

Action Plan

Grantee: Pima County, AZ

Grant: B-09-CN-AZ-0051

LOCCS Authorized Amount:	\$ 22,165,000.00
Grant Award Amount:	\$ 22,165,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 3,500,000.00
Total Budget:	\$ 25,665,000.00

Funding Sources

Funding Source	Funding Type
GO Bonds - \$6.511M [Pima County] -	Other Local Government Funds
FHLB - \$150K [Primavera] - leverage funds	Financial Institution Money
Land Value - \$1.225M [Habitat] - leverage	Business Investment
FHLB - \$450K [Old Pueblo] - leverage funds	Financial Institution Money
NWA RLF - \$160K [Primavera] - leverage	Other Private Funds
Tucson IDA - \$350K [City of Tucson] -	Other Local Government Funds
FHLB - \$684K [Habitat] - leverage funds	Financial Institution Money
Pima IDA - \$1.75M [SALT] - leverage funds	Other Local Government Funds
CFED - \$150K [Primavera] - leverage funds	Financial Institution Money
FHR - \$500K [FHR] - leverage funds	Other Private Funds
Northern Trust Bank - \$900K [CPLC] -	Financial Institution Money
Chase - \$175K [Primavera] - leverage funds	Financial Institution Money
Donations - \$1.225M [Habitat] - leverage	Other Private Funds

Narratives

Executive Summary:

The Pima County NSP2 Consortium consists of eight members - two local governments Pima County and the City of Tucson (Pima County's Community Development and Neighborhood Conservation Department (CDNC) is lead member) and six non-profit agencies which include Family Housing Resources, Primavera Foundation, Southern Arizona Land Trust (SALT), Community Investment Corporation (CIC), Habitat for Humanity/Tucson, Old Pueblo Community Foundation and Chicanos Por La Causa (CPLC). The Consortium will utilize NSP2 funding and additional leveraged funds to undertake all NSP Eligible Activities in the Target Area: 1) financial assistance to homebuyers; 2) acquisition and rehabilitation of vacant foreclosed residential properties; 3) land-banking of foreclosed residential properties; 4) demolition of vacant blighted structures; and 5) redevelopment consisting of new affordable housing construction in established subdivisions. There were an estimated 2,032 foreclosures in the Pima County NSP2 Target Area between Jan. 2006 and Mar. 2009; an additional 1,473 foreclosures are estimated to occur in the Target Area from 2010 through 2012. Besides high rates of foreclosure, the Target Area is also impacted by aging housing stock, absentee landlords, non-conforming land uses, poverty,



under-performing public schools, and low household incomes and unemployment. The Consortium will address these factors contributing to the de-stabilization of Target Area neighborhoods.

A copy of Pima County's NSP2 application can be found at: <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=26381>

Target Geography:

The NSP2 Target Area is located in the southern and southwestern portions of the greater Tucson metropolitan area, and includes areas within the incorporated City of Tucson, unincorporated Pima County, and the City of South Tucson in its entirety. The area is roughly bounded by 22nd Street and Starr Pass Boulevard to the north; Los Reales Road and Old Vail Connection Road to the south; Davis-Monthan Air Force Base to the east; and, Mission Road to the west.

The approximately 70-square mile Pima County NSP2 Target Area contains 30 US Census Tracts identified as areas of high foreclosure risk. The target geography consists primarily of the Central Core, Mid-City and Evolving Edge planning areas of Tucson, the entire 1-square mile City of South Tucson, and suburban and suburban-rural edge areas of Pima County.

The census tracts included in the target area are: 10.00; 20.00; 21.00; 22.00; 23.00 (City of South Tucson); 24.00; 25.01; 25.03; 25.04; 25.05; 25.06; 35.01; 35.03 37.01; 37.02; 37.04; 37.05; 38.01; 38.02; 39.01; 39.02; 39.03; 41.04; 41.05; 41.10; 41.11; 41.12; 43.21; 43.22; 44.07.

A map of Pima County's NSP2 area may be found at: <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=26381>

Program Approach:

The Pima County NSP2 Consortium has been active in the greater Tucson metropolitan area in residential property acquisition and rehabilitation, redevelopment of vacant land, providing financial assistance to first-time homebuyers, and demolition of blighted structures. The Consortium has extensive experience in land-use planning, marketing and outreach, property management, accessing capital, program and project management, working productively with other organizations, and managing federal funds.

The Consortium's activities will address the de-stabilizing influences on neighborhoods in the Target Area. Acquisition and rehabilitation of vacant foreclosed properties will increase the energy efficiency and habitability of existing units, making them more affordable, which increases neighborhood diversity. Rehabilitation and demolition will fix or remove blighted structures negatively impacting neighborhoods. Redevelopment of vacant land with housing construction will change the character of undeveloped areas, provide new housing products, and offer opportunities for lower-income households to move up into higher-quality housing. Land banking will hold properties until values appreciate, and activities may be undertaken in more stable market conditions. Finally, financial assistance will increase economic diversity by increasing occupancy of safe, decent, energy-efficient housing in neighborhoods, contributing to local market recovery.

The Pima County NSP2 Consortium will assist in the stabilization of the Target Area housing market in approximately 5 years, leading to concomitant social and economic stabilization of local neighborhoods.

