgets for various activities.

Pima County plans to use NSP funds in the identified target areas for the following identified Eligible Uses: 1) purchase and rehabilitation of foreclosed and abandoned homes and residential properties; 2) land banking; 3) demolition of blighted structures; and 4) redevelopment. Pima County departments and existing non-profit organizations can cooperatively make use of NSP funding throughout the unincorporated county. The Primavera Foundation is active in affordable housing and redevelopment activities in South Tucson. The International Sonoran Desert Alliance (ISDA) is located in Ajo, AZ, working on housing and community and economic development projects in this isolated, former copper mining community. County departments have the capacity to acquire and manage residential properties, and to bid out home rehabilitation work to local construction contractors. In addition, Pima County has initiated a Green Building program for new construction and remodeling of residential buildings. remodeling of acquired homes will employ elements of the program to increase energy, water and resource efficiency, and indoor environmental quality for the long term affordability and comfort of residents.

Definitions and Descriptions:

(1) Definition of blighted structure in context of state or local law.

Blighted structures shall be defined by reference to the City of Tucson 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,



Chapter 12-Public Housing, Article 3–Slum Clearance and Redevelopment, section 36-1471, definition (2) Blighted Area and definition (18) Slum Area. This definition will be adopted by Pima County for the use where funds NSP funds will be used to demolish blighted, vacant structures.

(2) Definition of affordable rents.

Affordable rents shall be defined by those rents established by HUD under the HOME Program known as the 50% rent limit for the units dedicated to serve households that earn 50% or less of the area median income. Additional guidance will be provided by the City of Tucson Section 8 program to insure that rents are not set above market value depending on the quality, size and location of the unit. Utility allowances will be included for tenant paid utilities.

Rents for other units purchased with NSP funds will not exceed the LOW HOME Program rents for very low income renters (at or below 50%AMI), or the HIGH HOME rent for Pima County MSA for low income renters (at/below 80% ami) and will not exceed Fair Market Rent (FMR) for households between 80% and 120% ami.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

At a minimum Pima County will adopt affordability requirements that are consistent with the HOME program. However, continued affordability will be insured where units are placed in a community land trust or under land lease, or when Pima County Housing Bond Funds are used to leverage the acquisition of units. The Arizona Revised Statutes required a minimum 30 year affordability requirement when county land is conveyed for affordable housing. The use of Pima County Housing Bond funds will trigger this requirement.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

In addition to local code the minimum rehabilitation standards shall be HUD Housing Quality Standards. Each dwelling unit will built prior to 1978 will undergo a lead based paint risk assessment and the resulting recommendations shall be incorporated into the rehabilitation, asbestos will be tested for and be mitigated as well. Where units are sold to homebuyers, systems will be tested to insure a useful life of 7 years or be replaced, this will include roofs, HVAC, etc.

Low Income Targeting:

A portion the properties acquired and rehabilitated by Pima County and Primavera Foundation will be targeted to low-income households (at or below 50% AMI) this will be about 5 of the 11 total Pima County single-family residences (SFR's), and 2 duplex properties (4 SFR's) of Primavera Foundation's 8 total NSP properties.

Acquisition and Relocation:

All properties acquired under NSP are vacant and no relocation of current residents is foreseen. Should relocation of program residents be required at some point in the future Pima County will follow appropriate regulations defined in the Federal Uniform Relocation Act at 49 CFR Part and the HUD Handbook 1378 which provides HUD policy and guidance on implementation for the URA and 49CFR Part 24.

Public Comment:

No public comments were received for the publication of the various Notices of Intent to Request Release of Funds, or for any of the DRGR Quarterly Progress Reports published on the county's NSP website (<http://www.pima.gov/ced/Data/NSPQuarterlyProgressReports.htm>). Pima County CD/NC mainly fielded calls for the Arizona Dept. of Housing's NSP-funded financial assistance program "Your Way Home Arizona" and directed interested participants to the two non-profit agencies sub-contracted by ADOH to conduct the program locally.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
50AMI	50% AMI acquisition &	50%AMI CV-A&R	50% AMI foreclosed home acquisition & rehab
		50%AMI ST-A&R	50% AMI South Tucson acquisition & rehab
9999	Restricted Balance	<i>No activities in this project</i>	
AJO	Ajo AZ redevelopment	AJO-DEMO	Ajo, AZ demolition of blighted structures
		AJO-REDEV	Ajo AZ retail redevelopment
CV	Cardinal/Valencia acquisition &	CV-A&R	Card/Valencia foreclosed home acquisition & rehab
PIMA CO	Program Administration	ADMIN	Program Administration
ST	South Tucson AZ redevelopment	ST-A&R	South Tucson foreclosed home acquisition & rehab



