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The information submitted in response to the Notice of Funding Availability for the Choice Neighborhoods Program is subject to the disclosure requirements of the Department of Housing and Urban Development Reform Act of 1989 (Public Law 101-235, approved December 15, 1989, 42 U.S.C. 3545).

**CHOICE NEIGHBORHOODS PLANNING GRANT
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Exhibit A

Executive Summary

City of Tucson
AZ004-ExA-ExecSumm.pdf

Exhibit A: Executive Summary

The Department of Housing and Community Development (HCD) is the lead applicant for the City of Tucson \$2 million Oracle Choice Neighborhoods (CN) Initiative Planning Grant request. Tucson's "doing while planning" approach will incorporate a community-driven process built on intensive resident and stakeholder engagement and a reaffirmation of previous efforts combined with an integrated, innovative planning framework. The Transformation Plan will become the unifying vision for strengthening community capacity to develop a vibrant mixed-use district that revitalizes existing community assets and provides much-needed neighborhood services. The focus of this project is a 2.6-mile-square area that encompasses the original vehicular gateway to Tucson. Centrally located, the area is just north of downtown, adjacent to the east side of Interstate 10 and approximately one mile west of the University of Arizona. The project area was once a popular mid-century tourist destination and maintains historic significance from that era. However, in an all too familiar story, the construction of the interstate, which bypassed the Oracle Road corridor, led to decades of economic decline in the once vital OCNI area. Today, the area is designated as a "high-stress" neighborhood based on the City of Tucson Poverty and Urban Stress Index. The current poverty rate is 45.88%, and the incidence of crime is four times greater than the CN threshold criteria. The distressed 408-unit Tucson House represents 27% of the City's total public housing inventory. The housing vacancy rate for the surrounding area is 15.31%. Within the OCNI area are seven registered neighborhood associations, over 500 businesses, and an active anchor institution, i.e., Pima Community College Downtown Campus. The local government started investing public funds in the area beginning in the 1980s when the abandoned 17-story luxury high rise known as the Tucson House became public housing for seniors and persons with disabilities. The surrounding area, which has been struggling to regain its role as a gateway to Tucson, has been an ongoing focus and concern of residents, property

Exhibit A: Executive Summary

owners, businesses, and institutions over the years. A grassroots' mobilization of committed residents led to a City-sponsored planning effort known as the Oracle Area Revitalization Project (OARP) in 2007. The purpose of the OARP was to work with stakeholders to identify ways to help encourage the development of:(1) employment options; (2) more services to meet surrounding needs; (3) social and recreational opportunities; (4) a variety of housing options; (5) sensitivity to the area's historic character; and (6) overall improvement to the built environment. This effort aligns with the CN goals, livability principles, and objectives. The OCNI area is strategically positioned within one mile of Tucson's newly revitalized central business district and its modern street car line making it a prime location for comprehensive redevelopment. City adoption and implementation of redevelopment initiatives to encourage reinvestment in the area are in place, including a commitment of Community Development Block Grant (CDBG) funds and various development incentives. Upon release of the CN Planning Grant Notice of Funding Availability (NOFA), the City held a meeting with Tucson House residents, followed by a public meeting for area residents and other stakeholders. An encouraging cross section of participants attended the public meeting at which they shared successes, learned about the CN Program, in the area and expressed their desire to continue revitalizing the area. With the active engagement of Tucson House residents, neighborhood associations, the school districts, local health care institutions, Pima Community College, the University of Arizona, Arizona State University, United Way of Tucson, Pima County One-Stop, the Pascua-Yaqui community, and local business interests, the goal is to develop cross-sector partnerships for planning focused on early and ongoing implementation of transformative projects and programs in the OCNI area.

Exhibit B

Requirements

City of Tucson
AZ004-ExB-Requirements.pdf

Exhibit B: Requirements

Threshold Requirements: The City of Tucson's Choice Neighborhoods (CN) application meets all the threshold requirements as specified in the 2015-2016 CN Planning Grant NOFA and the general section of HUD's 2015-2016 NOFA for Discretionary Programs. The City of Tucson Housing and Community Development Department (COT-HCD), a local government entity, is an **eligible applicant**. Tucson House a severely distressed Section 9 public housing project (see *Attachments 8, 9, and 10*) is **eligible target housing**. The Tucson House is owned by Tucson House LLLP under which the City of Tucson is a limited partner. The managing partner, Metropolitan Housing Corporation, fully supports the City's application for a CN Planning Grant (see *Attachment 2*). The proposed "Oracle Choice Neighborhood" meets the **eligible neighborhood criteria** (see *Attachments 5, 11 and 12*). The neighborhood boundaries -- Miracle Mile to the north, Speedway Boulevard to the south, Stone Avenue to the east, and Fairview Avenue to the west -- conform to the City of Tucson Oracle Area Revitalization Project. This project, which was undertaken between 2007 and 2010, resulted in documentation of goals and recommendation, which were approved by Mayor and Council on August 9, 2011, (Resolution #21798). Upon release of the CN Planning Grant NOFA, the City held a meeting with Tucson House residents on January 14, 2016, and a public meeting for area residents and other stakeholders on February 1, 2016. These meetings fulfilled all relevant requirements, including those for physical accessibility, limited English Proficiency, and effective communication as certified in *Attachment 7*. Tucson is submitting this FY 2015-2016 CN Planning Grant as a single "doing while planning" application, and the Tucson House has received neither a **HOPE VI Revitalization Grant** nor **ARRA CFRC funds** under Category 2 or 3 or Category 4, Option 1. No public or assisted housing project in the OCNI area has a prior CN grant. The application is consistent with the **Consolidated Plan** and the **Analysis of**