Consortium Members:

Pima County, AZ [grant administrator]; City of Tucson, AZ [COT]; Chicanos por la Causa[CPLC]; Community Investment Corporation [CIC], Family Housing Resources [FHR]; Habitat for Humanity; Old Pueblo Community Foundation; Primavera Foundation; Southern Arizona Land Trust [SALT]

How to Get Additional Information:

Pima County's website for Community Development programs is located at: <http://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=18389>

Our office is located on the third floor at the Kino Service Center - 2797 East Ajo Way, Tucson, Arizona 85713.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Acquisition/Rehab	Acquisition and Rehabilitation	A&R - Primavera 50% Rental	LH A&R Primavera - Rental
		A&R-City of Tucson	Acquisition & rehabilitation - City of Tucson
		A&R-City of Tucson-50% AMI	LH acquisition & rehab - City of Tucson
		A&R-FHR-50% AMI	LH acquisition & rehab - FHR
		A&R-Primavera-50% AMI	LH acquisition & rehab - Primavera
		A&R-SALT	Acquisition & rehabilitation - SALT
		A&R-SALT-50% AMI	LH acquisition & rehab - SALT
		Primavera A & R - LMMI	LMMI - A & R Primavera
		Rehab - SALT Land Banked Homes	Rehab Land Banked Homes - CANCELLED



		SALT - PI -	Acquisition & Rehab - PI - post close out
Administration	Program Administration	Admin - SALT - PI	Program Administration
		Admin-City of Tucson	Program Administration - City of Tucson
		Admin-Pima County	Program Administration - Pima County
Demolition	Demolition	Demo-City of Tucson	Demolition - City of Tucson
Financial Assistance	Financial Assistance	CIC	Assistance - Community Investment Corp.
		CIC-50% AMI	LH Assistance - Community Investment Corp.
Land Bank	Land Banking	SALT	Land Banking - Southern AZ Land Trust
		SALT-50% AMI	LH Land Banking - Southern AZ Land Trust CANCELLED
Redevelopment	Redevelopment - New Construction	Habitat for Humanity - PI	Copper Vistas - PI Account
		Redev - SALT -LB Disposition	LB Disposition 120% ami - post close out
		Redevelop - CDP - Habitat	New home construction - Habitat for Humanity
		Redevelop - CDP - Habitat 50% ami	Redevelop Habitat 25% set aside
		Redevelop-Habitat - CV I & II - 50%	New Home Const. - 25% Set aside
		Redevelop-Habitat for Humanity - CV I & II	New home construction - Habitat for Humanity
		Redevelop-Old Pueblo	New home construction - Old Pueblo
		Redevelop-Primavera	New multi-family construction - Primavera
		Redevelopment - CPLC -50%	CPLC - Liberty Corners
		Redevelopment - Old Pueblo - 50% ami	Old Pueblo - 25% set aside - CANCELLED
		Redevelopment - Primavera	Single family - La Capilla-11th&26th
		Redevelopment CPLC 120%	CPLC - Liberty Corners
		Redevelopment-Primavera	La Capilla -11&26th - 25% set aside



Activities

Project # / Title: Acquisition/Rehab / Acquisition and Rehabilitation

Grantee Activity Number: A&R - Primavera 50% Rental
Activity Title: LH A&R Primavera - Rental

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Acquisition/Rehab

Projected Start Date:
 04/06/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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:
 Under Way
Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 07/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 174,550.41
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 174,550.41

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	1



Activity is being carried out by Grantee:

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	\$ 174,550.41

Location Description:

24 West 34th Street in the City of South Tucson. UNIT A & B.

Activity Description:

Primavera has purchased a property which contains two housing units. Both were renovated to meet Pima County's green housing standards and rented to low income families. Affordability is insured for 15 years through a Deed of Trust with a use restriction for 15 years. Primavera will continue to own the property.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: A&R-City of Tucson
Activity Title: Acquisition & rehabilitation - City of Tucson

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Acquisition/Rehab

Projected Start Date:
 04/06/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

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	24		24	100.00
# of Households	24		24	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	24
# of Housing Units	24
# of Properties	24

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Tucson HCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Tucson HCD	Local Government	\$ 2,818,062.97



Location Description:

throughout NSP2 Target Area - located within the City of Tucson. See "Target Geography" on page 2 for detailed description of NSP2 Target Area.

Activity Description:

City of Tucson will acquire and rehabilitate a total of 24 vacant foreclosed single-family residential properties by the end of month 20, for affordable housing for households at/below 80% AMI - rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. Completed homes will be conveyed to the Pima County Community Land Trust (PCCLT) which has been created to maintain the housing for low-income residents and future buyers. PCCLT will maintain ownership of the land and sell the improvements (the residence) while leasing the building lot to the resident. The intention is to "permanently" provide affordable housing to moderate income (50%-80% ami) households.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: A&R-City of Tucson-50% AMI
Activity Title: LH acquisition & rehab - City of Tucson

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Acquisition/Rehab

Projected Start Date:
 04/06/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	12	12		100.00
# of Households	12	12		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	12
# of Housing Units	12
# ELI Households (0-30% AMI)	
# of Properties	12

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Tucson HCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Tucson HCD	Local Government	\$ 1,450,236.08



Location Description:

Locations throughout Target Area located within the City of Tucson. For detailed description of NSP2 Target area see Target Geography on page 2.

Activity Description:

City of Tucson will acquire and rehabilitate a total of 12 vacant foreclosed single-family residential properties by the end of month 20, for rental housing for households at/below 50% AMI. Rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. The City of Tucson will maintain ownership of the homes which will be rented to qualified families. The properties will be managed by a private management firm. A Master Deed of Trust executed by the City of Tucson restricts use of the property as a rental property with incomes limited to 50% AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: A&R-FHR-50% AMI
Activity Title: LH acquisition & rehab - FHR

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
7	7		100.00
7	7		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

Total

7

7

7

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Family Housing Resources

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Family Housing Resources

Organization Type

Non-Profit

Proposed Budget

\$ 995,477.10



Location Description:

Throughout NSP2 Target Area. For detailed description of NSP2 Target Area see Target Geography on page 2.

