



Fourth Program Year Action Plan

The CPMP Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 4 Action Plan Executive Summary:

Executive Summary starts on the next page.

City of Tucson 2009 Annual Action Plan Summary

What is the Action Plan?

The U.S. Department of Housing and Urban Development (HUD) requires communities that receive federal funding, listed below, to submit Annual Plans. The Plan describes activities that will be funded in FY 2009 to meet the goals stated in the 2006-2010 Consolidated Plan. These goals address: Affordable Housing, Homelessness, Community Development and Non-Homeless Special Needs. The Annual Plan lists the City's allocations, goals, objectives and performance measures for FY 2009.

HUD Formula Grant Programs **\$10,952,909**

Community Development Block Grant (CDBG):	\$6,102,204	
Reprogrammed Funds	\$ 134,000	
TOTAL CDBG		\$ 6,236,204

CDBG funds will be used for a variety of housing and community development activities that benefit low- and moderate-income persons.

HOME Investment Partnerships Program (HOME): **\$ 3,999,672**

HOME funds, leveraged with local general funds, will be allocated for new construction and acquisition projects to preserve and improve the supply of affordable housing.

HOME American Dream Down-payment Initiative (ADDI): **\$ 33,245**

ADDI funds will provide down payment and closing costs assistance to low- and moderate-income first-time homebuyers.

Emergency Shelter Grant program (ESG): **\$ 272,788**

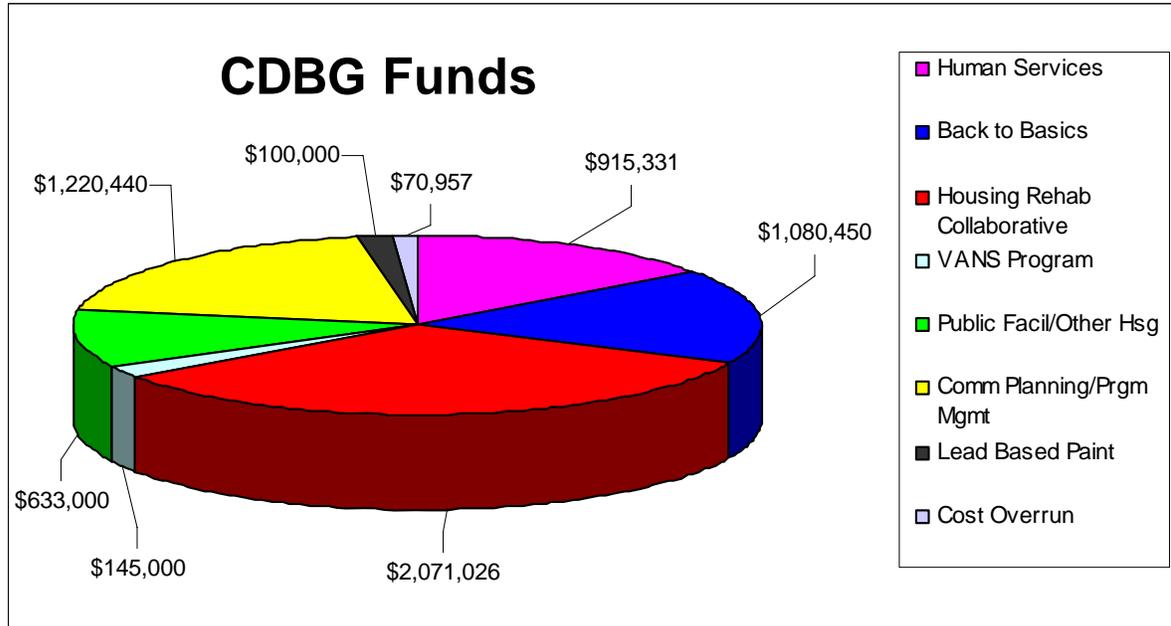
ESG funds will be applied to shelter operating expenses and services to assist shelter residents.

Housing Opportunities for Persons with AIDS (HOPWA): **\$ 411,000**

The City will contract with the Southern Arizona AIDS Foundation (SAAF) to provide housing and case management services.

CDBG Funds:

The City's FY2009 entitlement and prior year reprogrammed funding is **\$6,236,204**. The following chart illustrates the proportion of CDBG funds used by type of activity.



HOME Funds:

HOME entitlement grants are based on the needs of the City of Tucson and Pima County Consortium. The Consortium received **\$3,999,672** in FY 2009.

The City will fund the following activities with **\$2,144,102** in HOME project funds.

Program	Activity	Amount
Housing Development	Develop affordable ownership units	\$394,102
Housing Rehabilitation	Rehabilitate owner-occupied homes	\$50,000
Rental Development & Preservation	Develop & preserve rental units	\$1,400,000
El Portal	Rental Housing	\$300,000
TOTAL		\$2,144,102

American Dream Downpayment Initiative (ADDI) Funds:

The City's entitlement for FY 2009 is **\$33,245**. Utilizing this new funding and prior year carry forward, it is estimated that 25 low- and moderate-income first-time homebuyers will receive down payment and closing cost assistance from this funding source.

Emergency Shelter Grant (ESG) Funds:

The following table shows how the City's **\$270,788** entitlement will be used in FY2009. (These funds were allocated as part of the City's Human Services process.)

Agency	Project	Prevention	Essential Services	O&M	Total
Open Inn	Crisis Assistance Shelter	0	\$42,407	\$59,066	\$101,473
Primavera Foundation	Emergency Service & Shelter	0	0	\$45,000	\$45,000
Travelers Aid	Crisis Emergency Services	\$25,000	0	0	\$25,000
Travelers Aid	Emergency Service & Shelter	\$25,000	0	0	\$25,000
TMM Family Services	Family Journey Transitional Housing	0		\$35,676	\$35,676
Salvation Army	Family Services Emergency Prevention	\$27,000	0	0	\$27,000
City of Tucson	Administration	0	0	0	\$13,639
Total		\$77,000	\$42,407	\$139,742	\$272,788

A complete description of programs for the homeless can be found on [page 41](#) of the Annual Plan.

Housing Opportunities for People with AIDS (HOPWA) funds:

A total of **\$411,000** is available for programs that provide housing opportunities to people with AIDS. The City will contract with Southern Arizona AIDS Foundation (SAAF) for **\$398,670** to provide the following services to people living with AIDS:

- Emergency short-term rent, mortgage and utility assistance
- Rental assistance for tenant-based permanent housing units
- Case management and clinical case management
- Supportive services including permanent housing placement and transportation assistance

Evaluation of Past Performance

In the 2006-2010 Consolidated Plan, the City of Tucson established annual and five-year goals and priorities for low-income populations. The following chart lists the stated goals and the City's accomplishments toward meeting those goals.

Activity	Annual Goals	FY 2007 Accomplishments	Five-Year Goals
New Homeownership Opportunities	65 units	179 units	325 units
Homeowner Assistance Rehabilitation	500 households	583 households	2,500 households
Rental Production	140 units	9 units	700 units
Assistance to the Homeless	15,000 persons assisted	10,976 persons assisted	75,000 persons assisted
Assistance to Persons with Special Needs	3,286 persons assisted	4,278 persons assisted	16,430 persons assisted
Public Services	18,370 persons assisted	41,147 persons assisted	91,850 persons assisted
Community Development (Non Housing Needs) Facilities	15 facilities	20 facilities	60 facilities
Infrastructure	1.2 miles	0 miles	6 miles
Blight Remediation	40 structures demolished	18 structures demolished	200 structures demolished

Housing Production and Rehabilitation - Housing quality and affordability affects households and neighborhoods, and is a major contributor to what makes a City function well. Housing that is safe and affordable is crucial to a healthy, vibrant community. Without it, there is an increase in homelessness, public assistance and criminal behavior, as well as a decline in educational performance and proper nutritional health. For several years, the goal of producing 1,000 affordable units annually was achieved. In addition to the goals set forth in the *FY2006-2010 Consolidated Plan*, the City of Tucson, in the fall of 2005, set additional, new goals in the *Affordable Housing Strategies 2006 – 2010* that include the following:

- Increase the number of protected, affordable housing units from 5% to 6% over a five year period by adding 420 units to the current inventory annually;
- Increase the homeownership rate by assisting 300 first time homebuyers;
- Reduce the number of substandard units in our community by 500 annually; and
- Increase the number of units produced in the downtown for a total of 2,000, including 10% affordable units.

By and large, the City met its stated goals with regard to homeownership production and housing rehabilitation; however, we greatly misjudged our projection for rental production, producing only nine units in 2007. It should be noted that 389 units are in various stages of production.

Homeless - According to the Tucson/Pima County 2007 HUD Continuum of Care Application, approximately 3,201 people a day are homeless in Tucson. Of this population, chronically homeless individuals account for 28% and families with children account for 29%. It is anticipated that the homeless elderly and veteran populations will continue to increase based on the aging population and the current wars in Iraq and Afghanistan. Approximately 10,976 homeless persons were

assisted over this past year. City staff will continue working with the Tucson Planning Council for the Homeless to develop policies and coordinate comprehensive planning in support of the *Continuum of Care for the Homeless* and the *Ten Year Plan to End Homelessness*

Special Needs – The likelihood of having a disability increases with age. In light of the aging of the Baby Boomers and increasing life expectancies, the City can expect an increase in the number of people with disabilities. Programs available in the community to assist this population include: home repair, retrofitting for handicapped accessibility, reverse mortgage counseling and loans, transportation assistance, and housing for persons living with serious mental illness and HIV/AIDS. This past year, we met our annual goal.

Community Development (non housing needs) – The goals with regard to public facilities and demolition were met. Conversely, the goals set for infrastructure improvements was not met due to the availability of funding for these types of projects through other programs.

Public Services - Public services address the needs of families and individuals that have difficulty maintaining a basic level of security. Over this past year, the goal was met and we served 41,147 persons.

Objectives and Outcomes

The City of Tucson has incorporated the CPD Outcome Performance Measurement System thereby ensuring that all activities have clearly defined objectives and outcomes. For example, the City intends to fund fourteen programs administered by nine agencies that comprise the Housing Rehabilitation Collaborative in the amount of \$2,071,026.00 to provide housing rehabilitation services under the objective of Decent Housing with a primary outcome of Sustainability and a secondary outcome of Affordability. Twelve human service providers will be funded with CDBG in the amount of \$915,331, leveraging an additional \$2,475,427 in City general funds under the objective of a Suitable Living Environment with an outcome of increased Availability/Accessibility. An additional \$1,080,450 will be applied to projects that have the objective of Suitable Living Environment through the Back to Basics Program.

The following table summarizes the proposed objectives and Outcomes for FY 2009.