Exhibit B: Requirements

Impediments to Fair Housing. The existing PHA Plan states that HCD may pursue a CN Project, but does not indicate a neighborhood area. HCD is in the process of drafting clarification to the **PHA Plan** that specifically supports a CN Transformation Plan for the Tucson House and the surrounding OCNI area (*see Attachments 17 and 18*). Tucson has no **outstanding civil rights matters, no federal debarments and/or suspensions, and no delinquent federal debts.** CN Grant **certifications** are included as *Attachment 25*. Required standard forms are included as *Attachments 26 through 29*. HCD's DUNS number is 0724508690000, and HCD is an active registrant in SAM.gov.

Exhibit C

Capacity

City of Tucson
AZ004-ExC-Capacity.pdf

Exhibit C: Capacity

Coordination: The City of Tucson Housing and Community Development Department (COT-HCD) is the Lead Applicant (Lead Applicant) for the Oracle Choice Neighborhood Initiative. Consultant firms, The Planning Center (TPC) and Poster Frost Mirto (PFM), will serve together as the Planning Coordinator for the development of the Transformation Plan. Arizona State University School of Social Work (ASU) will function as the Research Partner. Each organization has the demonstrated capacity to lead complex planning processes, and each is extremely qualified to facilitate an inclusive community engagement process. COT has issued a letter selecting TPC and PFM as Planning Coordinator and has entered into a letter of agreement to sign an Intergovernmental Partnership Agreement (IPA) with ASU. The schedule and scope of services outlining how these entities will work with COT-HCD is included in *Attachment 3*.

Lead Applicant Experience: COT-HCD has been the lead agency in four recent planning efforts to adopt goals, policies, strategies, and outcomes related to affordable housing projects and mixed-use development. Each of these efforts incorporated community-wide and area-specific planning, needs assessment, resident and community engagement, and outcome-driven implementation. COT-HCD oversaw the preparation of the **State-mandated update to the City's 10-year General Plan**. Plan Tucson, the City's General and Sustainability Plan, was approved by voters in 2013. This effort included an intensive public participation program designed and run by City staff. Plan Tucson declares neighborhoods the "foundational" unit of the community and contains 25 goals and 188 policies that were drafted and vetted through the public participation process. The distressed public housing (Tucson House) is located in an area designated for a mixed-use center in the Plan Tucson Future Growth Scenario Map.

As the lead agency for the City of Tucson/Pima County HOME Consortium and the local Public Housing Authority (PHA), COT-HCD also developed the **5-year Consolidated Plan and the Oracle Choice Neighborhood Initiative (OCNI)**

Exhibit C: Capacity

PHA plans required by HUD. The Consolidated Plan allows the City to assess affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The July 1, 2015, update to the Consolidated Plan was based on accomplishments from previous program years and a comprehensive public participation process. In 2014 Pima County/City of Tucson held 14 Consolidated Plan Forums, which were attended by 106 people from 48 nonprofits and government agencies, 14 citizens, and 16 representatives from the private-sector. Comments were collated with data to identify priorities, for inclusion in the Consolidated Plan. Participants made 229 recommendations to promote decent affordable housing, sustainable communities and economic opportunities. The Consolidated and Annual Plan is linked to the City's General and Sustainability Plan goals and polices, and the outcomes are used as the benchmark for the COT-HCD Consolidated Annual Performance and Evaluation Report (CAPER) for HUD entitlement grants (see *Attachment 17*).

COT-HUD's successful planning and implementation of its **third HOPE VI Neighborhood Revitalization Project**, Depot Plaza, in 2010, demonstrates capacity to manage the proposed CN planning project through implementation. This \$60 million project focused on an obsolete 96-unit public housing building that was replaced with a new 68-unit LEED certified apartment tower in a transit-oriented, mixed-use project, plus 28 replacement public housing units on a City-owned site. COT-HCD can draw on its HOPE VI experience to develop a comprehensive needs assessment in a distressed area and to commission a technical report regarding the condition of an aging public housing building. For the HOPE VI Depot Plaza, COT-HCD partnered with the private sector and the Rio Nuevo Tax Increment Financing (TIF) district to plan and build a 285-unit subterranean parking garage; renovate the old public housing building to create 85 market-rate and 11 HOME assisted affordable rental units; construct a public plaza;

Exhibit C: Capacity

build 5 HOME scattered-site assisted ownership units, and make improvements to an adjacent mixed-use development. This multi-phased project, which was financed with federal, state, local and private funds, included ongoing resident engagement in every aspect of the project, as well as involvement of adjacent businesses.