Activity Description:

Family Housing Resources (FHR) originally intended to acquire and rehabilitate a multi-family project containing at least 20 units. FHR was unable to obtain a suitable, qualified project. Pima County has agreed to modify their contract to enable FHR to acquire at least seven single family homes for the purpose of renting them to low income families (50% ami). They have entered into an agreement with SALT to use their services to locate and prepare rehabilitation scopes of services. Homes that are being purchased by FHR will meet Pima County's Green Rehab standards to at least the level of silver certification. Once completed, FHR will seek renters and provide property management services. The homes will reserved for renters at 50% ami for a 15 year period through a Master Deed of Trust listing each property. The properties have been transferred to SALT who now manages these rental properties under the same restrictions.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: A&R-Primavera-50% AMI
Activity Title: LH acquisition & rehab - Primavera

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
5	5		100.00
5	5		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

Total

5

5

5

Activity is being carried out by Grantee:

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

\$ 367,286.33



Location Description:

City of South Tucson

Activity Description:

Primavera Foundation will acquire and rehabilitate a total of 5 vacant foreclosed single-family residential properties by the end of month 27. Blighted and substandard homes will be demolished and replaced with Energy Star certified manufactured housing units. The homes will be sold to buyers below 50% ami. Leins will be placed upon the homes for a period of 10 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: A&R-SALT
Activity Title: Acquisition & rehabilitation - SALT

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Acquisition/Rehab

Projected Start Date:
 04/06/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

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%
# Renter Households	36		30	83.33
# of Households	36		30	83.33

Proposed Accomplishments

	Total
# of Singlefamily Units	36
# of Housing Units	36
# of Properties	36

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Southern Arizona Land Trust

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Southern Arizona Land Trust	Non-Profit	\$ 4,942,933.10



Location Description:

Throughout NSP2 Target Area - for detailed description of NSP2 Target Area see Target Geography on page 2.

Activity Description:

Southern Arizona Land Trust will acquire and rehabilitate a total of 36 vacant foreclosed single-family residential properties by the end of month 35, for affordable housing for households at/below 120% AMI - rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. The homes will be rented to residents who will pay no more than 30% of their monthly income for rent on initial entry to the housing units

In August 2012 the Pima County Board of Supervisors approved an amendment to add additional funds to SALT's Acquisition and Rehabilitation project. Nine additional homes will be added to the 120% category. Funds were reallocated from the Land Banking activities.

In November 2012 the Board of Supervisors allocated an \$345,000 in funds from program income to SALT to acquire and rehab additional properties. In total SALT will own 52 homes.

SALT manages all rental properties that they have acquired.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: A&R-SALT-50% AMI
Activity Title: LH acquisition & rehab - SALT

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Acquisition/Rehab

Projected Start Date:
 04/06/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	17	17		100.00
# of Households	17	17		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	17
# of Housing Units	17
# ELI Households (0-30% AMI)	
# of Properties	16

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Southern Arizona Land Trust

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Southern Arizona Land Trust	Non-Profit	\$ 2,045,219.33



Location Description:

Throughout NSP2 Target Area. For detailed description of NSP2 Target Area, see Target Geography on page 2.

Activity Description:

Southern Arizona Land Trust will acquire and rehabilitate a total of 10 vacant foreclosed single-family residential properties by the end of month 35, which will serve as rental housing for households at/below 50% AMI - rehabilitation will adhere to Pima County Regional Green Remodel Rating standard. They will remain affordable for at least 15 years through a Master Deed of Trust that SALT has executed.

By means of an amendment approved by the Pima County Board of Supervisors funds were reallocated from Land Banking to Acquisition and Rehabilitation - 50%. An additional five homes that were purchased using the land bank funds will be shifted to this category. The funds in this category will be used to satisfy SALT's obligation towards meeting the 25% set-aside requirement.

In November 2012 the Board of Supervisors allocated additional funds to SALT to acquire single family homes. One of the homes will be used to house residents below 50% to meet the set aside requirement.

SALT has purchased 16 LMMI properties. One is a duplex. There are a total of 17 low income rental units. SALT manages all NSP properties that they have acquired.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: Primavera A & R - LMMI
Activity Title: LMMI - A & R Primavera

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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 and Rehabilitation

Projected End Date:

01/27/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 40,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 40,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

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

\$ 40,000.00



Location Description:

City of South Tucson, Arizona

Activity Description:

Primavera acquired and replaced a substandard foreclosed single family property with a manufactured home. The home was sold to an LMMI buyer with an affordability period of 15 years.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Rehab - SALT Land Banked Homes
Activity Title: Rehab Land Banked Homes - CANCELLED

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab

Projected Start Date:

07/28/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Southern Arizona Land Trust

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southern Arizona Land Trust

Organization Type

Non-Profit

Proposed Budget

\$ 0.00

Location Description:



This activity has been cancelled.

Activity Description:

Southern Arizona Land Trust will rehab homes that were purchased with NSP 2 Land Banking funds. The rehabilitation will be to the Pima County Green Remodel Rating standard. Initially these homes will be rented to families below 120% ami. Resulting from an amendment approved by the Board of Supervisors, funds and accomplishments associated with this activity will be incorporated with the SALTs two other A & R activities.