ST-DEMO

Cancelled So.Tucson blighted structure
demolition

ST-VAC

Cancelled So. Tucson vacant property
improvement



Activities

Project # / 50AMI / 50% AMI acquisition & rehabilitation [25% set-

Grantee Activity Number: 50%AMI CV-A&R
Activity Title: 50% AMI foreclosed home acquisition & rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

50AMI

Projected Start Date:

02/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

50% AMI acquisition & rehabilitation [25%

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 740,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 740,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

5

Low

Mod

Low/Mod%

0.00

of Households

5

0.00

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5

of Properties

5



Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

Pima County CDNC

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Pima County CDNC

Organization Type

Local Government

Proposed Budget

\$ 740,000.00

Location Description:

Cardinal/Valencia is an area of high foreclosures located on the suburban/rural fringe of southwest Tucson

Activity Description:

October 2014 - Changed status to " underway" - due to ongoing program income being generated by this activity.

April 2014 - amended to enter correct # of properties and to correct activity status.

June 2013 - Activity is amended to make necesssry revisions to the activity's budget.

4/5/13 - Activity is amended to make necesssry revisions to the activity's budget.

CDNC will work with the Pima County Real Property Services Department to identify, research, inspect, negotiate price, purchase and secure foreclosed residential properties scattered throughout the Cardinal/Valencia area. CDNC will contract with local firms to perform rehabilitation on homes using Pima County Green Remodeling guidelines. End Use; the rehabilitated homes will leased to eligible households earning at/below 50%AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: 50%AMI ST-A&R
Activity Title: 50% AMI South Tucson acquisition & rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

50AMI

Projected Start Date:

03/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

50% AMI acquisition & rehabilitation [25%

Projected End Date:

12/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 220,400.61

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 220,400.61

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# Owner Households	2	2		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
# of Properties	4

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Primavera Foundation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

South Tucson is a small lower-income urban jurisdiction just south of Tucson proper

Activity Description:

October 2015: Modified the 50%AMI Project budget in order to be able to make necessary voucher transfers and revisions to this activity budget associated with the transfer of one single family property to another activity; 2327 S. 5th - formerly a part of 201 E. 34th St. is being transferred to the ST-A&R activity.

April 2014: Activity revised to amend # of properties which increased from 3 to 4 due to a formal lot split at one of the properties.

5/23/13 - Activity amended to propose new budget amount.

4/5/13 - Activity is amended to adjust budget and to allow for sale of 2 units previously planned for rental to very low income households at/below 50%AMI

Primavera Foundation has acquired 2 (two) foreclosed properties in the community of South Tucson. The acquired duplex (138 & 144 E. 34th Street) will be rehabilitated for rental to tenants at/below 50% AMI.

The acquired single family residence and guest house (201 E. 34th St.) will be demolished and redeveloped with two (2) new EnergyStar-rated manufactured homes installed with alternate funding and that will also be rented or sold to tenants at/below 50% AMI. Primavera is planning to sell the 2 new units; however if units can not be sold in timely manner, Primavera will pursue renting to %50AMI households.

Primavera Foundation is experienced in operating low-income housing and currently owns and operates 6 multi-family housing developments for very low income and low income individuals and families. Primavera will place these two properties, with a total of 4 rental units, into its current portfolio and will assure that these 2 units will serve households at or below 50% AMI.