Activity	Amount	Objective	Primary Outcome
Human Services	\$915,331	Suitable Living Environment	Sustainability
Back to Basics	\$1,080,450	Suitable Living Environment	Sustainability
Housing Rehabilitation Collaborative	\$2,071,026	Decent Housing	Sustainability
Vacant and Neglected Demolition	\$100,000	Suitable Living Environment	Sustainability
Vacant and Neglected Rehabilitation	\$45,000	Decent Housing	Sustainability
Non-rehab housing/Public Facilities/ED	\$633,000	Decent Housing Suitable Living Environment	Availability Accessibility
Planning	\$115,000	Suitable Living Environment	Sustainability
Lead Based Paint	\$100,000	Decent Housing	Sustainability

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 4 Action Plan General Questions response:

1. GEOGRAPHIC AREAS OF THE JURISDICTION

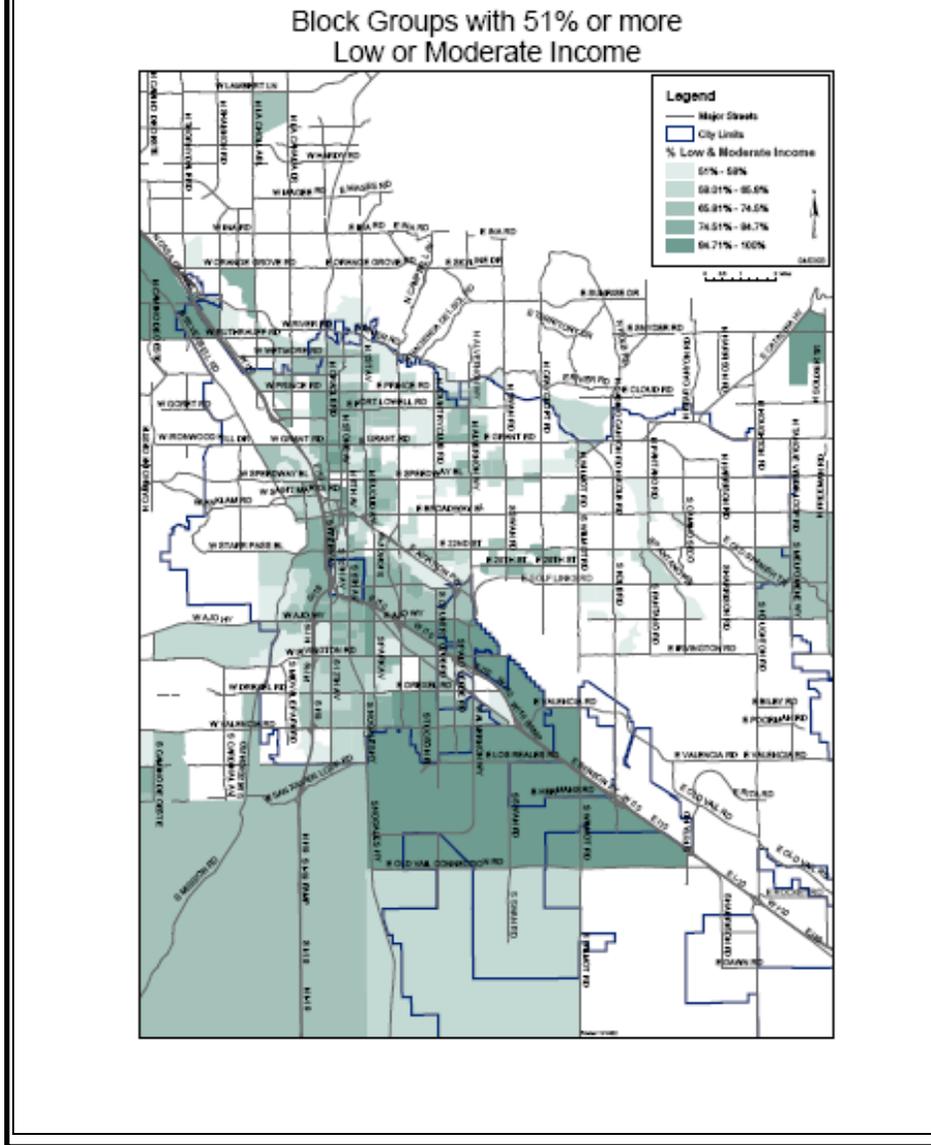
Tucson is the second largest city in Arizona. New residents come to Tucson not only from elsewhere in the United States and from Mexico, but also from all over the world. The proximity of Mexico and the presence of the University of Arizona and Davis-Monthan Air Force Base are major factors in Tucson's continuing attraction to residents from other countries, strengthening the international flavor of the community.

In many ways, Tucson follows national trends: the average age of the population of the United States is growing older, just as it is in Tucson. Traditional families are becoming fewer and working moms are more commonplace.

But in other ways, Tucson is unique. Its population grows at a higher rate than the national average. Tucson is more ethnically diverse, with the Hispanic population three times larger than in the rest of the nation. There is a higher proportion of people 65 years and older. Tucsonans move more frequently, and are more likely to rent housing than are residents in most of the United States.

Poverty rates and the number of people in poverty are important means of measuring a community's well-being. In 2000, Tucson's poverty rate was high, 19.2%, compared to 12.4% for the nation. Children comprise the largest group of people living in poverty.

According to the 2000 census, approximately 40% of Tucson residents earn less than 80% of the area median income, and are therefore classified as low- or moderate-income by HUD.



2. BASIS FOR ALLOCATION OF FUNDING

The investment of City entitlement funds in areas of minority concentration is estimated to be broadly distributed and relatively high, based on the fact that most of the City's entitlement supported programs are open to income-eligible residents city-wide.

The City allocates funding in several ways to ensure investment in areas of minority concentration:

1. Each year the Mayor and Council select multiple projects in specific low income neighborhoods to target Back to Basics funds. This program is intended to rotate funding opportunities to all areas of the City. The projects

- are intended to assist in revitalization of low-income areas through an investment in their infrastructure.
2. As mentioned above, the majority of the City's entitlement funding is directed to citywide programs. This is intended to provide access to services to a broad spectrum of clients. Clients who are also residents from areas of minority concentration may receive services in an area of minority concentration or at a location where the service is offered, outside of an area of minority concentration. In either case, entitlement funds are directed to benefit residents of minority concentration areas. The City has more specific information about clients served at the end of the fiscal year when the Consolidated Annual Performance and Evaluation Report (CAPER) is prepared.
 3. With regard to public facilities projects, the City will fund these under the CDBG program if they are located in a designated low-income area. Many of these projects are located in areas that are both low-income and high minority concentration areas. The City will make these investments to upgrade facilities in areas where there is a disproportionate need or a disparity in the facilities available to the surrounding area.

3. MEETING UNDERSERVED NEEDS

Tucson strives to meet the underserved needs of the community. This is accomplished through programs and services to homeowners and renters.

Homeowners

In 1999, the Mayor and Council directed CDBG-funded housing rehabilitation organizations to develop a coordinated strategy for providing home repair to low-income households community wide. Nine partner organizations with long-standing programs formed a collaboration that works on several goals:

- the incorporation of home maintenance education and preventive care in housing rehabilitation programs;
- streamlining of the application process for eligible households to apply and receive housing rehabilitation assistance;
- enhancing resources; and
- applying for a portion of the annual CDBG allocation to fund the coordinated strategy.

Renters

Section 8 Housing Voucher Program – At least 75% of the families who are admitted into the Voucher Program must be extremely low-income, meaning those with incomes at or below 30% of the area median. The Tucson area median income for a family of four is \$55,000.

In FY2009, the City of Tucson will provide 4,000 Section 8 units for Tucson and an additional 802 for Pima County. These figures include several specialty programs for specific populations.

Public Housing – The City of Tucson will provide 1,437 public housing units in FY2009. These units are targeted in the following way:

- 50% of new admissions at 30% or below of median income;
- 40% of new admissions at 31% to 50% of median income;
- 10% of new admissions at 51% to 80% of median income.

Other programs that will assist renters include: Low-Income Housing Tax Credits, HOME-funded Rental Housing Partnership, VANS and EI Portal, Shelter Plus Care, HOPWA, Positive Housing Opportunities, and Pathway Supportive Housing.

4. FEDERAL, STATE AND LOCAL RESOURCES

In addition to the funds noted in this document, an estimated \$83.6 million in federal, state and local resources will help address the needs identified in the plan. They include:

- \$29.1 million -- Housing Choice Voucher Program
- \$15.4 million -- Public Housing Program
- \$4.1 million -- HOPE VI MLK Revitalization Plan
- \$2.0 million -- HUD 202 Project/Park Villa Casitas
- \$4.6 million -- HUD 202 Project/Broadway Plumer Project
- \$2.4 million – City Human Services General Funds
- \$6.0 million – Pima County General Obligation Bonds
- \$20 million – Pima County Neighborhood Reinvestment

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 4 Action Plan Managing the Process response:

1. AGENCIES ADMINISTERING PROGRAMS

As the entitlement grantee for the CDBG, HOME, ADDI, ESG, and HOPWA programs, the City of Tucson Department of Community Services Community Development Division (CDD) is the lead agency for the development of this Annual Action Plan. The CDD will also act as one of several public and private agencies that will administer programs and activities under the plan. Other agencies and organizations that will administer activities under this plan include:

AGENCY NAME
<i>Human Services</i>
Administration of Resources and Choices
Arts for All, Inc.
Beacon Group SW, Inc.
Blake Foundation
Big Brothers Big Sisters of Tucson
Boys & Girls Clubs of Tucson
Business Development Finance Corporation (BDFC)
Casa de los Ninos
Catholic Community Services of Southern AZ dba Catholic Social Services
Catholic Community Services of Southern AZ dba Community Outreach Program for the Deaf
Catholic Community Services of Southern AZ dba Pio Decimo Center
Child & Family Resources, Inc.
City of Tucson Community Services Department Family Self Sufficiency Program
Community Extension Programs, Inc.
Community Food Bank, Inc.
Community Home Repair Agency (CHRNA)
Direct CareGiver Association
DIRECT Center for Independence, Inc.