11/14/12 - Funds associated with this activity are zero. Vouchers associated with this activity have been transferred to SALT - A & R 120% and SALT A & R 50%. No further expenditures will be associated with this activity.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: SALT - PI -
Activity Title: Acquisition & Rehab - PI - post close out

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Acquisition/Rehab

Projected Start Date:
 06/01/2014

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Acquisition and Rehabilitation

Projected End Date:
 06/01/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 300,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 300,000.00

Program Income Account:
 SALT - Retained PI

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	5		3	60.00
# Owner Households				0.0
# of Households	5		3	60.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Southern Arizona Land Trust

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Southern Arizona Land Trust	Non-Profit	\$ 300,000.00

Location Description:

Pima County NSP2 Target area. Described on page 2

Activity Description:

SALT will be investing program income from rents to purchase homes in the NSP2 target area. They will use the same criteria for purchase and rehab - including meeting Green Standards.
SALT markets the rental homes to moderate income and middle income (LMMI) households.
These units are added to the Master Deed of Trust that preserves affordability for the 15 year period for each home.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: Administration / Program Administration

Grantee Activity Number: Admin - SALT - PI
Activity Title: Program Administration

Activity Type:

Administration

Project Number:

Administration

Projected Start Date:

06/30/2014

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

07/01/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 45,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 45,000.00

Program Income Account:

SALT - Retained PI



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Southern Arizona Land Trust

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Southern Arizona Land Trust	Non-Profit	\$ 25,000.00

Location Description:

Pima County NSP2 Target Area

Activity Description:

SALT will use 5% of the Program Income that they currently earn from NSP2 funded activities. (A&R - SALT, A&R 50%, etc), Through its agreement with Pima County subrecipient SALT can retain 35 % of program income - of which up to 5% of the total program income earned can be used for Administrative support.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: Admin-City of Tucson
Activity Title: Program Administration - City of Tucson

Activity Type:

Administration

Project Number:

Administration

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Program Administration

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 303,588.84

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 303,588.84

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Tucson HCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Tucson HCD	Local Government	\$ 303,588.84

Location Description:

throughout NSP2 Target Area

Activity Description:

Program administration of City of Tucson's portion of NSP2 grant



Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: Admin-Pima County
Activity Title: Program Administration - Pima County

Activity Type:

Administration

Project Number:

Administration

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

02/08/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,100,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,100,000.00

Activity is being carried out by Grantee:

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	\$ 2,100,000.00

Location Description:

throughout NSP2 Target Area

Activity Description:

Program administration of NSP2 grant and activities of Consortium members. The primary administrative activities are being conducted by staff. Consultants have been procured to conduct studies and carry out other tasks related to the grant.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: Demolition / Demolition

Grantee Activity Number: Demo-City of Tucson
Activity Title: Demolition - City of Tucson

Activity Type:

Clearance and Demolition

Project Number:

Demolition

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 217,701.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 217,701.72

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Properties

Total
19

LMI%:	60.22
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Tucson HCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Tucson HCD	Local Government	\$ 217,701.72

Location Description:

throughout NSP2 Target Area in City of Tucson. For detailed description of NSP2 Target Area see Target Geography on page 2.

Activity Description:

City of Tucson will demolish 19 blighted residential structures by the end of month 31. City of Tucson will identify potential properties through its Vacant and Neglected Structures (VANS) program. Properties will remain in private ownership and City of Tucson will obtain access agreements with property owners to conduct demolition. (\$16,000 added to enable demolition of house at rear of Liberty corners.)

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: Financial Assistance / Financial Assistance

Grantee Activity Number: CIC
Activity Title: Assistance - Community Investment Corp.

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
Financial Assistance

Projected Start Date:
04/06/2010

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:
Completed

Project Title:
Financial Assistance

Projected End Date:
01/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget:	\$ 1,957,147.97
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 1,957,147.97

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	101		90	89.11
# of Households	101		90	89.11

Proposed Accomplishments

	Total
# of Singlefamily Units	101
# of Housing Units	101

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Investment Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Community Investment Corporation	Non-Profit	\$ 1,957,147.97

Location Description:

throughout NSP2 Target Area. For a detailed description of NSP2 Target Area refer to Target Geography on page 2.

Activity Description:

Community Investment Corporation were provided homebuyer assistance (HAP) to buyers (at or below 120% AMI) purchasing foreclosed homes in the target area. The NSP funds were used for principle reduction and to pay for up to half of the lender required closing costs. Each buyer received 8 hours of homebuyer training through one of four agencies selected to provide counseling: Chicanos Por La Causa, Primavera Foundation, Family Housing Services, and Old Pueblo Community Services. This initial HAP was terminated in June 2011. A total of 101 buyers were assisted. Funds were reallocated from other projects to enable continuation of this program - HAP 2; this time with assistance of \$8,000, which was then increased to \$15,000. Funds have not specifically been reserved for low-income buyers; however to the extent low income buyers can take advantage of this program, funds will be allocated to the CIC 50% ami category. Leins were placed on the homes for a period of 15 years for the \$15k and \$20k assisted buyers and 5 years for the \$8k assisted buyers.

Environmental Assessment: COMPLETED



Environmental Reviews: None



Grantee Activity Number: CIC-50% AMI
Activity Title: LH Assistance - Community Investment Corp.

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

Financial Assistance

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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)

Proposed Beneficiaries

Owner Households

of Households

	Total	Low	Mod	Low/Mod%
# Owner Households	36	36		100.00
# of Households	36	36		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

36

36

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Investment Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Investment Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 816,080.84

Location Description:



throughout NSP2 target area. A detailed description of the NSP2 Target Area is provided in Target Geography on page 2.

Activity Description:

Community Investment Corporation were provided homebuyer assistance (HAP) to buyers (at or below 120% AMI) purchasing foreclosed homes in the target area. The NSP funds were used for principle reduction and to pay for up to half of the lender required closing costs. Each buyer received 8 hours of homebuyer training through one of four agencies selected to provide counseling: Chicanos Por La Causa, Primavera Foundation, Family Housing Services, and Old Pueblo Community Services. This initial HAP was terminated in June 2011. A total of 101 buyers were assisted. Funds were reallocated from other projects to enable continuation of this program - HAP 2; this time with assistance of \$8,000, which was then increased to \$15,000. Funds have not specifically been reserved for low-income buyers; however to the extent low income buyers can take advantage of this program, funds will be allocated to the CIC 50% ami category. Leins were placed on the homes for a period of 15 years for the \$15k and \$20k assisted buyers and 5 years for the \$8k assisted buyers.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: Land Bank / Land Banking

Grantee Activity Number: SALT
Activity Title: Land Banking - Southern AZ Land Trust

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

Land Bank

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Land Banking

Projected End Date:

09/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,356,847.57

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00



Total Funds: \$ 1,356,847.57

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total **Low** **Mod** **Low/Mod%**

0.0

Proposed Accomplishments

of Properties

Total

50

LMI%:

60.64

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Southern Arizona Land Trust

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southern Arizona Land Trust

Organization Type

Non-Profit

Proposed Budget

\$ 1,356,847.57

Location Description:

throughout NSP2 project area. For a detailed description of the NSP2 Target area refer to Target Geography on page 2.