Environmental Assessment: COMPLETED

Environmental None

Project # / AJO / Ajo AZ redevelopment

Grantee Activity Number: AJO-DEMO
Activity Title: Ajo, AZ demolition of blighted structures

Activity Type:

Clearance and Demolition

Project Number:

AJO

Projected Start Date:

03/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:**Activity Status:**

Under Way

Project Title:

Ajo AZ redevelopment

Projected End Date:

12/30/2011

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for
NSP Only

Total Budget: \$ 50,000.00

**Most Impacted and
Distressed Budget:** \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 50,000.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total

of Non-business Organizations benefitting

2

of buildings (non-residential)

2

of Properties

4

LMI%:

Activity is being carried out by

Activity is being carried out through:

No

Organization carrying out Activity:

ISDA - Int'l Sonoran Desert Alliance

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

ISDA - Int'l Sonoran Desert Alliance

Unknown

\$ 50,000.00

Location Description:

Ajo, AZ is a rural, lower-income former copper mining community in western Pima County, and is identified by Pima County as a 'colonia' and Community Development Target Area

Activity Description:

ISDA will oversee the selection and demolition of blighted structures located on vacant scattered properties around the Town of Ajo - properties will remain in private ownership and eliminate blight and hazards presented by various dilapidated structures. ISDA published notices in local paper and held public meetings to inform local property owners and collect applications. ISDA formed a selection committee to review the applications and properties proposed for demolition activities and to make final selections, ISDA worked with the selected property owners to obtain required written agreements and then ISDA selected demolition contractor and oversaw demilition and clearance activities at the 4 properties that were selected and qualified for the program.

Environmental Assessment: EXEMPT

Environmental None





Grantee Activity Number: AJO-REDEV
Activity Title: Ajo AZ retail redevelopment

Activity Type:

Rehabilitation/reconstruction of other non-residential structures

Project Number:

AJO

Projected Start Date:

03/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Ajo AZ redevelopment

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 900,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 900,000.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total

of Businesses

6

of buildings (non-residential)

1

LMI%:

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

ISDA - Int'l Sonoran Desert Alliance

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ISDA - Int'l Sonoran Desert Alliance

Organization Type

Unknown

Proposed Budget

\$ 900,000.00

Location Description:

Ajo, AZ is a rural, lower-income former copper mining community in western Pima County, and is identified by Pima County as a 'colonia' and Community Development Target Area



Activity Description:

April 2014 - amend to add # of Businesses benefitting

8/9/13 - Activity is further amended to make necessary revision to the activity's budget according to reconciled expenses.

5/23/13 - 4/5/13 - Activity is amended to make necessary revision to the activity's budget.

ISDA will redevelop portions of a vacant historic retail structure, the former grocery and mercantile stores in the Ajo Plaza, for new retail spaces and creation of employment opportunities - the Ajo Plaza structure is owned by the LLC arm of ISDA.

The Ajo Plaza has been the center of town since its construction in 1918. It is a major attraction for visitors and tourists. The Ajo Plaza is a 5.4 acre site with six buildings and 88,000 SF of commercial space, 42,420 SF of which (48%) is vacant. Its vacant storefronts are highly visible and send a negative message about the town's business climate and future. The restoration of the Ajo Plaza is consistent with the findings of the Ajo Community Comprehensive Plan prepared by the University of Arizona's Drachman Institute.

NSP funds will be used to renovate the south building, commercial bays 1 - 6, in order to create more affordable commercial space for small retail businesses. A discount food store is planned for one of the retail spaces. ISDA estimates it will create four full-time jobs. Over time, other businesses will generate new full-time positions. ISDA predicts as many as 8-10 additional full-time jobs will be created in the Plaza south building.

Commercial bays 1-6 comprise 26,587 SF of vacant commercial space - 16,212 SF on the first floor, 10,375 SF on the second floor. Both floors contain asbestos and lead paint. All major systems - electrical, HVAC, plumbing - will be replaced to bring it up to code. An elevator will be installed to make the second floor ADA accessible. A large, room-sized vault on the SE corner of Bay 1 will be demolished. The second floor above commercial bays 10-11 is vacant. An elevator will be installed to bring the second floor up to code. Approximately 2,300 SF of the non-residential space on the SW 2nd floor will be renovated into affordable commercial space.

All construction work will be completed in conformance with the National Park Service Standards for historic properties. SHPO will review and approve all construction documents.

