

# Action Plan

**Grantee:** Tucson, AZ

**Grant:** B-08-MN-04-0507

---

<b>LOCCS Authorized Amount:</b>	\$ 7,286,911.00
<b>Grant Award Amount:</b>	\$ 7,286,911.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 4,000,000.00
<b>Total Budget:</b>	\$ 11,286,911.00

---

## Funding Sources

Funding Source	Funding Type
NSP 1	Other Federal Funds

## 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:

#### Ensuring Continued Affordability:

Rental units will be rented through the City of Tucson's EI 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 (AMI). 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 and Income Limits

Affordable rents shall not exceed Low HOME rents as defined by HUD by bedroom size. Income limits shall not exceed 50% AMI for rental units, and shall not exceed 80% AMI for home purchasing, as defined and established by HUD.



**Low Income Targeting:**

The City of Tucson will purchase homes to be used as permanent rentals to families earning less than 50% of area median income.

**Acquisition and Relocation:**

The City of Tucson has designed their program so that relocation will not be necessary. Should a property require relocation of residents, The City will follow established and required URA.

**Public Comment:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	Acquisition General	9535	Rehabilitation of Residential Structures
		9537	
0002	NSP Rehabilitation Rental	9536	NSP Rehabilitation Rental
0004	NSP Rehabilitation Resale	9538	NSP Rehabilitation Resale
		9540	Lease to Purchase
0005	NSP Disposition	9539	NSP Disposition
0006	NSP Administration	9123	NSP Administration
9999	Restricted Balance		<i>No activities in this project</i>



# Activities

**Project # /** 0001 / Acquisition General

**Grantee Activity Number:** 9535  
**Activity Title:** Rehabilitation of Residential Structures

**Activity Type:**

Disposition

**Project Number:**

0001

**Projected Start Date:**

03/23/2009

**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:**

Under Way

**Project Title:**

Acquisition General

**Projected End Date:**

04/15/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,856,136.52

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,856,136.52

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
17	17		100.00
17	17		100.00
			0.0

# of Households

# of Permanent Jobs Created

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

17

17

17



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Tucson - EI Portal Rental Program, managed by The Advantage Real Estate and Investment Co. (TAREIC)

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

Responsible Organization	Organization Type	Proposed Budget
City of Tucson - EI Portal Rental Program, managed by The Advantage Real	Local Government	\$ 2,540,594.82
City of Tucson1	Unknown	\$ 0.00

**Location Description:**

Tucson, Arizona

**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.

**Environmental Assessment:**

**Environmental**                      None



**Grantee Activity Number: 9537**  
**Activity Title: Rehabilitation of Residential Structures**

**Activity Type:**

Disposition

**Project Number:**

0001

**Projected Start Date:**

03/23/2009

**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:**

Acquisition General

**Projected End Date:**

04/15/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 7,066,181.83

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 7,066,181.83

**Benefit Report Type:**

NA

**Proposed Beneficiaries**

# of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

# of Properties

Total
37

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pima County Community Land Trust (PCCLT)

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

**Responsible Organization**

Pima County Community Land Trust (PCCLT)

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 7,066,181.83

**Location Description:**

Tucson Arizona



**Activity Description:**

Acquisition, rehabilitation and disposition of 37 foreclosed homes for resale to client households earning up to 80% AMI through the Pima County Community Land Trust. The Land Trust will have a land 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.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / 0002 / NSP Rehabilitation Rental**

**Grantee Activity Number:** 9536  
**Activity Title:** NSP Rehabilitation Rental

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
0002

**Projected Start Date:**  
03/23/2009

**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.

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Cancelled

**Project Title:**  
NSP Rehabilitation Rental

**Projected End Date:**  
04/15/2010

**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

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

# of Households

0.0

**Proposed Accomplishments**

**Total**

# of Singlefamily Units

# of Housing Units

# of Properties

**Activity is being carried out by**

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

City of Tucson - El Portal Rental Program, managed by The Advantage Real Estate and Investment Company (TAREIC)1

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

**Responsible Organization**

**Organization Type**

**Proposed Budget**

City of Tucson - El Portal Rental Program, managed by The Advantage Real

Local Government

\$ 0.00

**Location Description:**

Tucson, Arizona

**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 and moved to Acquisition activity.

**Environmental Assessment:**

**Environmental**

None

**Project # / 0004 / NSP Rehabilitation Resale**

**Grantee Activity Number: 9538**

**Activity Title: NSP Rehabilitation Resale**

**Activity Type:**

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

**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

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

# of Housing Units

# of Properties

**Total**

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pima County Community Land Trust (PCCLT)5

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

**Responsible Organization**

Pima County Community Land Trust (PCCLT)5

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 0.00

**Location Description:**

Tucson, Arizona



**Activity Description:**

Rehabilitation of 26 foreclosed dwelling units to be resold through the Community Land Trust model.  
UPDATE: This was zeroed out and moved to Acquisition for LMMI activity.