City of Tucson

El Pueblo Health Center
Goodwill Industries of Southern Arizona, Inc.
Handi Dogs, Inc.
Interfaith Coalition for the Homeless
Interfaith Community Services
Jewish Family & Children's Services
La Familias, a division of Arizona's Children Association
La Frontera Center, Inc.
Life Directions
Lutheran Social Ministry of the Southwest
Make Way for Books
Metropolitan Education Commission
Miracle Square, Inc.
Nosotros, Inc.
Open Inn, Inc.
Our Family Services, Inc.
Parent Aid Child Abuse Prevention Center
Pima Council on Aging
Pima Community College – Community 'Campus Adult Education
Pima Prevention Partnership
Southern Arizona Children's Advocacy Center
Saint Elizabeth of Hungary Clinic
The Brewster Center Domestic Violence Services, Inc.
The Parent Connection, a division of Arizona's Children Association
The Primavera Foundation, Inc.
The Salvation Army of Tucson - Family Services
The Tucson Scottish Rite Charitable Foundation, Inc.
TMM Family Services, Inc.
Travelers Aid Society of Tucson, inc.
Tucson Centers for Women and Children
Tucson International Alliance of Refugee Communities, Inc.
Tucson Nursery Schools and Child Care Centers, Inc.
Tucson Urban League, Inc.
Tucson Youth Development Inc.
United Way
VOICES: Community Stories Past and Present
Wingspan
Youth On Their Own

Housing
Chicanos Por La Causa
Community Home Repair Projects of Arizona (CHRP)
Community Services Department Community Development Division
DIRECT Center for Independence, Inc.
Old Pueblo Community Foundation
Pima Council on Aging
Rebuilding Tucson Together
TMM Family Services
Tucson Urban League

2. PLAN DEVELOPMENT PROCESS

The Annual Action Plan encompasses an application process whereby organizations, such as City departments and nonprofit social service agencies, have the opportunity to submit proposals to fund projects that will eventually define the City of Tucson's Annual Action Plan.

The Annual Action Plan development process consists of the following four components:

- Mayor and Council Policy direction
- Request for Proposal Process
- Citizen Participation
- Development of the Annual Action Plan

MAYOR AND COUNCIL POLICY DIRECTION

On January 15, 2008, in Study Session, Mayor and Council discussed funding priorities, providing direction to staff in the formulation of the Annual Plan and the development of a request for Proposals (RFP) for community development funds.

REQUEST FOR PROPOSAL (RFP)

In accordance with Mayor and Council's direction on January 30, 2008, the RFP was made available to all interested parties. This step of the Plan's development process begins each January with the advertisement of the planning process, availability of funds, and the Request for Proposal (RFP). On January 31, 2008, the RFP was made available to all interested parties through an advertisement in the *Arizona Daily Star* and on the City's website. The notice RFP availability was also sent to all current and past subrecipients. Applications were available on the City of Tucson's website at www.tucsonaz.gov/csd/

The application deadline for CDBG proposals was 3:00 PM on February 29, 2008. There was no RFP process for Human Services Proposals this year. The Human Services projects have been funded for another year.

CITIZEN PARTICIPATION PROCESS

The City of Tucson Community Development Department is responsible for overseeing the development of the Action Plan. The City's Citizen Participation Plan was followed in preparing the Action Plan. A draft Action Plan was developed based upon the recommendations of the Community Development Advisory Committee (CDAC). CDAC is a Mayor and Council appointed committee comprised of 15 community members. CDAC reviews the applications that are submitted through the Community Development Request for Proposals process. The Action Plan was made available to the public for a 30-day review period (April 9 – May 11). The City hosted two public meetings. City staff undertook a comprehensive outreach approach for the public meetings, including direct mailings and notices in the local paper. The mailing list was comprised of agencies that have responded to previous Requests for Proposals, and other community stakeholders.

3. ENHANCING COORDINATION AMONG AGENCIES

Housing providers, social service organizations and local government agencies participated in the development of this plan and are expected to continue active participation in the coming years. The City has a well-developed Continuum of Care organization with a full-time City staff member assigned.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 Action Plan Citizen Participation response:

1. CITIZEN PARTICIPATION PLAN

As required by the Department of Housing and Urban Development (HUD), the City of Tucson complies with 24 CFR 91.105, Citizen Participation Plan for local governments as outline. The City has adopted a citizen's participation plan that sets forth the City's policies and procedures for citizen participation. A complete copy of this plan may be found on the City's website www.tucsonaz.gov/csd

2. COMMENTS RECEIVED

Mayor and Council Comment Line in support of TMM		
Contact ID	Date	Summary
30923	4/21/2008	Support for TMM's Adam Street improvement
30924	4/21/2008	Support for TMM's Adam Street improvement
30937	4/21/2008	Support for TMM's Adam Street improvement
30938	4/21/2008	Support for TMM's Adam Street improvement
30941	4/21/2008	Support for TMM's Adam Street improvement
30943	4/21/2008	Support for TMM's Adam Street improvement
30952	4/22/2008	Support for TMM's Adam Street improvement
30950	4/22/2008	Support for TMM's Adam Street improvement
30949	4/22/2008	Support for TMM's Adam Street improvement
30948	4/22/2008	Support for TMM's Adam Street improvement
30947	4/22/2008	General support for TMM's family services request
30946	4/22/2008	Support for TMM's Adam Street improvement
30944	4/22/2008	Support for TMM's Adam Street improvement
30985	4/24/2008	General support for TMM being approved for CDBG funding
30984	4/24/2008	General support for TMM being approved for CDBG funding
30983	4/24/2008	General support for TMM being approved for CDBG funding
30982	4/24/2008	General support for TMM being approved for CDBG funding
30987	4/25/2008	General support for TMM being approved for CDBG funding
30990	4/25/2008	General support for TMM being approved for CDBG funding
31000	4/28/2008	General support for TMM being approved for CDBG funding
31001	4/28/2008	General support for TMM being approved for CDBG funding

31003	4/28/2008	General support for TMM being approved for CDBG funding
31009	4/28/2008	General support for TMM being approved for CDBG funding
31010	4/28/2008	General support for TMM being approved for CDBG funding

3. COMMENTS NOT ACCEPTED

None

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure response:

1. INSTITUTIONAL STRUCTURE

Community Development Advisory Committee (CDAC)

The CDAC is a Mayor & Council appointed committee that oversees the grant application process and provides valuable citizen participation to the CDBG funding process.

Human Services Plan and Review Committees

The City adopted a Human Services Plan that identifies the needs of families and individuals who have difficulty maintaining a basic level of security. In an effort to streamline the funding process for these services, the City issued a single Request for Proposals which replaced multiple processes previously undertaken for CDBG public services, Emergency Shelter Grant, Outside Agency human services, Unallocated Youth and City funds allocated by United Way. Four Human Services Review Committees are appointed by the City Manager to review proposals for Human Services and make funding recommendations to the Mayor and Council.

Delegation of Authority – Environmental Reviews

The Mayor and Council have delegated authority to the Director of Community Services, or her designee, to implement the review requirements for the National Environmental Policy Act.

Delegation of Authority - Contracts

The Mayor and Council have delegated authority to the Director of Community Services, or her designee, to execute contracts or other documents necessary to carry out activities listed in this document.

Lending Institutions

Many of the City's programs and initiatives utilize mortgages from local lending institutions. The City may ask lenders to provide loans directly to bankable low-income households for home purchase or home improvements, or to an organization or developer for a public facility or multi-family housing project. The City depends on the local implementation of federal Community Reinvestment Act (CRA) programs to successfully develop needed affordable housing.

City of Tucson and Pima County Consortium

The consortium partners meet with various levels of government and other major funders to develop relevant policy recommendations in preparation for the Consortium Agreement and the Subrecipient Agreement. Other Consortium activities in 2007: 1) develop the bi-annual Human Services Plan for 2007-2008; 2) City of Tucson and Pima County have entered into an

agreement to authorize the City to operate a housing program on behalf of the County in order to provide financial assistance to families who reside in Pima County. The program administration includes fiscal management, planning and contracting requirements.

Public Planning Process

The City has engaged the public in planning and programs through the designation of special advisory committees comprised of individuals with diverse interests and perspectives in regard to key community issues. For example, the Mayor and Council appointed a citizen committee to work with the City on downtown revitalization and oversight of the code enforcement process. The City has also increased the role and visibility of local Boards and Commissions, such as the County Bond Oversight Committee and the Metropolitan Housing Commission.

Environmental Review Guidebook

To facilitate project feasibility and expedite the contracting process, the City developed a local guidebook that establishes a streamlined process for reviewing proposed projects in accordance with the National Environmental Policy Act (NEPA).

Pro-Neighborhoods

In an effort to provide resources to smaller projects that typically do not meet the criteria for entitlement funding, the City and County developed a multi-funded program called Pro-Neighborhoods. This program targets smaller, neighborhood-based needs like traffic calming devices and school-based activities for neighborhood residents, as a vehicle to support Asset Based Community Development.

Intragovernmental Coordination

Public improvement projects are coordinated among the following City departments: Parks and Recreation, Development Services, Community and Neighborhood Services, Police, Fire, and Planning.

Industrial Development Authorities

The City of Tucson and Pima County have Industrial Development Authorities (IDA). Through special bonding capacity, these organizations have financial resources for affordable housing development and public facility enhancements.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring response:

1. MONITORING

Program monitoring for CDBG and HOME regulatory compliance will occur on a continual basis during FY 2009.

Subrecipient Orientation

During the grant application process, subrecipients attend technical assistance workshops designed to assist with developing successful grant applications, and to discuss the regulatory requirements of the CDBG/HOME/ESG/HOPWA programs. Staff also provide one-on-one consultation with subrecipients.

Pre-Award Screening

- Prior to award of funds, all subrecipient service providers receive pre-contract assessments to assure that sufficient administrative and fiscal management systems are in place to successfully provide the service identified in the grant applications.
- During the RFP process, City staff met individually with agencies to evaluate other program capacity issues.

CDBG Monitoring

It is the policy of the Community Services Department, Community Development Division, to monitor all subrecipient contracts on an annual basis. All subrecipients will, at a minimum, be monitored by means of an office desk-review utilizing a monitoring checklist appropriate for the program/project. Those subrecipients whose risk assessment is high (4 or more factors checked) will receive on-site monitoring. Those subrecipients whose risk assessment is medium (2 to 3 factors checked) will, time permitting, receive on-site monitoring, with those with the highest number of risk factors being a priority. Those subrecipients whose risk assessment is low (0 to 1 factors checked) will receive a desk-review monitoring. All subrecipients will receive on-site monitoring in the event it is requested by an authorized city, state or federal official. Additionally, the City may, at its discretion, perform a risk assessment of a subrecipient, and if the risk assessment warrants on-site monitoring, the City may perform same. All public facility projects will require an on-site visit prior to making final payment.

The monitoring process was amended to expand subrecipient financial and salary distribution pursuant to HUD's recommendation resulting from a HUD monitoring visit in August 2007.

HOME Monitoring

Annually, the City of Tucson monitors the following units to ensure that all of the HOME units, and the Complex's meet the HOME Monitoring requirements as specified in 24 CFR Part 92.207.