Environmental Assessment: COMPLETED

Environmental None

Project # / CV / Cardinal/Valencia acquisition & rehabilitation

Grantee Activity Number:	CV-A&R
Activity Title:	Card/Valencia foreclosed home acquisition & rehab

Activity Type:

Acquisition - general

Project Number:

CV

Projected Start Date:

04/15/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:**Activity Status:**

Completed

Project Title:

Cardinal/Valencia acquisition &

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 909,397.31

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 909,397.31

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6		6	100.00
# of Households	6		6	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
# of Properties	6

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pima County CDNC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Pima County CDNC	Local Government	\$ 936,095.00

Location Description:

Cardinal/Valencia is an area of high foreclosures located on the suburban/rural fringe of southwest Tucson

Activity Description:

October 2014: Changed status back to underway due to ongoing program income being generated by this activity.

April 2014 - amended to select Benefit Type/beneficiary and to correct #of properties

June 2013 - Activity is amended to make necessary revisions to amounts budgeted for the activity.

4/5/13 - Activity is amended to make necessary revisions to amounts budgeted for the activity.

CDNC will work with the Pima County Real Property Services Department to identify, research, inspect, negotiate price, purchase and secure foreclosed residential properties scattered throughout the Cardinal/Valencia area. CDNC will contract with local firms to perform rehabilitation on homes using Pima County Green Remodeling guidelines. The homes will then be sold to eligible homebuyers or leased for households who are not yet mortgage ready. All potential homebuyers will receive required homebuyer education & counseling through a HUD certified housing counseling agency.

Environmental Assessment: COMPLETED

Environmental None

Project # / PIMA CO / Program Administration

Grantee Activity Number: ADMIN
Activity Title: Program Administration

Activity Type:

Administration

Project Number:

PIMA CO

Projected Start Date:

01/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 228,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 228,000.00

Benefit Report Type:

NA



Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

Pima County CDNC

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Pima County CDNC

Organization Type

Local Government

Proposed Budget

\$ 228,000.00

Location Description:

Administration of foreclosed property acquisition and rehabilitation, and redevelopment activities in target areas of Pima County (SW Tucson - Cardinal/Valencia area, South Tucson, Ajo)

Activity Description:

April 2018 - increased budgeted amount and edited completion date to allow for completion of final activity and subsequent close-out.

April 2014 - amended completion date to allow for completion of active activities and to allow for grant close-out.

8/9/13 - Activity is amended to adjust amount budgeted for the activity in order to add 10% of Program Income collected as of 7/31/13.

5/23/13 - Activity is amended to adjust amount budgeted for the activity in order to add 10% of Program Income collected as of 3/31/13.

Program administration of HUD Neighborhood Stabilization Program - personnel services, travel & training, other misc. associated costs [10% of total grant].

In September 2011 we reduced nsp1 funding for program administration and transferred the nsp1 funds to cover cost over runs in the housing renovation cost for CV A&R activities.

Environmental Assessment: EXEMPT

Environmental None

Project # / ST / South Tucson AZ redevelopment

Grantee Activity Number: ST-A&R

Activity Title: South Tucson foreclosed home acquisition & rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

ST

Project Title:

South Tucson AZ redevelopment



Projected Start Date:

07/15/2009

Projected End Date:

12/30/2014

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 296,949.56**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 296,949.56**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5			0.00
# of Households	5			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Properties	5

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

Primavera Foundation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Primavera Foundation	Non-Profit	\$ 296,949.56

Location Description:

South Tucson is a smaller lower-income urban jurisdiction just south of Tucson proper.

Activity Description:

April 2018: Reduced Activity Budget to match obligated amount and expended amount - which is due to cancellation of additional properties previously considered for this activity. It has now been determined that no additional properties will be added to this activity and it is now considered completed.

October 2014: Modified the ST Project budget in order to allow for a property to be added to this ST-A&R activity. The Property - 2327 S. 5th Ave - will be transferred from the 50%ST-A&R activity to allow for property

to be sold to homebuyer household earning over the 50%AMI income level. The budget modifications are needed in order to complete necessary voucher transfers.

8/9/13 - Activity is further amended to make necessary revisions to activity budget in order to account for actual expenses recently reconciled.

June 2013: Activity is amended to make necessary revisions to amounts budgeted for this activity.

4/5/13 - Activity is amended to make necessary revisions to amounts budgeted for this activity.