Activity Description:

Southern Arizona Land Trust will acquire an average of one to two vacant foreclosed single-family units per month beginning month 2 through month 35 - 27 units will be used at a later date for affordable housing for households at/below 120% AMI. A total of fifty parcels have been acquired for SALT's Land Bank.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: SALT-50% AMI
Activity Title: LH Land Banking - Southern AZ Land Trust
CANCELLED

Activity Type:

Land Banking - Disposition (NSP Only)

Project Number:

Land Bank

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

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:

Area Benefit (Survey)

Activity Status:

Completed

Project Title:

Land Banking

Projected End Date:

02/08/2013

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

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Southern Arizona Land Trust

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southern Arizona Land Trust

Organization Type

Non-Profit

Proposed Budget

\$ 0.00

Location Description:

This activity has been cancelled.



Activity Description:

Southern Arizona Land Trust will acquire an average of one to two vacant foreclosed single-family units per month beginning month 2 through month 35 - 8 units will be used at a later date for affordable housing for households at/below 50% AMI. This activity has been combined with A & R 50%. Funds and data will be merged with that activity. 11/14/12 - Vouchers that were drawn for this activity have been transferred to the SALT - 50% A & R activity. Goals associated with this activity have been changed to "zero" and allocated to the A & R activity. This activity is shown as "underway", although no accomplishments are proposed.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: Redevelopment / Redevelopment - New Construction

Grantee Activity Number: Habitat for Humanity - PI
Activity Title: Copper Vistas - PI Account

Activity Type:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

08/01/2013

Project Draw Block by HUD:

Blocked by John Matheny

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Redevelopment - New Construction

Projected End Date:

08/01/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 260,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 260,000.00

Program Income Account:

Habitat for Humanity PI



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	13		13	100.00
# of Households	13		13	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity Tucson

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Habitat for Humanity Tucson	Non-Profit	\$ 260,000.00

Location Description:

Copper Vistas subdivisions located in the south central part of the target area. Houses are constructed on Copper Vista Drive and South Copper Plate Drive.

Activity Description:

Habitat for Humanity will be reinvesting Program income in additional homes that are being constructed in the two Copper Vistas subdivision, using a PI account. Habitat estimates the buildout on this subdivision to be five years. The monthly estimate for reinvestment of PI is approximately \$9,000

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Redev - SALT -LB Disposition
Activity Title: LB Disposition 120% ami - post close out

Activity Type:
 Construction of new housing

Project Number:
 Redevelopment

Projected Start Date:
 09/01/2015

Project Draw Block by HUD:
 Blocked by John Matheny

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Redevelopment - New Construction

Projected End Date:
 06/30/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 270,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 270,000.00

Program Income Account:
 SALT - Retained PI

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	4		4	100.00
# of Households	4		4	100.00
Proposed Accomplishments	Total			
# of Singlefamily Units	4			
# of Housing Units	4			

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Southern Arizona Land Trust

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Southern Arizona Land Trust	Non-Profit	\$ 270,000.00

Location Description:

Construction of four rental homes two on Palmdale and two on E. 33 St. in Tucson.

Activity Description:

SALT is disposing of properties through the development of rental housing where appropriate. For-sale single family homes have been constructed and are occupied by low income and middle income buyers. The four lots used for development of these homes have been removed from the Land Bank inventory. Pima County HOME funds were also allocated to this project.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: Redevelop - CDP - Habitat
Activity Title: New home construction - Habitat for Humanity

Activity Type:
 Construction of new housing

Project Number:
 Redevelopment

Projected Start Date:
 04/06/2010

Project Draw Block by HUD:
 Blocked by John Matheny

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Redevelopment - New Construction

Projected End Date:
 12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,200,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,200,000.00

Program Income Account:
 Habitat for Humanity PI

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	26		26	100.00
# of Households	26		26	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	26
# of Housing Units	26
#Units exceeding Energy Star	26
#Low flow showerheads	52
#Low flow toilets	52
#Units with solar panels	



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity Tucson

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Habitat for Humanity Tucson	Non-Profit	\$ 1,200,000.00

Location Description:

NSP2 Target Area, Corazon del Pueblo subdivision, located along the I-10 corridor near Wilmot Road.

Activity Description:

Habitat for Humanity will construct new single-family residences in an existing platted subdivision - homes will be constructed to Pima County's Regional Green Building Rating standard

Pima County GO (General Obligation) Bond fund match supported 60 Habitat for Humanity affordable housing units of which 35 will utilize NSP2 redevelopment activity. Other match funds include value of Habitat owned land, donations, and Federal Home Loan Bank grant.

Funds have been allocated to Habitat for Humanity for the construction of four additional homes at Corazon del Pueblo subdivision. Approx \$35,000 subsidy is available for each home. Funding to construct the homes is made available through the distribution of program income that has been received by Pima County.

A total of 39 homes will be produced. 26 for moderate income buyers (50-80% ami). Habitat for Humanity policies limit sales of homes to buyers with incomes no greater than 80% ami. Similarly other sources of subsidy for this project such as HOME and Pima County General Obligation Bonds limit buyers' incomes to no greater than 80% ami.