Rental Partnership Monitoring Frequency		
Project	Frequency	# COT HOME Units
1 St. Lukes in the Desert	Annual	5
2 MHC - 9 Home Contract	2 years	9
3 MHC - 11 Home Contract	2 years	11
4 Alamo Hotel	Annual	11
5 MacArthur Apartments	2 years	6
6 Winstel Terrace Apart.	Annual	19
7 New Beginnings PH 1	2 years	16
8 New Beginnings PH 2	2 years	24
9 Wings of Freedom	2 years	8
10 Casita Mia 5	3 years	2
11 Casitas Esperanzas Byas	2 years	8
12 Casa Bonita 1 & 2	2 years	4
13 Casita Mia 1 & 2	2 years	10
14 El Portal	2 years	19
15 Colores Del Sol	Annual	11
16 Talavera Apartments	Annual	11
17 Lee St - Fourplex	3 years	4
18 Mabel & Delano	2 years	8
19 Las Villas De Kino Phase 1	Annual	11
20 Las Villas De Kino Phase 2	Annual	11
21 Parkside Terrace Apts	Annual	11
22 Sahuaro Apartments	2 years	23
23 Miracle Square	2 years	22
24 ADDI/HAP	Annual	
25 Casa Bonita 3, 4 & 5	Annual	11
26 SAAF - E Jacinto/E19th St	2 years	13

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 4 Action Plan Lead-based Paint response:

1. LEAD-BASED PAINT HAZARD ABATEMENT

Rehabilitation projects - The City follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, and requires compliance from its contractors and subcontractors. Any structures built before 1978 that are proposed for rehabilitation under Federal Programs are evaluated for lead-based paint hazards; remediation activities are carried out as deemed necessary. Notices and requirements regarding testing and removal of lead-based paint are provided to program participants, contractors and project sponsors. The City of Tucson has licensed contractors who are available to perform appropriate abatement and/or removal procedures if lead-based paint is present.

In FY 2009, funds will be allocated for the Housing Rehabilitation Collaborative's Environmental Resources and Compliance Project. Part of the funding will be used to train non-profit and City staff on federal compliance requirements. In addition, seminars dealing with asbestos, mold and healthy-homes awareness will be held.

Section 8 – The PHA will inspect, for program participants, prospective dwellings constructed prior to 1978 that have a child under the age of six residing therein, for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection will include visual inspections for chipped, peeling, chalking and deteriorated interior and exterior paint. Clearance testing may be performed after remediation by the property owner, to assure a lead-safe environment.

The City of Tucson is currently implementing a Lead Based Paint Hazard Control Program. An award was made in November 2007 in the amount of \$3 million.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

1. SPECIFIC HOUSING OBJECTIVES

The City's goals and targets, approved by the Mayor and Council in May 2005, establish the City's overall objectives and outcome measures for affordable housing until 2010. The goals and targets were developed to plan for the needs of families, older residents, persons with disabilities, and low-income individuals.

The purpose of the targets is to establish a long-term vision of where the City wants to be, and to provide a quantitative way to measure its progress. The targets guide implementation activities and track progress in achieving the stated affordable housing goals.

An Annual Housing Production Report is issued to update the community on progress in meeting the targets. For each target, baseline performance has been determined. The overall objective is to improve on the baseline performance each year. As a result of annual evaluations, the targets may be adjusted or new targets developed as needed.

In October 2006, Tucson's Mayor and Council established the Tucson Housing Trust Fund and created a Citizen's Advisory Committee. The purpose of the Fund is to allow the community to creatively approach housing problems in ways that have not been possible with current funding. Envisioned as a sustainable fund, it would address the following:

- Support first time homebuyers, particularly those in need of workforce housing
- Expand home repair programs in the community
- Support, decent, safe rental housing.

Recently, the Metropolitan Housing Commission, a Mayor and Council appointed body, has decided to move forward with the recommendation to establish a Community Land Trust in Tucson.

Specific Housing Objectives

Objective Number	Specific Objective	Performance Measures	Expected Units (Annually)
Rental Housing Objectives			
1	Increase the supply of affordable rentals for families	Number of units produced	100
2	Reduce the number of elderly who are cost-burdened	Number of units produced	50
3	Increase the supply of affordable rentals for special populations	Number of units produced	40
4	Preserve affordable rental units	Number of units retained	100
Owner Housing Objectives			
1	Increase the supply of affordable homeownership units	Number of units produced	65
2	Preserve existing housing stock	Number of units rehabilitated	500
3	Increase affordability through downpayment assistance	Number of homeowners assisted	100
4	Lead-free homes	Number of units assisted	20

Wherever possible, the City attracts additional resources by submitting grant applications and providing support to organizations that apply to competitive grant programs. The City has been successful in attracting grants to support agencies that provide housing and services. These include: the Affordable Housing Program of the Federal Home Loan Bank, State of Arizona HOME Program and Housing Trust Fund, Supportive Housing Program (SHP), and HOPE VI program. The City has contributed general funds to meet HOME program match and for activities which support the homeless.

2. USE OF AVAILABLE RESOURCES

During Fiscal Year 2009 the City will receive the following funds:

Community Development Block Grant (CDBG): \$6,102,204

CDBG funds, including an additional \$134,000 in reprogrammed and program income funds, will be used for a variety of housing and community development activities that benefit low- and moderate-income persons.

HOME Investment Partnerships Program (HOME): \$3,999,672

HOME funds, leveraged with local general funds and program income of \$150,000, will be allocated for new construction, acquisition and downpayment assistance projects to preserve and improve the supply of affordable housing.

The City of Tucson and Pima County formed a HOME consortium in 1992, with the City as the lead agency. The City and County will set aside general funds and also calculate resources such as donated land, non-federal sources of cash invested in projects and the value of savings on below-market interest rate loans to meet the 25% HOME Match requirement.

HOME American Dream Downpayment Initiative (ADDI): \$33,245

ADDI funds will provide down payment and closing costs assistance to low- and moderate-income first-time homebuyers.

Emergency Shelter Grant program (ESG): \$272,788

ESG funds will be applied to shelter operating expenses and services to assist shelter residents. The ESG program requires a dollar-for-dollar match. This requirement will be met by participating agencies that contract for ESG funding.

Shelter Plus Care: \$742,020

The Shelter Plus Care Partnership grant provides 100 units of permanent supportive housing for homeless persons and families with disabilities (primarily persons who are seriously mentally ill; have chronic problems with alcohol, drugs, or both; and/or have AIDS or other related diseases). The Shelter Plus Care III and IV grants provide 22 and 21 units, respectively, of permanent supportive housing for chronically homeless individuals and families with disabilities (primarily disabled veterans with serious mental illness, physical disabilities, and/or chronic substance abuse problems).

Supportive Housing Program (SHP): \$889,353

The City will provide 63 units of transitional housing and supportive services for homeless, low-income individuals and families with children. This collaborative effort provides direct links between housing opportunities, supportive services and employment programs for the homeless. Targeted populations will include single unaccompanied youth, pregnant and parenting youth, single women or men with children, severely mentally ill persons and chronically homeless individuals with multiple barriers to employment. Although not specifically targeted, the project will serve veterans and victims of domestic violence. A separate Support Services Only project will provide supportive services to victims of domestic violence.

Housing Opportunities for Persons with AIDS (HOPWA): \$411,000

The City will contract with the Southern Arizona AIDS Foundation (SAAF) to provide housing and case management services.

The City of Tucson intends to encourage local non-profit housing and support service agencies to pursue all available public and private funding to achieve the Consolidated Plan goals. It is expected that funding from a combination of federal, state and local sources will be used to pursue the majority of the housing and community development strategies. All available funding eligible for each project will be pursued. The City will also encourage these non-profit entities to work with financial institutions and develop plans for leveraging private and public funds to the maximum extent possible considering the specific project involved.

HOME Program Match Requirement

Twenty-five percent (25%) matching funds for HOME funding will be provided from the County and City general funds as well as the value of resources such as donated

land, nonfederal source sources of cash invested in projects and the value of savings on below-market interest rate loans to meet the 25% HOME Match requirement.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 4 Action Plan Public Housing Strategy response:

1. NEEDS OF PUBLIC HOUSING

The City has several initiatives that provide opportunities to public housing residents.

Family Self -Sufficiency Program

City of Tucson's Self-Sufficiency Program seeks to assist Section 8 and public housing residents move from dependency on public assistance programs to independence. Provision of case management services, educational opportunities, job training opportunities, employment assistance, and the use of an escrow savings account are program components designed to help participants achieve goals.

IDEA Program

The IDEA program provides assistance with downpayment and closing costs to qualified participants of the City of Tucson's Family Self-Sufficiency program (FSS). In an effort to promote first-time homeownership for low-income families, eligible FSS families receive homebuyer education/counseling and their escrow savings accounts are matched on a \$3-to-\$1 basis, up to a maximum award of \$15,000. IDEA funding for Tucson is provided by Federal Home Loan Bank of San Francisco, and administered by National Bank of Arizona.

Depot Plaza

The City was awarded a \$9.8 million grant for a HOPE VI Grant to revitalize the Martin Luther King (MLK) Apartments, which serve the elderly and disabled. The overall project, entitled Depot Plaza, envisions a mixed-use, mixed-income, transit-oriented development that will complement current plans to establish Downtown Tucson as a premier urban center in the Southwest. All 96 MLK units will be replaced, either on the Downtown site or in other City locations.

Zone Operations

Tucson has a scattered site public housing program that utilizes a geographic-based approach to property management. The five zones consist of a manager, a maintenance technician and a housing agent.

ROSS Program

The 2004 Resident Opportunities and Self-Sufficiency (ROSS) Family program - a \$350,000 HUD funded 3-year grant focusing on workforce development: education, training and employment for Public Housing residents. The program was funded in 2005 and will end in December 2008. Components include GED/ESL, basic education or career training, skills assessment, job search and placement, job retention, financial literacy education, homeownership education/counseling, family and youth programs, reimbursements for childcare, transportation and educational materials, professional clothing and computer equipment.

Over several years, Lutheran Social Services of the Southwest (LSS-SW) has received three HUD Resident Opportunities and Self-Sufficiency (ROSS) grants in the amount of \$375,000 each, to serve our Public Housing elderly/disabled residents. CSD acts as Contract Administrator, overseeing activity on these grants. Each grant has an initial term of three years. ROSS grants provide services that help residents to maintain physical and mental health, good nutrition, fitness, and socialization. They learn ways to manage chronic disease, navigate the health care system, and find resources in the community. Group transportation to shopping, cultural & community events, parks & outdoor activities, health fairs, and health screenings are also provided through the ROSS grants. These services enable many residents to continue living independently and to avoid institutionalization.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 4 Action Plan Barriers to Affordable Housing response:

1. Barriers to Affordable Housing

The following are actions the City will take in FY 2009 to remove barriers to affordable housing:

Bilingual Material

A large percentage of low-income residents in Pima County are Spanish speaking. Materials and advertisements promoting countywide homeownership programs are printed in English and Spanish.