COT-HCD proposes to use an earlier planning and implementation effort undertaken in the proposed as a springboard for the Choice Neighborhoods Planning Grant. This undertaking, known as the **Oracle Area Revitalization Project (OARP)**, was initiated in response to a grassroots' effort by residents concerned about the steady decline in the neighborhoods that make up the OCNI area. The COT project team retained a consultant, Economic & Planning Systems, to undertake a preliminary Market Assessment, documented in a The Oracle Area Revitalization Plan: Market Analysis, April 2008. The COT Mayor and Council formally endorsed the OARP Report on August 9, 2011, as Resolution No. 21798. The OARP goals and recommendations provided direction for actions to be taken over time depending on availability of resources. A sampling of actions resulting from this revitalization planning project, include: (1) the redevelopment of the historic Ghost Ranch as award-winning affordable housing; (2) development of Tucson's first fully accessible community garden on the Tucson House (public housing) site, providing access to fresh produce in an area identified as a "food dessert"; (3) renovation of the Matus-Meza House, one of the last historic buildings in the Old Pascua Yaqui Neighborhood; and (4) enhancement of highly-used bus stops in the area. Also underway in the OCNI area are roadway improvements; commitment of transportation funds in this area has spurred private development.

Planning Coordinator (PC) and Project Management Experience: The Planning Center (TPC), a certified Women Owned Business, has more than 20 years of experience in

Exhibit C: Capacity

neighborhood planning, community revitalization, comprehensive planning, and complex community engagement projects from neighborhood to regional levels. The firm, which is highly-respected in the Tucson, the region, and the State, offers Geographic Information Systems (GIS) mapping, data collection and analysis, landscape architecture, graphic, community engagement, consensus building, and design services. Recently TPC worked with Poster Frost Mirto (see below) on the 4-mile Tucson Modern Streetcar Land Use and Development Implementation Plan (Street Car Plan), which presented strategies for revitalization, opportunities for mixed use, utilization of Safe-by-Design principles, enhancements to the public realm for character and sense of place, and promotion of active lifestyles using healthy communities principles. The Streetcar Plan included neighborhood planning, demographic analysis, housing assessment, and an extensive community engagement process including a week-long design and planning charrette with 500 stakeholders. With expertise in green development, LEED certification, water conservation, and parks, recreation, and open space, TPC helps create sustainable communities. TPC recently served as the consultant for development of Pima County's Comprehensive Plan, Pima Prospers, which received the 2015 Arizona Planning Association award for Best Comprehensive Plan. The approach used in developing the plan included an extensive public engagement process with a wide diversity of **HUD Target Communities** in a 9,000 square mile area.

Planning Coordinator (PC) and Project Management Experience: Poster Frost Mirto (PFM), proposed to work jointly with TPC as Project Coordinator, is a SBE local Tucson firm with 40 years of architecture, community planning, preservation, housing, and urban design experience. PFM has designed five HUD 202 projects, six Low-Income Housing Tax Credit (LIHTC) projects, two HUD 515s, and a variety of other affordable housing programs. PFM has built or

Exhibit C: Capacity

remodeled nearly 4000 units of affordable and public housing resulting in approximately 75,000,000 people-days of individuals and families living in safe, comfortable, affordable housing. PFM has extensive experience developing comprehensive community development plans that led directly to three HOPE VI projects in Tucson and one HOPE VI project in Phoenix. In 1994 the Comprehensive Community Development Plan for Greater Santa Rosa laid the community planning groundwork for the successful 1998 COT-HCD Posadas Sentinel/Barrio Santa Rosa HOPE VI project. The PFM HOPE VI Master Plan included demolition of 200 units of obsolete public housing (Connie Chambers), replacing it one-for-one with 60 new public housing units in Santa Rosa, 140 new scattered site public housing units throughout Tucson, 60 LIHTC homes, and 60 affordable homeownership units in Santa Rosa, a new Santa Rosa park, elementary school, wellness center, library, daycare, and boulevard improvements. This project transformed a divided neighborhood, badly impacted by an obsolete and dangerous public housing development; preserved that inventory one-for-one; and created a newly integrated mixed-income neighborhood that encouraged new market rate development while protecting the history, culture, and affordability of Barrio Santa Rosa. Following this success,, PFM led a planning effort in the historically segregated African-American neighborhood of South Park. In 1993, working with the Tucson Urban League, PFM oversaw the preparation of *the South Park Area Community Development Plan*, led to a successful RFK Homes South Park HOPE VI application. PFM again authored the HOPE VI Master Plan and was the architect for the remodel and replacement of in-neighborhood and scattered site public housing units (one-for-one), South Park Avenue Improvements, a 65-unit HUD 202, park improvements, artist live/work space, and a new youth center. Like Santa Rosa, this was a national model for a successful HOPE VI program. In 2002, PFM was again selected to work with COT-HCD to do the preliminary

Exhibit C: Capacity

planning and the subsequent application for Tucson's third HOPE VI application for the redevelopment of the Martin Luther King Apartments in downtown Tucson (that project was described above under "Lead Applicant Experience." These improvements laid the groundwork for the astonishing turn-around of downtown Tucson in the past three years. In the span of fifteen years, PFM led the planning and design effort for three remarkably successful HOPE VI projects in Tucson and co-authored a fourth in Phoenix. As such, PFM is uniquely qualified to work with TPC as the Planning Coordinator for OCNI. In fact, the 400-unit Tucson House, is the final remaining concentrated public housing structure in Tucson, and the PFM team that successfully navigated the first three Tucson HOPE VI projects, is well qualified to work with the community to transform this housing and the OCNI area..