Habitat for Humanity has arranged to retain and reuse the program income that it receives through mortgage repayments, through a Program Income account. The funds are redirected to pay for construction of Habitat homes in the target area.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Redevelop - CDP - Habitat 50% ami
Activity Title: Redevelop Habitat 25% set aside

Activity Type:
 Construction of new housing

Project Number:
 Redevelopment

Projected Start Date:
 04/06/2010

Project Draw Block by HUD:
 Blocked by John Matheny

Activity Draw Block by HUD:

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:
 Completed
Project Title:
 Redevelopment - New Construction

Projected End Date:
 12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 349,843.70
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 349,843.70

Program Income Account:
 Habitat for Humanity PI

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	13	13		100.00
# of Households	13	13		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	13
# of Housing Units	13
#Units exceeding Energy Star	13
#Low flow showerheads	26
#Low flow toilets	26
#Units with solar panels	

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Habitat for Humanity Tucson

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

Pima County (Pima Neighborhood Investment Partnership -PNIP) Target Area. Corazon del Pueblo Subdivision located along the I-10 corridor near Wilmot Road.

Activity Description:

Habitat for Humanity will construct a total of 39 homes assisted with NSP2 funds, 13 homes will be sold to families earning below 50% ami.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: Redevelop-Habitat - CV I & II - 50%
Activity Title: New Home Const. - 25% Set aside

Activity Type:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by John Matheny

Activity Draw Block by HUD:

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)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
6	6		100.00
6	6		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units exceeding Energy Star

#Low flow showerheads

#Low flow toilets

#Units with solar panels

Total

6

6

6

12

12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity Tucson

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

Copper Vistas Subdivisions, located near the intersection of Drexel and Park - in the NSP2 target area in the City of Tucson

Activity Description:

Six energy efficient single family home will be constructed and sold to low income families.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Redevelop-Habitat for Humanity - CV I& II
Activity Title: New home construction - Habitat for Humanity

Activity Type:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by John Matheny

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment - New Construction

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 356,319.55

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 356,319.55

Program Income Account:

Habitat for Humanity PI

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units exceeding Energy Star

#Low flow showerheads

#Low flow toilets

#Units with solar panels

Total

5

5

5

10

10



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity Tucson

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Chicanos por la Causa	Non-Profit	\$ 71,319.17
Habitat for Humanity Tucson	Non-Profit	\$ 285,000.38

Location Description:

NSP2 Target Area, Copper Vista I and Copper Vista II subdivisions

Activity Description:

Habitat for Humanity will construct new single-family residences in an existing platted subdivision - homes will be constructed to Pima County's Regional Green Building Rating standard.

The City of Tucson took title to the two subdivisions and issued an RFP for developers to complete the project. Habitat for Humanity in partnership with private builder Doucette Communities were the successful bidders and have taken control of the properties.

Pima County General Obligation Bond funds were utilized as matching funds to support the 58 affordable unit Copper Vista I/II subdivisions,

NSP2 funds were used for completion of infrastructure and program costs after CPLC backed out of the project.

NSP2 funds that were originally allocated to this proejct have been redistributed to CPLC's Liberty Corners project and to CIC to continue the HAP downpayment assistance program.

Pima County allocatedf funds to construct 11 homes on the Copper Vista I and II developments. 5 to be sold to mod income buyers (50-80% ami) and six sold to low income buyers. sources of subsidy including HOME and Pima County General Obligation Bonds limit sales to buyers below 80% ami.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Redevelop-Old Pueblo
Activity Title: New home construction - Old Pueblo

Activity Type:
 Construction of new housing

Project Number:
 Redevelopment

Projected Start Date:
 04/06/2010

Project Draw Block by HUD:
 Blocked by John Matheny

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

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	20		20	100.00
# of Households	20		20	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	20
# of Housing Units	20
#Units w/ other green	20
#Low flow showerheads	40
#Low flow toilets	40

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Old Pueblo Community Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Old Pueblo Community Services	Non-Profit	\$ 600,000.00



Location Description:

NSP2 Target Area, Sunnyside Pointe platted subdivision located on Park near Bantam.

Activity Description:

Old Pueblo Community Services will construct new single-family residences in an existing platted subdivision - homes will be constructed to Pima County's Regional Green Building Rating standard.

Pima County General Obligation Bond funds were utilized as matching funds to support the 90 affordable Sunnyside Pointe subdivision, of which NSP2 redevelopment funds will construct 20 units to households up to 80% ami. Additional matching funds came from Federal Home Loan Bank. These funding sources limit sales to buyers whose incomes are no greater than 80% ami.

Affordability is maintained through a resale restriction - the home must be sold to a LMMI buyer.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Redevelop-Primavera
Activity Title: New multi-family construction - Primavera

Activity Type:
 Construction of new housing

Project Number:
 Redevelopment

Projected Start Date:
 04/06/2010

Project Draw Block by HUD:
 Blocked by John Matheny

Activity Draw Block by HUD:

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)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Multifamily Units	1
# of Housing Units	1

Activity is being carried out by Grantee:
 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	\$ 1,128,728.00

Location Description:



NSP2 Target Area - 440 E. 26th St. City of South Tucson

Activity Description:

Primavera Foundation will construct 12 units of multi-family residential housing with the purpose of serving low-income grandparents raising their grandchildren (Kinship housing). Pima County has donated a site in the City of South Tucson for this project. Planning and design is underway for this development. A goal for this project is to meet energy efficient and water conservation practices. Four of the 12 units are allocated to NSP2.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Redevelopment - CPLC -50%
Activity Title: CPLC - Liberty Corners

Activity Type:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

11/09/2011

Project Draw Block by HUD:

Blocked by John Matheny

Activity Draw Block by HUD:

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)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2	2		100.00
2	2		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units \geq other green

#Units exceeding Energy Star

#Low flow showerheads

#Low flow toilets

Total

2

2

2

2

4

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Chicanos por la Causa

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

In the NSP2 Target Area - Located in the Arcadia Subdivision - at the corner of Iowa and Liberty Streets, near Irvington Road.