**Environmental Assessment:**

**Environmental**                      None

---



**Grantee Activity Number:** 9540  
**Activity Title:** Lease to Purchase

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 0004

**Projected Start Date:**  
 10/22/2010

**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:**  
 NSP Rehabilitation Resale

**Projected End Date:**  
 09/30/2011

**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**

# Renter Households

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0
			0.0

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

**Activity is being carried out by**  
 Yes

**Activity is being carried out through:**  
 Contractors

**Organization carrying out Activity:**  
 City of Tucson2

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

**Responsible Organization**

City of Tucson2

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00



**Location Description:**

The 11 addresses that were part of the Lease-to-Own program are all within the NSP1 targeted area in Tucson, Arizona.

Addresses are as follows:

- 1503 W. Bloomfield
- 3721 E. Desert Wash Court
- 5275 S. Newcastle Court
- 6328 S. Bright Sun
- 1675 E. St. Thomas
- 5149 S. Lavender Hills Lane
- 2323 E. Montana
- 2251 E. Calle Arroyo Lindo
- 3411 S. Fairbanks
- 2537 E. Knightsbridge
- 902 W. Calle Colado

**Activity Description:**

The City of Tucson acquired and rehabilitated 11 units for a Lease-to-Own program which provided the opportunity for homeownership qualification while the Pima County Community Land Trust (PCCLT) was being established. Ultimately all units were sold to qualified homebuyers.

NSP funding for acquisition and rehab of these 11 units is captured in Acq/Rehab activity number 9537 and the 11 occupants' addresses and beneficiary data is also captured in Acq/Rehab activity number 9537.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / 0005 / NSP Disposition**

**Grantee Activity Number:** 9539  
**Activity Title:** NSP Disposition

**Activity Type:**

Disposition

**Activity Status:**

Planned

**Project Number:**

0005

**Project Title:**

NSP Disposition

**Projected Start Date:**

03/23/2009

**Projected End Date:**

01/15/2012



**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

**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

# of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# of Properties

**Total**

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Tucson1

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

**Responsible Organization**

City of Tucson1

**Organization Type**

Unknown

**Proposed Budget**

\$ 0.00

**Location Description:**

Tucson, Arizona

**Activity Description:**

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

**Environmental Assessment:**

**Environmental**

None



**Project # / 0006 / NSP Administration**

**Grantee Activity Number:** 9123  
**Activity Title:** NSP Administration

**Activity Type:**

Administration

**Project Number:**

0006

**Projected Start Date:**

03/23/2009

**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:**

NSP Administration

**Projected End Date:**

04/15/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 916,821.25

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 916,821.25

**Benefit Report Type:**

NA

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Tucson1

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

**Responsible Organization**

City of Tucson1

**Organization Type**

Unknown

**Proposed Budget**

\$ 916,821.25



**Location Description:**

Tucson, Arizona.

**Activity Description:**

Administration of NSP for Tucson, Arizona

**Environmental Assessment:**

**Environmental**                      None

---

**Action Plan Comments:**

Reviewer - Action Plan has been reviewed and approved for modification to include projected program income.

Reviewer - Action Plan modification approved; activity budgets adjusted to include program income

Reviewer - Action Plan modification approved; adjusted projects #0001 and #0006 budgets to update activity obligations.

Reviewer - Action Plan modification approved; adjusted activity budgets.

Reviewer - AP reviewed and approved. Responsible organizations are updated.

Reviewer - AP approved. Estimated PI adjustment.

Reviewer - Action Plan modification approved; estimated program income was adjusted.

Reviewer - 12/9/13 Marilee Hansen: Plan approved without review. Grantee needs to make further budget revisions in order to draw funds.

Reviewer - Plan approved without review per Grantee request.



Reviewer - 10/13/15 Marilee Hansen: There may be a glitch in DRGR - it appears that the appropriate proposed budgets have been entered into DRGR but do not show up on the PDF version of the plan. Grantee to follow up with "Ask a Question" on the HUD Exchange.

## Action Plan History

Version	Date
B-08-MN-04-0507 AP#1	07/01/2009
B-08-MN-04-0507 AP#2	02/08/2011
B-08-MN-04-0507 AP#3	01/05/2012
B-08-MN-04-0507 AP#4	01/06/2012
B-08-MN-04-0507 AP#5	01/06/2012
B-08-MN-04-0507 AP#6	01/09/2012
B-08-MN-04-0507 AP#7	02/13/2013
B-08-MN-04-0507 AP#8	02/14/2013
B-08-MN-04-0507 AP#9	04/10/2013
B-08-MN-04-0507 AP#10	06/24/2013
B-08-MN-04-0507 AP#11	12/09/2013
B-08-MN-04-0507 AP#12	12/12/2013
B-08-MN-04-0507 AP#13	06/27/2014
B-08-MN-04-0507 AP#14	07/18/2014
B-08-MN-04-0507 AP#15	10/13/2015
B-08-MN-04-0507 AP#16	08/05/2019