Research Partner (RP) Experience: Arizona State University School of Social Work (ASU) will serve as the RP and lead facilitator for the planning and strategy development related to the **People** component of the Transformation Plan. Mary Ellen Brown, PhD, will serve as the lead researcher. For the past decade, Dr. Brown has worked alongside residents and community partners to develop solutions that provide opportunities to promote quality-of-life outcomes in place-based initiatives. Since 2010, Dr. Brown has served as the lead researcher and facilitator of the **People** planning process in two previous CN planning projects, as well as a Byrne Criminal Justice Innovation (BCJI) planning and implementation initiative. In this capacity, Dr. Brown has facilitated multi-disciplinary, cross-university research teams to conduct needs and capacity assessments, plan, implement, and evaluate place-based transformation initiatives. In the fall of 2014, the Center for the Study of Social Policy recognized one of the CN projects with which Dr. Brown was involved for its approach to community engagement and collaboration, interviewing residents and partners for a CN promising practices guidebook.

Exhibit C: Capacity

Resident and Community Engagement: Past successful team neighborhood planning efforts of COT-HCD, TPC, and PFM have engaged a diverse group of stakeholders, utilizing consensus building and engagement activities designed to reach audiences of different ages, means, and abilities. Engagement methods have included task force meetings; stakeholder one-on-one interviews; neighborhood workshops; bi-lingual resident surveys; design charrettes following the National Charrette Institute process; urban cafes; and a diversity of communications strategies, such as online tools, newsletters, websites, local newspaper articles, television and radio. Capacity building is fundamental to the success of large-scale planning, and the planning processes used have begun with extensive training for staff, residents, community members, consultants, and community partners.

Exhibit D

Need

City of Tucson
AZ004-ExD-Need.pdf

Exhibit D: Need

Current Rehabilitation Costs for Severely Distressed Public Housing: In January, 2016, WSM Architects, an independent registered architectural firm, conducted a Physical Needs Assessment (PNA) of the Tucson House and determined that the Tucson House is severely distressed. A signed letter by the firm's registered architect and excerpts from the PNA in *Attachment 8* show that the current rehabilitation costs of the Tucson House totals \$43.1 million dollars in direct construction expenses. They estimate, using the HUD Total Development Cost (TDC) of all building types, that the total development costs for the Tucson House will be approximately \$55 million dollars. This estimate represents 78% of the total development costs in accordance with the HUD TDC standards.

Structural Deficiencies of Public Housing: The PNA also served as the basis for the WSM Architects letter in *Attachment 9*, which outlines the extensive structural, systems and infrastructure deficiencies at the site. The Tucson House, built in 1962, is 17 stories totaling approximately 445,000 sf. It has 408 dwelling units, including 168 studios, 184 one-bedroom units, and 56 two-bedroom units. There is a parking lot on the north and west side of the property that serves the tenants and visitors. The paving has failed and needs to be replaced. The underlying roofing material for the roof is deteriorating and will need replacement. Each dwelling unit has a balcony. There is consistent cracking in the balconies that is allowing water to infiltrate the slabs causing the reinforcing steel to deteriorate. These cracks need to be repaired on each balcony. The elevator equipment has frequent, sometimes weekly, service outages and is beyond its useful service life. The elevator equipment needs to be modernized to bring the elevators into full code compliance. The existing two- pipe heating/cooling system is beyond its useful life and needs to be completely replaced. The two heating water boilers are over 31 years old and need to be replaced. Much of the sanitary sewer piping and the sewer

Exhibit D: Need

mains throughout the building are deteriorating and failing creating unsafe and unsanitary conditions within the building. All the sewer piping and sewer mains need to be replaced. The domestic water piping contains a mix of copper and original galvanized steel piping. This piping is failing and is causing ongoing nearly daily issues. In addition, due to the age of the galvanized piping, there is a possibility of lead or cadmium contamination in the water supply. The entire domestic water supply system needs to be replaced. Throughout the building, including in the dwelling units, the electrical receptacles have a grounded receptacle, but do not have a ground wire connected. This is a life safety issue and, therefore, the building should be rewired.

Design Deficiencies of Public Housing: The Tucson House provides housing for elderly and/or disabled public housing clients. At 408 units, this property has a high density of people with multiple needs, including many that use aides. At times the clients do not have the ability to leave or return to their units in a timely manner due to the delays caused by the poor functioning, outdated elevator system. Other deficiencies include corridors throughout the building that have 7' ceilings although for proper egress paths today's minimum code requirement is 7'6". All of the stair towers are not compliant with the current building code. The guard rails are not the required 42" tall nor do they have the proper lateral strength. The current code also requires hand rails to be installed on both sides of the stairs, which for the elderly and disabled is particularly important if they are to use the stairs. All the existing guard and hand rails should be replaced with code compliant construction. There is one main entrance to the building which has an access control system that does not completely protect the occupants from intrusion and needs to be redesigned. This is unsafe for residents as staff often finds uninvited people in the building causing vandalism and at times sleeping in the stairwells. The fundamental design of the HVAC, domestic hot water and lighting systems are out of date and highly inefficient by today's

Exhibit D: Need

standards. The installation of a modern four-pipe HVAC system, a modern high efficiency boiler, and LED light fixtures will increase the energy efficiency of the facility by approximately 30%. WSM Architects details these deficiencies in *Attachment 10*.