Activity Description:

Chicanos Por La Causa will construct two homes that will be purchased by buyers earning below 50%ami. The homes will exceed Pima county's Green Bulding standards at least to the Silver level. In addition to NSP2 funds, Pima County General Obligation Bonds and City of Tucson HOME funds have been invested in this development. The Deed of Trust is for 5 homes at Liberty Corners. The affordability period is for 5 years on these properties.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: Redevelopment - Old Pueblo - 50% ami
Activity Title: Old Pueblo - 25% set aside - CANCELLED

Activity Type:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

04/06/2010

Project Draw Block by HUD:

Blocked by John Matheny

Activity Draw Block by HUD:

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)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units \geq other green

#Units exceeding Energy Star

#Low flow showerheads

#Low flow toilets

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Old Pueblo Community Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

NSP 2 Target area - Sunnyside Pointe subdivision on Park near Bantam.

Activity Description:

Old Pueblo Community Services will construct new single family residences in an existing platted subdivision. Accomplishments related to this activity are being incorporated with Old Pueblo - 120%. The notes used for NSP2 were changed to the "resale" method - the home must be sold to a qualified buyer. Since resale to a low-income buyer placed a burden upon the initial buyer it was decided to transfer these homes and expenditure to the 120% category. This project will be CANCELLED.

Funds have been "zeroed out" Addresses have been "transferred" Old Pueblo - Redevelopment. Accomplishments have been zeroed - 2/20/14

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: Redevelopment - Primavera
Activity Title: Single family - La Capilla-11th&26th

Activity Type:
 Construction of new housing

Project Number:
 Redevelopment

Projected Start Date:
 07/10/2012

Project Draw Block by HUD:
 Blocked by John Matheny

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

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	7		7	100.00
# of Households	7		7	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
#Units exceeding Energy Star	7
#Low flow showerheads	14
#Low flow toilets	14

Activity is being carried out by Grantee:
 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	\$ 535,630.23



Location Description:

The la Capilla site at the corner of 8th Avenue and 33rd Street and lots located at ton 25th and 26th Streets in City of South Tucson.

Activity Description:

Primavera has purchased a decommissioned site of a former church - La Capilla. They intend to demolish the structures on the site, which have been determined by the City of South Tucson to be unsafe and blighted. They will place at four manufactured housing units on the site which will be sold to low and moderate income buyers.

In addition Primavera has purchased a large lot - with adequate space to place four homes. One blighted home on the site will be demolished. The site is located near the junction of 11th Ave. and 26thSt in South Tucson. Funds for this project are from program income that has been reallocated.

Seven of the homes are targeted to buyers earning below 80% of median income, with one home targeted to a household below 50% (this is in another activity).

Affordability is preserved through use of an Affordable Housing Restriction and Lien Agreement.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: Redevelopment CPLC 120%
Activity Title: CPLC - Liberty Corners

Activity Type:

Construction of new housing

Project Number:

Redevelopment

Projected Start Date:

11/09/2011

Project Draw Block by HUD:

Blocked by John Matheny

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units w/ other green

#Low flow showerheads

#Low flow toilets

Total

3

3

3

6

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Chicanos por la Causa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Chicanos por la Causa

Organization Type

Non-Profit

Proposed Budget

\$ 59,880.83



Location Description:

The project is located in the NSP2 Target Area, at the corner of Liberty and Iowa Streets, near Irvington as part of the Arcadia Subdivision

Activity Description:

Chicanos Por La Causa will construct five single-family homes in this mixed use development, which will be marketed as Liberty Corners. The homes will meet Pima County's Green Building standards to at least Silver level. In addition to NSP2 funds, Pima County General Obligation Bonds and City of Tucson HOME funds have been invested in this development. Due to the income limitations attached to these sources homes will be marketed to households below 80% ami, with three homes sold to 50-80% ami. The Deed of Trust is for 5 homes at Liberty Corners. The affordability period is for 5 years on these properties.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Redevelopment-Primavera
Activity Title: La Capilla -11&26th - 25% set aside

Activity Type:
 Construction of new housing

Project Number:
 Redevelopment

Projected Start Date:
 07/10/2012

Project Draw Block by HUD:
 Blocked by John Matheny

Activity Draw Block by HUD:

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)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
#Units exceeding Energy Star	1
#Low flow toilets	1

Activity is being carried out by Grantee:
 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	\$ 79,407.26



Location Description:

City of South Tucson- in the NSP2 Target Area. Formerly the La Capilla Site - on 25th St.

Activity Description:

At least one of the four manufactured homes that are being placed on the lot at 26 & 11th Streets in South Tucson will be sold to a resident with household income below 50% ami.

Affordability is preserved through execution of an Affordable Housing Restriction and Lien Agreement with the buyer.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

- Reviewer - Modified AP approved. Moved funds from LMMI Financial Assistance CIC activity to LH25 Financial Assistance CIC.
- Reviewer - Modified AP approved. Added Activity Rehab - SALT Land Banked Homes with a budget of \$600,000 and decreased SALT, Land Banking Activity - Southern AZ Land Trust by \$600,000.
- Reviewer - Modified AP approved. Added activity and moved funds- \$325,000 to Habitat for Humanity; to construct a total of 35 homes, of which at least 25% or 9 homes will be sold to families earning below 50% AMI.
- Reviewer - Reviewed and approved AP. Added activity and adj budgets.
- Reviewer - Modified AP approved. Several changes to move funds between activities.
- Reviewer - Modifications to the Action Plan are approved; added PI estimates to make drawdowns.
- Reviewer - AP modification approved; revisions to adjust for activity updates and reallocation of funds.
- Reviewer - Rejected per the request of the grantee for further modifications.
- Reviewer - AP approved. The County adjusted unit count by activity identified Habitat for Humanity now the responsible organization for Copper Vistas and provided update on Family Housing resources purchasing 7 SF homes for rentals rather than 20 multi-family units.