The City of Tucson has also established a Language Assistance Plan for those clients with limited English proficiency (LEP Plan). It provides meaningful access to program information and services for clients who are limited in their English proficiency.

Incentives for Private Developers

The City provides incentives to non-profit and for-profit developers that expand their affordable housing production. The City has leveraged land and provided below-market financing for affordable housing development. The City also markets individual homes and provides qualified buyers for affordable houses produced by the private sector.

Don't Borrow Trouble Program

Don't Borrow Trouble is the first comprehensive consumer awareness campaign of its kind, combining public education and counseling services to help homeowners avoid lending practices that strip away their home's equity. Don't Borrow Trouble uses brochures, mailings, posters, public service announcements, transit ads and television commercials to inform the public and answer questions from potential borrowers — and to provide assistance to consumers if they've already taken out a loan.

Affirmatively Furthering Fair Housing

The City of Tucson/Pima County consortium receives entitlement funds and collaborates to conduct the AI process and submit the AI report to HUD. The initial AI report was submitted in 1998. That document was updated, enhanced, revised and finally submitted in completed form to HUD in April 2000.

The AI dated December, 2004, updates and revises the last AI completed in 2000, and is available at www.tucsonaz.gov/csd. The December 2004 AI was drafted by the Southwest Fair Housing Council (SWFHC) in collaboration with the Southwest Center for Economic Integrity (SCEI) under contract to, and

with funding from, Pima County. This work was done on behalf of the consortium, which includes Pima County and the City of Tucson.

In FY2009, the City of Tucson/Pima County Consortium will contract with SWFHC to update the 2004 Analysis of Impediments.

FUNDS COMMITTED TO FAIR HOUSING ACTIVITY

AGENCY	CITY FUNDING
Southwest Fair Housing Council	\$85,000
Don't Borrow Trouble	\$30,000
DIRECT	\$33,750
TOTAL	\$148,750

HOME/ American Dream Down Payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:

1. FORMS OF INVESTMENT OUTSIDE 24 CFR 92.205(b)

The City of Tucson does not intend to invest HOME funds using forms of investment other than those described in 24 CFR 92.205(b) during the 2009 program year.

2. GUIDELINES FOR RESALE/RECAPTURE

Recapture

For the duration of the Affordability Period, the property must be maintained as the primary residence of the homebuyer and remain in compliance with all other terms and conditions of the Deed of Trust and Security Agreement. Should the homebuyer fall out of compliance with this requirement during the Affordability Period, the total amount of HOME subsidy provided to the homebuyer, plus interest as described below, will be recaptured by the City. In the event of foreclosure, the deed of trust securing the property demands that any residual proceeds be returned to the City.

Repayment of Loan

Regardless of the term of the Affordability Period, the full amount of the HOME subsidy, plus interest, will be due and payable upon sale, transfer, or conveyance of the property to a third party, other than an immediate family member, at any time. The interest rate will be two percent (2%) simple interest annually for twenty years. After twenty years, the accrued interest will be forgiven. Loans of less than \$7,500 will not be subject to this requirement.

3. GUIDELINES FOR REFINANCING DEBT

The City of Tucson does not intend to use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds during the 2007 program year.

4. ADDI

The America Dream Downpayment Initiative (ADDI) is available to help low-income families become first-time homebuyers. In FY 2009, the City will receive \$33,245 from the ADDI grant program. These funds will be used for downpayment assistance and closing costs.

ADDI Outreach: In order to ensure that families currently in the City's Public Housing and Section 8 Programs are fully informed of the homeownership possibilities, the City will affirmatively target eligible families by using bilingual print and advertising materials in the following order:

- a. Public Housing and Section 8 residents enrolled in the PHA's Family Self-Sufficiency program (FSS);
- b. Section 8 Homeownership Program clients;
- c. Public Housing residents in active HOPE VI Projects;
- d. PHA at-large population;
- e. Tenants of manufactured rental communities identified by the Manufactured Housing Communities of Arizona (MHCA);
- f. Low- and Moderate-income non-homeowners that currently reside in the 15 downtown neighborhoods within the Rio Nuevo Project boundaries;
- g. Low- and moderate-income households on a citywide basis.

ADDI Counseling: The City will require prospective ADDI clients to participate in homeownership counseling. The counseling programs will be tailored to individual needs, and might include all or some of the following components: familiarization with the homeownership process, fair housing, predatory lending, credit repair, budgeting, home maintenance and repair.

HOME PROGRAM DESCRIPTION

The Home Investment Partnership program (HOME) was authorized by Congress as part of the 1990 National Affordable Housing Act. HOME is an annual entitlement that provides local governments with funds to acquire, rehabilitate, build or subsidize transitional, rental and homeowner housing for low-income families. HOME program funds require a 25% local match with non-federal funds.

The program allows localities to join together to form a consortium, in which one entity is the lead and the HOME entitlement is calculated based on the needs of the consortium as a whole. The City of Tucson and Pima County formed a HOME consortium in 1992, with the City as the lead agency.

The HOME program also defines special non-profits called Community Housing Development Organizations (CHDOs), which are certified to meet federal criteria, and for which at least 15% of the local HOME allocation must be set aside. CHDOs may also get HOME funds (up to 5% of the allocation) for operating costs. The City of Tucson and Pima County have 11 certified CHDOs.

Each year the City and County are required to prepare a HOME program description as part of the annual update to the 5-year Consolidated Plan. This program description describes how HOME funds will be budgeted for the upcoming fiscal year, July 1 through June 30. As part of the Annual Plan, this program description is submitted to HUD for approval.

HUD FY2008 HOME Allocation

The total HOME funds allocated to the City of Tucson and Pima County for FY 2009 is \$3,999,672. In addition, \$33,245 was allocated from the American Dream Downpayment Initiative (ADDI). These funds are allocated as follows: 10% for Administration, 20% CHDOs (15% projects, 5% operating costs not to exceed 50% of a CHDOs non-federal total operating budget), and 70% for other HOME projects. The following describes the use and project types for the City of Tucson HOME program entitlement funds, followed by the description of use and project types of the Pima County HOME program entitlement funds.

City Projects:	\$2,144,102
County Projects:	\$ 655,668
CHDO Project Set-aside:	\$ 599,951
CHDO Operating Expenses:	\$ 199,984
City Administration:	\$ 326,693
County Administration:	\$ 73,274
American Dream Downpayment Initiative 2009	\$ 33,245

The City and County will set aside general funds as necessary to meet the 25% HOME match requirement. The City and County will also calculate resources such as: donated land, non-federal sources of cash invested in projects, and the value of savings on below-market interest rate loans.

Investment of HOME funds that result in affordable housing in the 15 downtown neighborhoods defined by the Rio Nuevo redevelopment project, is encouraged.

Community Housing Development Organizations (CHDOs) Budget: \$599,951

The City of Tucson, as the lead agency, works directly with CHDOs to develop affordable housing units. CHDOs are non-profit organizations that meet federal HOME criteria to develop, sponsor, and/or own projects. The activities of CHDOs include rental housing, transitional housing and single-family home acquisition, rehabilitation and new construction, and assistance to homebuyers. Funding for this program is the amount equivalent to 15% of the total HOME allocation.

CHDOs Operating Expenses - Budget: \$199,984

This program allows a CHDO to request for operating costs of up to 50% of its total operating non-federal budget or \$50,000, whichever is greater. CHDO operating expenses is defined as reasonable and necessary costs required in the operation of a CHDO.

Homeowner Rehabilitation Program - Budget: \$50,000

This is a program open to low-income property owners who occupy the property as their principal residence at the time HOME assistance is provided. Assistance may be targeted to specific neighborhoods and provided in the form of a loan with conditional requirements if the property is sold within a ten-year period. This loan may also require an owner contribution.

Homeownership Opportunities – Budget \$394,102

Funds for homeownership will permit site development, acquisition, rehabilitation and new construction of homes for sale to low-income homebuyers, as well as downpayment and closing cost assistance. Particular emphasis will be placed on increasing homeownership opportunities in the Oracle Homeownership Zone, South Park Neighborhood, and the 15 downtown neighborhoods within the Rio Nuevo project boundaries.

-ADDI Counseling

The City will require prospective ADDI clients to participate in homeownership counseling. The counseling programs will be tailored to individual needs, and may include all or some of the following components: familiarization with the homeownership process, fair housing, predatory lending, credit repair, budgeting, home maintenance and repair.

Rental Housing Partnership - Budget: \$1,400,000

This program develops affordable rental units through demolition, site development, new construction, acquisition, and/or rehab. Funds will permit the city, non-profits or private developers to acquire, build or rehabilitate units for low-income and very low-income households and the homeless. Funds will also allow for acquisition of substandard units by the City or non-profit agencies. Rents are strictly controlled in HOME-assisted units and tenants of HOME-assisted units must be low to very low income. Both occupancy and rental requirements must be maintained and monitored for up to 20 years (and longer if there is an FHA mortgage), depending upon the amount of HOME funds provided per unit. The rent and income targeting requirements must be enforced by deed restriction and must specify remedies of breach of the provisions. Leveraging of other resources and funds is a priority and mixed income projects are encouraged.

EI Portal - Budget: \$300,000

This program allows for the acquisition and/or rehabilitation of existing single-family or multi-family units by the City for affordable rental or transitional units for low-income families and the homeless.

Homeownership Program Recapture Policy

The City of Tucson provides HOME subsidy to eligible homebuyers in the form of a deferred payable loan. Sometimes this subsidy is provided directly by the City and sometimes through an agency that has received HOME funds from the City to assist low-income homebuyers. In either case, this policy applies. The loan is evidenced and secured by a "Deed of trust and Security Agreement", held in favor of the City.

Affordability Period

The Deed of Trust places restrictions of use on the property for a specific period of time, called the Affordability Period. This period varies based on the amount of HOME subsidy provided to the homebuyer, according to the following chart. The terms below are the minimum number of years of the affordability period. The period may be longer at the discretion of the City.

\$1,000 to \$4,999	5 years minimum
\$5,000 to \$14,999	10 years minimum
\$15,000 to \$29,999	15 years minimum
\$30,000 and above	20 years minimum

Recapture

For the duration of the Affordability Period, the property must be maintained as the primary residence of the homebuyer and remain in compliance with all other terms and conditions of the Deed of Trust and Security Agreement. Should the homebuyer fall out of compliance with this requirement during the Affordability Period, the total amount of HOME subsidy provided to the homebuyer, plus interest as described below, will be recaptured by the City. In the event of foreclosure, the deed of trust securing the property demands that any residual proceeds be returned to the City.