Severe Distress of Targeted Neighborhood. The severe distress of the OCNI area is reflected in the following data: (a) the Poverty/ELI rate for the Oracle Neighborhood is 45.88% (see *Attachment 5*); (b) the long-term vacancy rate is 15.31%, which far exceeds the 4.93% rate for Pima County (see *Attachment 5*); (c) Part 1 violent crimes per 1,000 persons for the OCNI area average 112.37 for the 3-year period from 2012 to 2014, which is more than four times the rate of 26.5 referenced in the NOFA (see *Attachment 12*); (d) the shortage of housing units affordable to very low-income renter households in Pima County is 2.10, which exceeds the national rate of 1.70 (see *Attachment 5*).

Exhibit E

Soundness of Approach

City of Tucson
AZ004-ExE-SoundApproach.pdf

Exhibit E: Soundness of Approach

Neighborhood Selection: The geographic parameters of the proposed OCNI area are identical to the neighborhood boundaries of the 2007 Oracle Area Revitalization Project, a grassroots effort initiated by a group of concerned residents wanting to improve the conditions of their adjoining neighborhoods. The 2.6-square-mile multi-neighborhood cluster is located directly north of downtown Tucson, one mile west of the University of Arizona, with Interstate 10 located due west. Located within the area is the 408-unit Tucson House public housing community; seven multi-generational neighborhoods, including two neighborhoods settled by members of the Pascua Yaqui tribal community; the Pima Community College Downtown Campus; numerous human service organizations; and over 500 businesses. Despite the numerous assets, vibrant culture, and rich history of the community, the OCNI area is marked by urban decay, elevated crime, concentrated poverty, high rates of abandonment, and limited opportunities for quality education, livable wage careers, and economic mobility.

The 2010-2014 U.S. Census American Community Survey shows that of the 7,621 area residents counted 56.1% are Hispanic compared to 42.2% for the City as a whole; and 29.5% are White; 5.4% are African American; 4.5% are Indian, and 2.5% are Asian. Data for the City as a whole shows 46.3% residents are White, 4.6% are African American, 1.8% are Indian and 2.6% are Asian. This Census data also shows that area residents living below the poverty level is significantly higher in the area at 41.75% compared to 25.1% for the City as a whole, with 46% of children reported as living in poverty compared to 34% for the City as a whole. The area has been classified as a low-income, low-access “food desert” by the USDA (2016) –that is, the nearest supermarket over one-half mile to a mile away for a significant number of residents. Homeownership rates and median income are considerably lower than for the City as a whole, with a 27.9% homeownership rate in the OCNI area compared to 49.6% for the City as a whole.

Exhibit E: Soundness of Approach

The vacancy rate for the OCNI area is an alarming 15.31%, as compared to the vacancy rate of the surrounding Pima County at 4.93% (HUD Mapping Tool, 2016).

A once vibrant and vital community, over the past half century the neighborhoods have experienced a significant and steady decline as the result of the building of an interstate bypass. This decline has been particularly tragic since the area was nationally known for a roadway improvement project built in 1937, and described in *Arizona Highway* as “Miracle Mile – an almost perfect piece of roadway that will be fool proof! It will be the only safety-plus thoroughfare in the West, and as such will put the state in the spotlight of national highways.” For many years it did just that, becoming the car-centric gateway to Tucson lined with active motor courts, restaurants, entertainment venues, and other businesses. But with the introduction of Interstate 10 in 1958 this once thriving corridor began to deteriorate, resulting in blight and general decline in the surrounding neighborhoods..

Recognizing the strengths of this once vibrant community, and fueled by a resident-driven grassroots campaign, in 2005 neighborhoods, local government agencies, and businesses began to work together to facilitate a longer term planning effort that would be a first step in fully realizing the potential and opportunity for this community to once again become a thriving urban core. Known as the Oracle Area Revitalization Project (OARP), this two-year effort brought residents, City staff, neighborhood organizations, businesses, and human service organizations together to identify goals, objectives, and recommendations for the future while undertaking shorter term projects that would give stakeholders proof that planning can lead to action. The OARP has provided a solid foundation on which to build the Oracle Choice Neighborhood. stakeholders’ visions for the future were primarily concerned for safety, security, and a healthy environment, including access to and affordability of food, shelter, and transportation, there was

Exhibit E: Soundness of Approach

a shared concern of reclaiming a positive community identity as a first step to transformation. The negative reputation of the area to the larger Tucson community, and the effect of this image on investment, employment, customer attraction, and family activities was a grave concern. As the planning process continued, however, a growing realization emerged that not only does the area have “location, location, location” (i.e., near the downtown, the Interstate, and the University of Arizona), but it also has the historic vestiges of a special place, including the mid-twentieth century vernacular of motor courts, neon signs, and restaurants. This sense of place was not only embraced by those living and working in the area, but through tours, open houses, and media stories, began to attract others to visit the area and tell their stories. In support of this newfound perception of the area, the City drew the boundaries for its Gateway Redevelopment Area to include a large portion of the OCNI area; worked with the community to create an ordinance that would allow preservation of the neon signs; prepared a nomination for the area as a National Register Historic District; championed a piece of iconic public art marking this area as the gateway to Tucson; and helped facilitate local development projects that undertook adaptive reuse of historic motor courts. At the same time, the City allocated funding for capital improvements, including safer, more comfortable bus shelters and seating and a community garden on the site of the Tucson House. Larger scale investment in the area includes a roadway widening project at a major intersection within the community, which is expected to lead to new development, and of a new restaurant that took advantage of a tax incentive program.