- Reviewer - AP approved. Grantee did not modify AP.
- Reviewer - Rejected per the request of the grantee for further modifications.
- Reviewer - Rejected per the request of the grantee for further modifications.
- Reviewer - AP approved. Broke out activities and redistribution of budget goals.
- Reviewer - AP reviewed approved. County added more projected PI and revised activity narratives and projected budgets.
- Reviewer - AP approved. County re-allocated funds to activity budgets. Habitat for Humanity to construct additional homes on two subdivisions; Corazon del Pueblo and Copper Vistas I & II and Primavera.
- Reviewer - AP reviewed and approved. County moved funds to Primavera's rental rehab activity to complete draws for this activity. Added CPLC as a responsible party for the Copper Vista subdivision activity.
- Reviewer - Adj CIC - 50% budget; changed project name for Primavera; added explanation of Habitat's activity at the Copper Vista Dev.
- Reviewer - Zeroed out the two SALT activities and reduced the Land Banking Activity budget.
- Reviewer - Added 2 new activities to accommodate expenditures towards meeting the 25% set aside requirement, provided additional funds for budgets; updated the beneficiary and proposed accomplishment data.
- Reviewer - Adjusted funds/added \$205,000 to Habitat for Humanity LMMI redevelopment.
- Reviewer - County adjusted funding for a project and activities. Increased demo by \$16,500 to enable the demolition of one final structure by Tucson; increased funding for Habitat - CV, increased redevelopment funding for two LH projects, Habitat - Corazon del Pueblo and CPLC - Liberty Corners. Updated activity/performance measures.
- Reviewer - AP modification approved. Adjusted funds in A & R City of Tucson activity.
- Reviewer - AP modification approved. Adjusted funds between LMMI and LH25 activities.
- Reviewer - AP reviewed and approved. Increased funds available for admin and the total grant amount to be consistent with expenditures that are planned by subrecipients.
- Reviewer - AP approved; no changes.
- Reviewer - AP approved. Moved funds between activities so that final draws for projects could be completed. 100% of the NSP account funds have now been drawn. Changes have also been made in activity goals.
- Reviewer - 1/13/14 Plan approved with comments. A separate PDF will be sent to the grantee with all the comments. The comments in DRGR from 12/19/13 are incorrect. They seemed to have truncated to other activities. Please ignore them.
- Reviewer - Comments from 8/19/14 may not correspond to the activity in which the system saved. Discontinued adding activity comments and will submit a request for help on the HUD Exchange. A PDF with all the comments will be included for comparison. The issues are primarily proposed budgets are greater than total activity budget and beneficiary goals maybe leaving out middle income households.
- Reviewer - 9/25/14 Marilee Hansen: Plan approved with major comments transmitted to grantee via PDF mark up of plan.



Reviewer - Marilee Hansen: AP approved with major comments for revisions next quarter.

Reviewer - Proposed budgets are not printing out in the PDF version. Will report to DRGR Ask a Question.

Reviewer - Reviewed. MF

Reviewer - Reviewed. MF

Reviewer - Reviewed changes. MF

Action Plan History

Version	Date
B-09-CN-AZ-0051 AP#1	04/05/2010
B-09-CN-AZ-0051 AP#2	09/30/2011
B-09-CN-AZ-0051 AP#3	12/05/2011
B-09-CN-AZ-0051 AP#4	12/29/2011
B-09-CN-AZ-0051 AP#5	01/05/2012
B-09-CN-AZ-0051 AP#6	02/21/2012
B-09-CN-AZ-0051 AP#7	05/30/2012
B-09-CN-AZ-0051 AP#8	06/18/2012
B-09-CN-AZ-0051 AP#9	08/07/2012
B-09-CN-AZ-0051 AP#10	08/14/2012
B-09-CN-AZ-0051 AP#11	09/20/2012
B-09-CN-AZ-0051 AP#12	10/15/2012
B-09-CN-AZ-0051 AP#13	11/09/2012
B-09-CN-AZ-0051 AP#14	11/16/2012
B-09-CN-AZ-0051 AP#15	11/19/2012
B-09-CN-AZ-0051 AP#16	11/30/2012
B-09-CN-AZ-0051 AP#17	12/13/2012
B-09-CN-AZ-0051 AP#18	01/04/2013
B-09-CN-AZ-0051 AP#19	01/24/2013
B-09-CN-AZ-0051 AP#20	03/18/2013
B-09-CN-AZ-0051 AP#21	03/31/2013
B-09-CN-AZ-0051 AP#22	07/02/2013
B-09-CN-AZ-0051 AP#23	01/13/2014
B-09-CN-AZ-0051 AP#24	04/08/2014



B-09-CN-AZ-0051 AP#25	07/07/2014
B-09-CN-AZ-0051 AP#26	09/25/2014
B-09-CN-AZ-0051 AP#27	01/06/2015
B-09-CN-AZ-0051 AP#28	04/01/2015
B-09-CN-AZ-0051 AP#29	07/01/2015
B-09-CN-AZ-0051 AP#30	12/23/2015
B-09-CN-AZ-0051 AP#31	03/30/2016
B-09-CN-AZ-0051 AP#32	03/31/2016
B-09-CN-AZ-0051 AP#33	06/29/2016
B-09-CN-AZ-0051 AP#34	10/05/2016
B-09-CN-AZ-0051 AP#35	12/29/2016
B-09-CN-AZ-0051 AP#36	04/26/2017
B-09-CN-AZ-0051 AP#37	01/19/2018
B-09-CN-AZ-0051 AP#38	01/29/2018
B-09-CN-AZ-0051 AP#39	01/30/2018