Repayment of Loan

Regardless of the term of the Affordability Period, the full amount of the HOME subsidy, plus interest, will be due and payable upon sale, transfer, or conveyance of the property to a third party, other than an immediate family member, at any time. The interest rate will be two percent (2%) simple interest annually for twenty years. After twenty years, the accrued interest will be forgiven. Loans of less than \$7,500 will not be subject to this requirement.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Special Needs response:

1. SOURCES OF FUNDS

The Continuum of Care expects to receive approximately \$13 million from public and private sources with 100% intended to address the needs of the homeless. Of the approximate \$6.4 million provided by HUD, 10% is dedicated to the development and ongoing operation of permanent supportive housing for homeless persons with disabilities. The remaining 84% is dedicated to a variety of homeless transitional housing programs that include supportive services and employment services.

During FY 2009, the City plans to spend \$681,946 in federal CDBG and ESG funds and \$335,433 from the General Fund on programs for the homeless. These programs will serve approximately 9 transitional housing and emergency shelters. Specific projects being supported during FY 2009 are listed below. The goals of these projects are to prevent homelessness and assist individuals and families find

permanent housing and regain self-sufficiency. A more detailed account of output and outcome objectives for these projects is included with the project worksheets.

UPDATE THIS TABLE AFTER RECOMMENDATIONS ARE ACCEPTED.

Projects that Serve the Homeless

Agency	Project	CDBG	ESG	GF
Public Facility				

Subtotal

Planning				

Subtotal

Economic Development				

Subtotal

Human Services				
Brewster Center	DV Advocacy			\$66,328
Brewster Center	Shelter	\$ 149,750		
Interfaith Coalition for the Homeless	Winter Shelter			\$35,626
Open INN	Shelter		\$101,412	
Open INN	Shelter Services			\$35,435
Our Family Services	DV/Sexual Assault Services			\$80,350
Primavera	Shelter	\$ 102,284	\$45,227	
Salvation Army	Emergency Services		\$27,000	\$12,194
TCWC	DV Crisis Assistance Services			\$64,750
TMM	Shelter		\$35,510	
Travelers Aid	Crisis Assistance	\$97,413	\$25,000	
Travelers Aid	Shelter	\$ 73,350	\$25,000	
Travelers Aid	Women In Transition Services			\$40,750

Subtotal \$422,797 \$259,149 \$335,433

	Grand Total			
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2. HOMELESSNESS

The 2005-2010 Consolidated Plan listed the following one-year housing goals to assist the homeless and special needs populations:

- Increase supply of transitional housing for individuals – 28 units
- Increase supply of permanent housing for individuals – 35 units
- Increase supply of shelters for individuals – 180 units
- Increase supply of transitional housing for families – 200 units
- Increase supply of permanent housing for families – 100 units
- Increase supply of shelters for families – 300 units

For Fiscal Year 2008, the City of Tucson plans to use CDBG and ESG money to fund a variety of non-profit agencies for the provision of services to the homeless, those at risk of being homeless and homeless households with children. These activities are summarized below.

- Fund providers through the Continuum of Care process that propose to link housing to services
- Develop and implement a “housing first” pilot and evaluate effectiveness
- Identify homeless characteristics and adapt service system to meet the characteristics
- Increase supply of shelter services, transitional and permanent supportive housing
- Seek additional funding from Shelter Plus Care and Supportive Housing Program Grants
- Seek additional funds for medical, behavioral, substance abuse, and mental health services
- Fund services that enhance discharge planning and other preventive services
- Prevention: rent, utility and mortgage assistance and debt and mortgage counseling
- Short-term assistance: emergency shelters and motel vouchers
- Employment and training tied to housing assistance
- Implementation of Continuum of Care strategies through participation in the local process – Tucson Planning Council for the Homeless
- Development of housing targeted to special needs populations.
- Implementation of a 10-year plan to end homelessness

OBSTACLES TO COMPLETING ACTIONS

The following obstacles hinder the city’s ability to meet the needs of the homeless:

- Insufficient funding for the subsidies necessary to create additional housing for this population
- Lack of coordination between social service providers and housing providers
- Length of time it takes the disabled population to obtain benefits such as SSI, SSDI and VA benefits
- Inadequate discharge planning
- Employment opportunities that support living wages
- Lack of affordable daycare in support of employment
- Crime-free housing policies
- Lack of adequate housing resources
- Loss of prevention and case management funds
- Difficulty in siting projects – neighborhood opposition

3. CHRONIC HOMELESSNESS

In addition to the current plan and strategies to end homelessness, TPCH is charged with implementing the goals established in the 10-year plan to End Homelessness.

Objectives and Action Steps for ending Chronic Homelessness:

- Target new Shelter+Care and SHP applications to chronically homeless individuals
- Continue to provide rehabilitation job training and development for chronically homeless individuals
- Increase effectiveness of outreach efforts targeting chronically homeless individuals
- Continue to give priority to CoC applications that propose to provide housing and services to chronically homeless individuals
- Expand continuing education of case managers and social workers regarding the needs of the chronically homeless
- Implement a housing-first model and evaluate its effectiveness

4. HOMELESSNESS PREVENTION

Prevention services include programs aimed at maintaining people in their homes, i.e. rent and mortgage assistance, utility payment assistance to prevent eviction, case management, housing counseling, landlord/tenant mediation/legal services, behavioral health services, referral services, income maintenance programs and food stamps, job training and placement, and guardianship/ representative payee. In addition, prevention programs include supportive education about an owner's/landlord's specific requirements, and information on tenants' rights and obligations under Arizona law.

5. DISCHARGE COORDINATION POLICY

The Discharge Planning Committee of Tucson Planning Council for the Homeless developed discharge plans with all hospitals in Tucson/Pima County to address discharge procedures for homeless patients. In addition, it provided all hospital discharge planning staff with information about accessibility to all homeless shelters, entry requirements, contact names of shelter staff, and addresses.

PREP - (Prisoner Re-Entry Partnership) is one of 30 Prisoner Reentry Initiative sites in 25 states. Funded by the Department of Labor Employment and Training Administration, PREP provides recently released, non violent former prisoners with case management, job development, placement, training, and supportive services including ID, work clothes, tools, education and training vouchers, bicycles, bus passes, and mentoring. Primavera Foundation serves as the lead agency with the following partners: DK Advocates, Old Pueblo Community Services, YWCA, and Pima County One Stop. At least 200 former prisoners are enrolled annually. Begun in 2006, PREP has served 412 participants. The three year budget for PREP is \$1,866,765.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 4 Action Plan Community Development response:

1. PRIORITY COMMUNITY DEVELOPMENT NEEDS

The following table identifies the City's non-housing Community Development needs as stated in the Five-Year Consolidated Plan.

Table 2B
**City of Tucson Priority Non-Housing Community Development Needs
 (Annual)**

Community Development Needs	Priority	Need	Dollars	Annual Goal
Public Facilities				\$5,000,000
Park Facilities	H	*	\$40,998,000	
Agency-Owned Public Facilities	L	30 requests	\$2,900,000	
Infrastructure				\$3,500,000
Street Improvements	M	*	\$978,000,000	
Drainage	L	*	\$18,800,000	
Street Lighting	H	*	\$5,700,000	
Economic Development				\$1,500,000
Redevelopment Areas	H	**		
Job Training	H	***		
Youth Employment	H	***		
Demolition/Code Enforcement				\$1,250,000
Housing	H	200	\$2,000,000	
Non-Housing	L	50	\$2,500,000	

* City of Tucson Capital Improvement Plan

** M&C Approved Area Redevelopment Plans

*** Human Services Plan

2. COMMUNITY DEVELOPMENT OBJECTIVES

The following table identifies the City's anticipated HUD FY2008 non-housing Community Development accomplishments for each of the identified priority objectives identified above. Only those categories in which activities are proposed for the program year are listed below. Specific activities that will meet these goals are described in greater detail on the project worksheets contained in this plan. All of the projects supported with CDBG funds will meet the statutory goals of providing decent housing and a suitable living environment and expanded economic opportunities, principally for low-income and moderate-income persons.

**Table 2C
Non-Housing Community Development Needs**

Objective Number	Specific Objectives	Performance Measure	Goal
1	Enhance park facilities	Number of enhancements	20
2	Enhancements to agency-owned facilities	Number of enhancements	40
3	Installation of additional sidewalks	Length of improvement	3 miles
4	Installation of additional street lights	Length of improvement	3 miles
5	Provide job training	Units of service	500
6	Blight remediation	Number of units demolished	200

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 4 Action Plan Antipoverty Strategy response:

1. ANTIPOVERTY STRATEGY

Most activities undertaken by the City of Tucson with CDBG, HOME, ADDI, ESG and HOPWA funds are efforts to reduce the number of persons in poverty and improve the quality of life for city residents. The City will continue to support Emergency Assistance Programs, and a variety of other support services that are used by low-income households to obtain basic necessities. The main goal is to prevent very low-income persons, especially those earning 30% or less of median income, from becoming homeless. The long-term goal is to provide more affordable housing options and social services to enhance the quality of life of low and moderate income persons in our community. The City will also:

- Continue to fund programs that help the elderly and disabled maintain their independence.
- Continue to fund emergency assistance programs to prevent persons on the verge of homelessness from becoming homeless.
- Continue to fund a variety of job-training programs.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

1. NON-HOMELESS SPECIAL NEEDS OBJECTIVES

The table below outlines the non-homeless special needs populations' priority needs identified in the Five-Year consolidated Plan.

**Table 1B
Special Needs Table
(Units of Service per Year)**

Elderly/Frail Elderly	H	120,000	\$3,750,000* (CDBG \$169,000)	3,000
Severe Mental Illness	H	12,119	\$465,000* (CDBG \$25,000)	300
Developmentally/Physically Disabled	M	35,500	\$6,684,000 (CDBG \$170,000)	4,500
Person w/ Alcohol/Other Drug Addictions	M	300	\$80,000	300
Persons with HIV/AIDS	H	1,823	\$390,000**	980
Other (Domestic Violence victims)	H	16,000***	\$1,150,000*	7,500

* Primarily City General Funds

** HOPWA Funds

*** Cases reported to law enforcement

To help address those needs identified as “medium” or “high” priorities, the City is funding the following programs.