While Tucson’s downtown is experiencing a rebirth catalyzed by Tucson’s first streetcar route that began operations in 2014, the downtown is limited geographically in its development potential, and there is a growing need for nearby development locations. The OCNI area is in a prime position to fill this need. The OCNI approach has been planned to capture the enthusiasm

Exhibit E: Soundness of Approach

from earlier planning efforts, build on this momentum, and honor the rich history and distinctive character of this community, while simultaneously planning for heightened long-term livability for diverse, multi-generational residents through quality housing, educational opportunities, access to jobs, food security, health promotion and care, improved neighborhood infrastructure and accessible transportation.

Resident Engagement and Community Engagement: Building on momentum from recent revitalization efforts, the OCNI Transformation Plan will become the guiding document for the holistic transformation of the Tucson House public housing community and the surrounding neighborhoods, providing opportunities for economic mobility and positive quality-of-life outcomes for families and businesses. Capitalizing on resident participation from previous successful efforts in the specific neighborhoods and utilizing effective engagement approaches of other Choice Neighborhood (CN) planning models, the OCNI resident engagement will consist of the following:

ACTIVITY 1: Project Initiation, Resident, and Community Engagement: The CN Core Planning Group will organize itself at project initiation, convening every other week through the duration of the project. The Core Planning Group recognizes the critical value of purposeful resident and community engagement to **build consensus** and develop a meaningful, achievable, and sustainable Transformation Plan. A primary activity will be to develop and implement the strategy and tools for resident and community engagement. As a first step, a **resident and community engagement outreach strategy** will be developed to guide the outreach effort. This strategy will be based on the principles of the Consensus Organizing Model, uniting residents and cross-sector partners to foster a community anchored in mutual self-interest. Key actions to be performed include:

Exhibit E: Soundness of Approach

Action 1: Choice Neighborhood Transformation Steering Committee Formation. The first step is to formally establish the CN Transformation Steering Committee (the Steering Committee). The Steering Committee will include resident leaders from the Tucson House Resident Council (public housing); the Oracle businesses; the specific neighborhoods, including Adelanto, Balboa Heights, Barrio Blue Moon, Coronado Heights, Miracle Manor, Ocotillo Oracle, and San Ignacio Yaqui (Pascua Yaqui Tribe); the Pascua Yaqui Tribal Council; and representatives from the Housing, People, and Neighborhood Transformation Teams. The Planning Coordinator will compile resident and community preferences from recent engagement processes in the OCNI area and work closely with the Steering Committee to prepare the ***Resident and Community Engagement Outreach Strategy.***

Action 2: Resident and Community Engagement Outreach Strategy (Outreach Strategy)

Preparation. The Steering Committee, comprised primarily of resident leaders, will be instrumental in the development of the Outreach Strategy. The Core Planning Group will work in partnership with the Steering Committee during the first weeks of the planning process to develop the specifics of the Outreach Strategy, which will be focused on informing, recruiting and training community members for leadership and participation in the planning and implementation process. The Outreach Strategy will identify effective methods to capture the voices of multiple and diverse stakeholder groups in or serving the OCNI area. To accommodate a range of ages, means, and abilities, methods will range from the more traditional, such as coffee klatsches, posters, door hangers, meetings and workshops, and newspaper, TV, and radio coverage, to more contemporary engagement tools such as project website and social media forums that will be utilized to disseminate real-time information about the Transformation planning process. With a large Spanish speaking population in the OCNI area, information, will be translated. A part-time **Project Coordinator** will be hired by the City of Tucson to

Oracle Choice Neighborhood Initiative (OCNI)

Exhibit E: Soundness of Approach

coordinate the logistics of community meetings and events, regularly update social media forums and the website, maintain consistent and relevant communication with residents and partners, and ensure information is accessible and disseminated in a timely manner. The preference is that this role will be filled by an individual with direct ties to the OCNI community.

Action 3: Engagement of the Community and Residents. Formalized engagement of the community and residents will take place through multiple platforms. In addition to household-level and community-based surveys, design charrettes, public meetings, open houses, strategy workshops, and focus groups, the Core Planning Team will work closely with the larger Choice Neighborhood Transformation Team to ensure that the Tucson House Resident Council and Oracle neighborhoods give an organized voice to the community that will be impacted by the plan. The Outreach Strategy will prioritize decision-making and leadership opportunities for public housing residents, the OCNI area residents, and the larger community. The Planning Coordinator will oversee implementation of the Outreach Strategy prepared at the initial stages of the planning process in partnership with the Housing, People, and Neighborhood Transformation Teams. The engagement process will include: (a) a community kick-off meeting; (b) CN Transformation Steering Committee monthly meetings; (c) neighborhood meetings; (d) Housing, People, and Neighborhood Transformation Team meetings; (e) public forums; (f) a half-day planning and design charrette including a visioning session with each neighborhood; (g) Housing, People, and Neighborhood visioning sessions, open houses, and strategy workshops; (h) presentations to stakeholder groups; (i) Engagement Team workshops to test and refine emerging strategies; (j) community workshops for Strategy Team modeling and concept testing; and (k) twice a month meetings with the Core Planning Team. The Housing, People, and Neighborhood Transformation Teams will provide leadership training and facilitators to assist

Exhibit E: Soundness of Approach

with visioning sessions and goal identification, and the associated partners will lead the charge of engaging the broad spectrum of residents throughout the assessment and planning process.