Primavera Foundation has acquired 3 foreclosed residential properties and will rehabilitate and reconstruct homes on these 3 foreclosed residential properties in South Tucson, and sell them to target households as affordable residences. CDNC will consult with Primavera Foundation on rehabilitation of homes using Pima County Green Remodeling guidelines.

Additionally, Primavera Foundation owns 2 vacant/blighted residential lots in S Tucson and Primavera will construct a new EnergyStar-rated manufactured home on each of the lots, funded through alternate sources; the new homes will then be sold or rented to target households as affordable residences.

Primavera operates a successful homebuyer assistance program and is a HUD certified counseling agency; they will provide homebuyer education and training for all potential buyers.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	ST-DEMO
Activity Title:	Cancelled So.Tucson blighted structure demolition

Activity Type: Clearance and Demolition	Activity Status: Completed
Project Number: ST	Project Title: South Tucson AZ redevelopment
Projected Start Date: 03/01/2010	Projected End Date: 01/20/2011
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 0.00
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	Most Impacted and Distressed Budget: \$ 0.00
	Other Funds: \$ 0.00
	Total Funds: \$ 0.00
Benefit Report Type: Direct (Households)	

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	
# of Properties	

Activity is being carried out by No	Activity is being carried out through:
Organization carrying out Activity: Primavera Foundation	

Proposed budgets for organizations carrying out Activity:		
Responsible Organization	Organization Type	Proposed Budget
Primavera Foundation	Non-Profit	\$ 0.00

Location Description:

South Tucson is a smaller lower-income urban jurisdiction just south of Tucson proper

Activity Description:

This activity has been closed/cancelled. The properties originally set up under this activity (reference in paragraph below) have been transferred to the ST A&R activity as they are eligible and more appropriate under that activity.

Primavera Foundation will oversee the demolition of blighted residential structures in S Tucson - cleared lots will be used as home sites for the construction of EnergyStar-rated manufactured homes, funded through alternate sources

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: ST-VAC
Activity Title: Cancelled So. Tucson vacant property improvement

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ST

Projected Start Date:

03/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

South Tucson AZ redevelopment

Projected End Date:

01/18/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Primavera Foundation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Primavera Foundation

Organization Type

Non-Profit

Proposed Budget

\$ 0.00

Location Description:

South Tucson is a small lower-income urban jurisdiction just south of Tucson proper

Activity Description:

This activity has been closed/cancelled. The properties originally set up under this activity (reference in paragraph below) have been transferred to the ST A&R activity as they are eligible and more appropriate under that activity.

Primavera Foundation owns two vacant residential lots in S Tucson that require basic utility connections (power, sewer, water, etc.) to become construction-ready - vacant lots will be used as home sites for the construction of EnergyStar-rated manufactured homes, funded through alternate sources

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

- Reviewer - County made adj to costs for renovation of homes in the CV A&R activity increased due to renovation change orders required. Transferred funds from Program Administration AND from th 50%CV A&R to cover the increases in CV A&R.
- Reviewer - AP approved. No significant change.
- Reviewer - AP reviewed - administrative adjustments.
- Reviewer - Action Plan modification approved - updated narratives.
- Reviewer - Action Plan is approved. Modification to make adjustments to activity budgets and to allow for sale of 2 units previously planned for rental.
- Reviewer - AP approved. County adjusted activity budgets in order to reflect actual amounts expended.
- Reviewer - AP modification approved. Adjusted activity budgets and projected PI.

Reviewer - Action Plan approved in order to submit APR; however, needed changes must be made in another Action Plan submission.

Action Plan History

Version	Date
B-08-UN-04-0502 AP#1	03/31/2010
B-08-UN-04-0502 AP#2	10/26/2011
B-08-UN-04-0502 AP#3	12/21/2011
B-08-UN-04-0502 AP#4	01/20/2012
B-08-UN-04-0502 AP#5	03/20/2012
B-08-UN-04-0502 AP#6	04/05/2013
B-08-UN-04-0502 AP#7	07/15/2013
B-08-UN-04-0502 AP#8	08/19/2013
B-08-UN-04-0502 AP#9	04/29/2014
B-08-UN-04-0502 AP#10	10/24/2014
B-08-UN-04-0502 AP#11	05/03/2018
B-08-UN-04-0502 AP#12	05/08/2019