Elderly and Frail Elderly

- Administration of Resources and Choices – Reverse Mortgage Program
- Interfaith Community Services – Safe and Healthy Senior Independence Program
- Jewish Family & Children Services – Serving Our Seniors (SOS)
- Lutheran Social Ministry of the Southwest – Senior and Disabled Public Housing Residents’ Activities Program
- Miracle Square – Independent Living Support & affordable Housing for Elderly & Disabled Adults
- Pima Council on Aging – Homecare Services for the Elderly
- Pima Council on Aging – Home Repair, Adaptation and Maintenance for the Elderly
- Pima Council on Aging – Nutrition Program for the elderly
- Pima Council on Aging – Family Caregiver Support Program
- Tucson Urban League – Senior Lunch and Recreation Program

Disabled Supportive Services

- Youth On Their Own – Special Needs
- DIRECT Center for Independence – Independent Living Services
- Handi-Dogs – Service Dog Training Program
- Lutheran Social Ministry of the Southwest – Senior and Disabled Public Housing Residents’ Activities Program
- Miracle Square – Independent Living Support & Affordable Housing for Elderly & Disabled Adults
- St. Elizabeth of Hungary Clinic – Mobile Podiatry
- Travelers Aid Society of Arizona – Support Services/Housing for Homeless People with Disabilities
- La Frontera Center – Therapeutic Preschool
- The Tucson Scottish Rite Charitable Foundation – Comprehensive Early Intervention Program for Children with Speech and Language Disorders

Domestic Violence Supportive Services

- Our Family Services – Domestic Violence/Sexual Assault Services
- The Brewster Center Domestic Violence Services – Domestic Violence Advocacy Services
- The Brewster Center Domestic Violence Services – Domestic Violence Emergency Shelter Services
- Tucson Centers for Women and Children – DV Crisis Assistance

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Action Plan HOPWA response:

1. BRIEF DESCRIPTION OF THE ORGANIZATION

The project sponsor is the Southern Arizona AIDS Foundation (SAAF). SAAF is the result of a 1997 merger of the three primary AIDS service organizations in Tucson. The mission of the Southern Arizona AIDS Foundation is to create and sustain a healthier community through a compassionate, comprehensive response to HIV/AIDS. SAAF is a community-based organization in Southern Arizona providing case management, housing, and ancillary support services for people living with HIV/AIDS and their families; comprehensive prevention and education programs to reduce the rate of infection; and trainings and opportunities for community members to fill critical roles. SAAF is a member of the Pima County HIV/AIDS CARE Consortium and the Tucson Planning Council for the Homeless.

The area of service is Pima County, Arizona including the City of Tucson, Arizona. Program contacts are J. Wendell Hicks, Executive Director and Beth Carey, Director of Client Services, at 375 S. Euclid Avenue, Tucson, AZ, 85719. Phone contact is (520) 628-7223 and fax is (520) 628-7222. E-mail contact is whicks@saaf.org and bcarey@saaf.org.

The range/type of housing activities for 2008-2009 includes:

- a. Emergency short-term rent, mortgage and utility assistance
- b. Rental Assistance for tenant-based permanent housing units
- c. Case management and clinical case management
- d. Supportive services including permanent housing placement and transportation assistance.

2. ACTIONS TAKEN DURING THE YEAR

Persons who are not homeless receive:

- Emergency short-term rent, mortgage and utility assistance
- Rental Assistance for tenant-based permanent housing units
- Case management and clinical case management
- Supportive services including permanent housing placement and transportation assistance.

Persons who are homeless receive:

- Rental Assistance for tenant-based permanent housing units
- Case management and clinical case management
- Supportive services including permanent housing placement and transportation assistance.

3. PROGRESS MADE IN MEETING AFFORDABLE HOUSING OBJECTIVE

For the period of 7/1/06 to 6/30/07:

Increased client housing stability.

- 118 households received rent, mortgage, and/or utility assistance.
- 67 clients received permanent housing placement assistance in the form of rental deposits.

Clients address barriers to care by accessing community-based, government-based and healthcare services and benefits.

- 896 HIV+ clients received case management
- 424 HIV+ clients received HOPWA-funded support services

People living with HIV/AIDS and dealing with substance abuse and/or mental health issues obtain and maintain housing.

- 73 HIV+ clients worked with the clinical case manager
- 7 households received housing.
 - Two households left during the year for non-compliance and are stably housed with family.
 - One household moved to a permanent supportive housing subsidy.

Specific HOPWA Objectives response:

- A. Increase housing stability.
 - Prevent homelessness for people living with HIV/AIDS and their families through the provision of short-term rent, mortgage, and utility assistance.
 - Provide rental assistance for permanent housing units for homeless and near-homeless people living with HIV/AIDS at community locations.
- B. People living with HIV/AIDS address barriers to care by accessing community-based, government-based, and healthcare services and benefits.
 - Provide case management and access to support services through provision of service or referral to services as needed.
- C. People living with HIV/AIDS and dealing with substance abuse and/or mental health issues obtain and maintain housing.
 - Provide clinical case management services to promote housing readiness and increase housing stability.

4. HOPWA OUTPUT GOALS

- (1) A minimum of 100 households will receive assistance with rent, mortgage or utilities
- (2) A minimum of six households will receive rental assistance for community based permanent housing units
- (3) Housing facility support is not covered through the Tucson HOPWA Formula funds.

Assessment of client outcomes will address:

- Provide clinical case management services to promote housing readiness and increase housing stability.
- Prevent homelessness for people living with HIV/AIDS and their families through the provision of short-term rent, mortgage, and utility assistance.
- Provide case management and access to medical and support services through provision of service or referral to services as needed.

5. LEVERAGING

Leveraged resources for supportive services for people living with HIV/AIDS in Tucson will be provided through funds from Ryan White Program Part B, HOPWA Competitive funds through Pima County, Pima County Outside Agency, private foundations, and corporate and donor fundraising.

6. HOPWA FUNDS ANALYSIS

Short-Term Rent, Mortgage, and Utility Assistance	\$ 96,000
Rental Assistance for Tenant Based Units	\$ 29,932
Supportive Services	\$248,615
Project Sponsor Administration	\$ 24,123
Grantee Administration	\$ 12,330
TOTAL AWARD	\$411,000

7. BARRIERS

Resources for substance abuse treatment and mental health services are limited. The funds provided through this grant for the Clinical Case Manager have been crucial for clients in obtaining and maintaining housing by providing assessment and linkage to resources for substance abuse and mental health treatment.

8. EXPECTED TRENDS

Pima County is Arizona's second most populated urban county and has a prevalence rate of reported HIV Disease of 226 per 100,000, which is higher than Maricopa County's prevalence rate of 217.82 per 100,000. According to the Arizona Department of Health Services 2007 annual report, while emergent rates were declining, HIV/AIDS prevalence rates have been rising. With 15.6% of the state's population, Pima County has 18.0% of known HIV/AIDS known state prevalence.

The increase in prevalence rates appears to be due to the efficacy of multi-drug treatments for HIV infection, which have sharply reduced HIV-related death. If current prevalence trends continue, within the next 3 to 5 years the number of persons living with AIDS in Arizona will surpass the number of persons with HIV infection who have not been diagnosed with AIDS. Because the burden of HIV-related disease is greater among persons with AIDS, treatment, utilization, and continuity of care will become increasingly critical issues.

The clients served through SAAF are predominantly low income, with 94% of clients living within 80% of area median income, and 56% living at or below 30% of area median income.

Low-income people living with HIV/AIDS require subsidies to maintain safe, affordable housing, and a continuum of supportive services in order to access

health care and other resources needed to maintain housing stability and access care services.

SAAF will experience the effects this year of a decrease in federal Ryan White Program Part B funds, creating a strain on the comprehensive services accessed through SAAF as well as the community systems of care. In addition, major programs through HUD (HOPWA and SHP) and HHS/HRSA (Ryan White Program) are shifting emphasis away from supportive services while the need for supportive services is increasing, especially for those who are low income and/or multiply-diagnosed.

9. EVALUATIONS, STUDIES AND ASSESSMENTS

SAAF has an evaluation plan in place for its multi-component housing services including HOPWA programs. The following is an example of the results of the evaluation using data from January 1, 2007 through December 31, 2007 for all of SAAF's housing program, including that supported through HOPWA Formula funds.

Increase housing stability of clients in SAAF housing

Overall stability in all SAAF tenant-based housing

- 73 households received housing through tenant-based housing assistance in 2007
- 95% of the households remained in tenant-based housing more than 6 months (not counting those who were new since July 1, 2007).

Overall stability in all SAAF-owned properties

- 106 households received housing in SAAF-owned properties
- 90% of the households remained in SAAF-owned housing for more than 6 months (not counting those who were new since July 1, 2007).

Increase housing readiness

- In 2007, 93% of housing applicants identified readiness goals in order to move into housing.
- The average length of time on the housing waiting list went from 84 days in 2006 to 48 days in 2007.
- A higher percentage of housing applicants on the waiting list moved into housing in 2007 than in 2006.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 4 Specific HOPWA Objectives response:

1. AVAILABLE RESOURCES

Housing resources for people living with HIV/AIDS will be provided through HOPWA Formula and HOPWA Competitive funds, Shelter+Care, McKinney-Vento Supportive Housing Program, and HUD 811 in addition to Section 8 Housing Choice Vouchers and CDBG.

Supportive services for people living with HIV/AIDS will be provided through Ryan White CARE Act Title II, HOPWA Formula and HOPWA Competitive funds, McKinney-Vento Supportive Housing Program, Pima County Outside Agency, private foundations, and corporate and donor fundraising.