The Planning Coordinator will identify methods for involving youth in the planning process, including neighborhood art or photo-journal exercises, poetry contests, social media, and a design charrette for high school students and Pima Community College students.

The Transformation Teams' collective mandate will be to design a community-driven plan, based on consensus from public housing residents, neighbors, educational leaders, local businesses, service providers, community groups, local officials and public agencies. The Transformation Teams will provide recommendations to the Core Planning Group for implementation of the Transformation Plan.

Needs Assessment

ACTIVITY 1: Collection, Analysis, and Use of Data:

The final OCNI Transformation Plan will be based on a community-driven, research-informed model. Data will be used throughout the planning process to inform decision making; develop the vision, guiding principles, goals, and corresponding housing, people, and neighborhood strategies; engage stakeholders; evaluate process effectiveness; and establish the framework for the implementation evaluation design. The 24-month planning and research phase has been designed to effectively achieve CN's critical planning milestones, including community and resident engagement; data collection and analysis; resident capacity building; cross-sector partnership and collaboration infrastructure; and identification and prioritization of effective evidence-based, research-based and innovative housing, people, and neighborhood strategies.

Neighborhood needs and assets, which will be captured through qualitative and quantitative data, will include surveys of households, stakeholders, community groups, nonprofit and government

Exhibit E: Soundness of Approach

agencies, businesses, and other organizations affiliated with the OCNI area.

To develop an effective and implementable Transformation Plan, it is critical to first assess and capture a common understanding of the OCNI area needs, assets, and opportunities. Primary and secondary data will establish the baseline with which to measure the outcomes of the planning process. The applicant team has already begun to compile and collect data related to the OCNI area's demographics, socio-economic conditions, land use, zoning, housing, education, employment, transportation, health, crime, assets, and the environment. Additionally a market analysis, assets and service gap analysis, resident and community needs assessment, housing needs assessment, and public housing assessment will be conducted. The data and the analyses results will be compiled and presented in the **OCNI Neighborhood Background and Current Conditions Report**. This report, which will serve to inform the Core **Planning Group**, the Transformation Steering Committee, the Planning Coordinator, and the Housing, People, and Neighborhood Transformation Teams, will provide information pertaining to specific sub-populations – the elderly, disabled, families with children, non-English speaking families, Pascua Yaqui Tribe members and identify populations with the greatest needs as well as the nature of such needs. The report will also include a capacity-building section that defines planning terms and explains how the local planning process works. The Background Report will be completed during in the initial stages of the planning process and presented at a community workshop. The Planning Coordinator will use the Background Report, along with input from engagement activities, to identify challenges, opportunities and assets, services and amenity gaps, and the capacity of existing resources, and to target strategies to populations with the highest needs.

Action 1: Resident and Neighborhoods Needs Assessments. Arizona State University (ASU) School of Social Work has been engaged as the primary partner for data collection and analysis.

Exhibit E: Soundness of Approach

ASU will organize and lead a cross-university research team comprised of experts with backgrounds in a variety of disciplines with diverse academic and practical expertise in social work, urban planning, criminal justice, sociology, education, health, and leadership development. The RP is uniquely qualified to lead the field research, planning and needs assessment activities for the OCNI given its direct knowledge of and experience with leading community-engaged research for Housing and Urban Development (HUD) Choice Neighborhoods and Department of Justice (DOJ) Byrne Criminal Justice Innovation programs.

The needs and capacity assessment research design will include the collection and assessment of a comprehensive set of information to inform the Transformation Plan. The needs assessment will include asset and resource inventory and mapping, focus groups and interviews with residents and key stakeholders, and household-level and community-based surveys. A community-based participatory research framework will be utilized, wherein community residents will be engaged in decision-making leadership roles in all aspects of research and planning. ASU will conduct a randomized, household level door-to-door survey, for which it will develop the instrumentation, administer the survey, and analyze indicators to be determined by the Core Leadership Group, residents, and research partners. Systems of trust, openness to transformation, quality of life perceptions, social capital, social cohesion, collaborative capacity, and willingness to contribute to the process by residents will also be assessed. Social capital, collaborative partnerships, functioning and effectiveness of community-servicing organizations and associations, and network mapping are data indices that will also be gathered and analyzed. Neighborhood needs and assets will be identified through quantitative data and open-ended questions in surveys of households, individual stakeholders, community groups, institutions, nonprofit and government agencies, businesses and other organizations affiliated with the OCNI

Exhibit E: Soundness of Approach

area. Incentives will be provided to residents to ensure a high rate of response to the survey.

Qualitative data will be captured through a series of targeted focus groups and interviews and will be compared with data gathered from the survey collection effort. The needs assessment will include secondary and administrative data including Census, assessor, employment, tax revenue, housing, adjudicated properties, transit, public service, crime data, statistics, plans, and maps. ASU collaborate with the Planning Coordinator and researchers at the University of Arizona.