Project Listing

HUMAN SERVICES/REHAB COLLABORATIVE/ NON REHAB HOUSING/PUBLIC FACILITIES CONTRACTS						
	AGENCY NAME	PROJECT NAME	GENERAL FUND AMOUNT	CDBG AMOUNT	ESGP TOTAL	HOPWA
HUMAN SERVICES PROJECTS						
1	Administration of Resources and Choices	Reverse Mortgage Program	\$39,750			
2	Arts for All, Inc.	Strengthening Children, Youth and Families	\$49,750			
3	Beacon Group SW, Inc.	Parenting Program	\$30,000			
4	Big Brothers Big Sister (BBBS) of Tucson	One-to-One Youth Mentoring	\$30,000			
5	Blake Foundation	My Summer Camp		\$30,015		
6	Blake Foundation	Parent and Child Tuition Support (PACTS)	\$39,750			
7	Boys & Girls Clubs of Tucson	SMART Moves	\$30,000			
8	Boys & Girls Clubs of Tucson	Ultimate Journey	\$30,000			
9	Casa de los Ninos	*Family Respite Care- Family Support Services	\$30,000			
10	Catholic Community Services of Southern Arizona dba Community Outreach Program for the Deaf	*Building Skills for Employment	\$48,920			
11	Catholic Community Services of Southern Arizona dba Community Outreach Program for the Deaf	Parenting with Care	\$30,000			
12	Catholic Community Services of Southern Arizona, Inc. dba Catholic Social Service	Case Management and Counseling Services	\$30,000			
13	Catholic Community Services of Southern AZ dba Pio Decimo Center	Early Childhood and Youth Development		\$49,750		
14	Child & Family Resources, Inc.	*Child Care Quality Support (CCQS) Program	\$30,000			
15	Child & Family Resources, Inc.	*The Center for Adolescent Parents (TCAP)	\$30,000			
16	Child & Family Resources, Inc.	Choices for Families	\$30,000			
17	Child & Family Resources, Inc.	Happy Hours School- Age Program	\$34,750			
18	Child & Family Resources, Inc.	The Center for Adolescent Parents (TCAP) Child Care Center	\$30,000			

	AGENCY NAME	PROJECT NAME	GENERAL FUND AMOUNT	CDBG AMOUNT	ESGP TOTAL	HOPWA
19	Community Extension Programs, Inc.	*Rio Vista and Holaway PAL/ASAP - Scholarship & Program Improvement Project	\$40,560			
20	Community Food Bank, Inc.	TEFAP Food Box Program	\$37,561			
21	Direct CareGiver Association	Beyond the Basics: Funding Caregiver Training in Tucson	\$30,000	\$99,750		
22	DIRECT Center for Independence, Inc.	Independent Living Services	\$33,750			
23	El Pueblo Health Center	Preventive Health Services for Children and Elderly	\$30,000			
24	Goodwill Industries of Southern Arizona, Inc.	Ready-to-Earn Computer/Customer Service Training		\$79,750		
25	Handi-Dogs, Inc.	Service Dog Training Program	\$30,750			
26	Interfaith Coalition for the Homeless	Winter Shelter Program	\$30,000			
27	Interfaith Community Services	*East Side Emergency Assistance	\$35,376			
28	Interfaith Community Services	*Safe and Healthy Senior Independence Program	\$30,000			
29	Jewish Family & Children's Service	Serving Our Seniors (S.O.S.)	\$30,000			
30	La Familias, A Division of Arizona's Children Association	*Extended Crisis Services Project	\$41,785			
31	La Frontera Center, Inc.	Therapeutic Preschool	\$30,943			
32	Las Familias, A Division of Arizona's Children Association	Sexual Abuse Counseling Services	\$30,000			
33	Life Directions	Life Directions Peer Motivation and Peer Mentoring Program in the Sunnyside Unified School District	\$32,250			
34	Lutheran Social Ministry of the Southwest	*Senior and Disabled Public Housing Residents' Activities Program	\$39,000			
35	Make Way For Books	*Reading Rediness Support	\$30,000			
36	Metropolitan Education Commission	Academy Without Walls	\$30,000			
37	Miracle Square, Inc.	Independent Living Support & Affordable Housing for Elderly & Disabled Adults	\$49,750			
38	Nosotros, Inc.	El Rio Daycare	\$30,000			
39	Open-Inn, Inc.	Crisis Assistance and Shelter			\$101,412	
40	Open-Inn, Inc.	Transitional Apartment Living program	\$35,435			
41	Our Family Services, Inc.	Domestic Violence/Sexual Assault Services	\$80,350			
42	Parent Aid Child Abuse Prevention Center	In-Home Parent Support Program	\$30,000			
43	Pima Council on Aging	Family Caregiver Support Program	\$30,000			

	AGENCY NAME	PROJECT NAME	GENERAL FUND AMOUNT	CDBG AMOUNT	ESGP TOTAL	HOPWA
44	Pima Council on Aging	Home Repair, Adaptation and Maintenance for the Elderly	\$30,000			
45	Pima Council on Aging	Homecare Services for the Elderly	\$30,000			
46	Pima Council on Aging	Nutrition Program for the Elderly	\$30,000			
47	Pima County Community College-Community Campus Adult Education	*GED Now!	\$44,771			
48	Pima Prevention Partnership	Pima County Parenting Coalition	\$35,435			
49	Pima Prevention Partnership	Pima County Teen Court	\$30,000			
50	Pima Prevention Partnership	Pima County Teen Court Youth Leaders	\$35,698			
51	Southern Arizona Children's Advocacy Center	Clinical Services for Child Victims of Abuse	\$59,750			
52	St Elizabeth of Hungary Clinic	*Emergency Medication Assistance	\$30,000			
53	St. Elizabeth of Hungary Clinic	Mobile Podiatry (MOPED)	\$39,750			
54	The Brewster Center Domestic Violence Services, Inc	Domestic Violence Advocacy Services	\$66,328			
55	The Brewster Center Domestic Violence Services, Inc.	Domestic Violence Emergency Shelter Services		\$149,750		
56	The Parent Connection, a division of Arizona's Children Association	Parenting Education, Information & Support	\$30,000			
57	The Primavera Foundation, Inc.	Emergency Services Program		\$102,034	\$45,227	
58	The Primavera Foundation, Inc.	Primavera Works (PV Works) Alternative Staffing Program	\$39,000	\$91,547		
59	The Salvation Army of Tucson - Family Services	Family Services Emergency Prevention Program		\$12,194	\$27,000	
60	The Tucson Scottish Rite Charitable Foundation, Inc.	Comprehensive Early Intervention Prog for Children with Speech and Language	\$39,750			
61	The Tucson Scottish Rite Charitable Foundation, Inc.	Wings on Words Summer Day Camp		\$30,000		
62	TMM Family Services, Inc.	Family Journey Transitional Housing			\$35,510	
63	Travelers Aid Society of Arizona, Inc.	Support Services/Housing for Homeless People with Disabilities	\$58,750			
64	Travelers Aid Society of Arizona, Inc.	Women in Transition	\$40,750			
65	Travelers Aid Society of Tucson, inc.	Crisis Emergency Services		\$97,163	\$25,000	
66	Travelers Aid Society of Tucson, Inc.	Emergency Shelter Services		\$75,350	\$25,000	

	AGENCY NAME	PROJECT NAME	GENERAL FUND AMOUNT	CDBG AMOUNT	ESGP TOTAL	HOPWA
67	Tucson Centers for Women and Children	Human Services - DV Crisis Assistance	\$64,750			
68	Tucson Centers for Women and Children	Youth/Childcare/Early Childhood Development: Angel Children's Center	\$39,750			
69	Tucson International Alliance of Refugee Communities, Inc. (TIARC)	Learning Center for Women and Children	\$34,750			
70	Tucson Nursery Schools & Child Care Centers, Inc.	*Children's Assessment Portfolios at Tucson Nursery School	\$49,750			
71	Tucson Urban League, Inc.	Senior Lunch and Recreation Program	\$30,000			
72	Tucson Urban League, Inc.	Early Learning Childcare Services	\$34,750			
73	Tucson Youth Development, Inc.	Transition Counseling Program	\$44,265			
74	VOICES: Community Stories Past and Present, Inc.	The 110 Degrees After School Magazine Project	\$72,750			
75	Wingspan	A Step Up		\$32,750		
76	Wingspan	Growing Up Proud and Strong	\$30,750			
77	Wingspan	Wingspan Anti-Violence Project Domestic Violence and Sexual Assault	\$33,750			
78	Youth On Their Own	Special Needs	\$39,750			
79	COT/CSD	Family Self Sufficiency		\$0		
80	United Way	Outreach MCC/Earned tax		\$14,750		
81	BDFC	Outreach MCC/Earned tax		\$4,778		
82	POCA Eld / CHRPA	Repair Assistance		\$45,750		
83	SAAF	HOPWA Contract				\$398,670
		Sub-Total	\$2,475,427	\$915,331	\$259,149	\$398,670
HOUSING REHAB COLLABORATIVE						
84	CSD	Environmental		\$44,739		
85	CPLC	Roof Replacement Program		\$114,234		
86	CSD	Neighborhood Initiative		\$191,782		
87	Direct	Modifications for disabled		\$122,187		
88	PCOA	Elderly Housing Rehab		\$124,176		
89	TMM	Housing Rehab		\$102,279		
90	CHRPA	Minor Rehab		\$110,256		
91	CSD	BMIR Rehab Loans		\$181,940		
92	CSD	Emergency Rehab		\$409,613		
93	Rebuilding Tucson Together	Housing Rehab		\$116,322		
94	Tucson Urban League	Housing Rehab City Wide		\$186,811		
95	Tucson Urban League	Housing Rehab South Park		\$77,548		
96	Old Pueblo Foundation	Housing Rehab		\$84,407		
97	Rebuilding Tucson Together	Rio Nuevo		\$204,732		
		Sub-Total	\$0	\$2,071,026	\$0	\$0

UPDATE THIS AFTER MAYOR AND COUNCIL APPROVAL OF PROJECTS

	AGENCY NAME	PROJECT NAME	GENERAL FUND AMOUNT	CDBG AMOUNT	ESGP TOTAL	HOPWA
NEIGHBORHOOD ENHANCEMENT/PUBLIC FACILITIES						
98	COT/CSD	Unallocated		\$70,957		
99	COT	Back to Basics		\$1,080,450		
100	COT	DNR/VANS/Demolition		\$100,000		
101	COT	DNR/VANS/Rehab		\$45,000		
102	Interfaith Coalition for the Homeless	Homeless Planning and Coordination		\$30,000		
103	Southwest Fair Housing Council	Fair Housing Outreach, Education, Compliance		\$30,000		
104	Southwest Fair Housing Council	Analysis of Impediments Update		\$25,000		
105	Southwest Fair Housing Council	Don't Borrow Trouble Program		\$30,000		
106	COT, CSD/CDD	Lead Base Paint Hazard Control Program		\$100,000		
107	CPLC	Home Purchase Assistance		\$50,000		
108	Community Food Bank	Roof		\$125,000		
109	Family Housing Resources (FHR)	Home Purchase Assistance		\$50,000		
110	Metropolitan Housing Corporation	Chula Vistas improvements		\$55,000		
111	Microbusiness Advancement Center	Business Development – Childcare		\$35,000		
112	Miracle Square Apts	Water supply repiping		\$38,000		
113	Old Pueblo Community Foundation	Affordable housing preservation		\$45,000		
114	Open Inn	Youth and Family Resource Center		\$40,000		
115	Pima Prevention Partnership	Improvements to exterior of learning center		\$53,000		
116	RISE (CBDO)	RISE Up		\$108,619		
117	Southern Arizona AIDS Foundation	Rehab of rental units		\$33,381		
		Sub-Total	\$0	\$2,144,407	\$0	\$0
118	ADMIN			\$1,105,440	\$13,639	\$12,330
		Grand Total	\$2,475,427	\$6,236,204	\$272,788	\$411,000