Action 2: Other Research Activities. Complementing the research that will be conducted by ASU, the Planning Coordinator, in collaboration with the University of Arizona and the Public Housing Assessment Team, collect data related to neighborhood and housing assets and opportunities. through field reconnaissance; Geographic Information Systems (GIS) mapping; analysis and modeling; adaptive reuse analysis; land use and brownfield analysis; Urban Design Context (UDC) analysis; market assessment; transportation and infrastructure analysis; urban design modeling for public land; assets and constraints analysis; and a connectivity, parks, recreation and open space analysis. These analyses will yield both qualitative and quantitative data that will guide the development of the Transformation Plan.

Additionally an inventory of existing supportive services, such as educational, health, and workforce programs, will be conducted for the OCNI area. This list will be compared to residents' needs identified by the survey to develop a detailed services gap analysis, which will serve as the starting point for the People components of the Transformation Plan.

This background work will also include a review of past planning documents and efforts related to the OCNI area, including the Oracle Area Revitalization Project (OARP), the City of Tucson General and Sustainability Plan, the City of Tucson Development Incentive District (DID)

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Overlay Zone, a proposed National Historic District, adopted area and neighborhood plans, the Pascua Yaqui Tribe Land Use Study, and any other pertinent document or study.

The Planning Coordinator will work with the City and State Historic Preservation Offices and with the Tucson Historic Preservation Foundation to ensure that the area's historic resources, are carefully considered understanding that these resources have been identified through the earlier Oracle Area Revitalization Project as important to the area's sense of place.

Visioning and Decision-Making

ACTIVITY 1: Programming and Visioning. The programming and visioning portion of the plan will bring to light the collective idea for the revitalized OCNI area. Action items include:

Action 1: Visioning Workshop Series. The Planning Coordinator, in collaboration with the Housing, People, and Neighborhood Transformation Teams will lead a series of visioning workshops. At each workshop, residents and other stakeholders will undertake several exercises. First they will be organized into working groups that will discuss and identify on maps locations of assets and issues. The next activity will begin with a short training on mixed-use development principles and catalyst projects followed by each group selecting a site for strategic investment.

Action 2: Engagement Teams. Through community meetings and public outreach, residents and other stakeholders will be invited to participate on Engagement Teams. This concept is modeled after the Shreveport CNI process, in which Engagement Teams were formed in the various issue areas (housing, people, and neighborhood) to explore community needs, gaps, assets, resources, and opportunities. The Planning Coordinator, with the assistance of the Housing, People, and Neighborhood Transformation Teams, will coordinate community meetings and strategy workshops with the different partners throughout the planning process to present data, proposed design and strategy alternatives, and solicit feedback from residents and other stakeholders.. The

Exhibit E: Soundness of Approach

meeting format will be interactive, enabling participating residents and other stakeholders to ask questions and provide input. Transformation Team partners will discuss the results, identify additional obstacles to neighborhood revitalization, and prioritize the challenges affecting the OCNI area. These workshops will also highlight best practices from other localities that have had measurable success in planning for and sustaining neighborhood-wide transformation. The Planning Coordinator will organize a half-day design charrette for each of the neighborhoods within the OCNI area to determine street and sidewalk conditions, connectivity, recreation and open space needs throughout the area guided by healthy community principles. The results of these design charrettes will be incorporated into the Transformation Plan.

Action 3: Results Analysis. The Planning Coordinator will analyze input from stakeholders, surveys, visioning and strategy workshops and will document the results in a **visioning report with guiding principles, goals, and prioritized actions**. The visioning report will be fundamental in the preparation of the Transformation Plan and the decision-making process.

Partnerships - OCNI Team Structure: The City of Tucson Department of Housing and Community Development (HCD), as **Lead Applicant** will serve as the Project Manager for the Choice Neighborhoods planning process. The **Core Planning Group**, consists of City of Tucson departments, including HCD, Planning and Development Services (PDSD), Transportation (TDOT), and Parks and Recreation (PRD); Arizona State University School of Social Work (ASU); The Planning Center (TPC); and Poster Frost Mirto (PFM). TPC and PFM consulting firms will serve together as the **Planning Coordinator**. TPC will manage the day-to-day administrative activities of the Planning Coordinator team and work closely with PFM, the Core Planning Group, the Lead Applicant, and the **Project Coordinator** (part-time position

Exhibit E: Soundness of Approach

under HDC) to ensure a coordinated, efficient, and collaborative process that results in an effective and sustainable **OCNI Transformation Plan**.

The **CN Transformation Steering Committee**, includes representatives from the Tucson House Resident Council (public housing); the Oracle businesses; the specific neighborhoods, including Adelanto, Balboa Heights, Barrio Blue Moon, Coronado Heights, Miracle Manor, Ocotillo Oracle, and San Ignacio Yaqui (Pascua Yaqui Tribe); the Pascua Yaqui Tribal Council; and representatives from the Housing, People, and Neighborhood Transformation Teams. The **Public Housing Team** includes WSM Architects (building) and Sabino Community Development (financing). The **Housing Transformation Team** is spearheaded by the City of Tucson/Pima County Consortium and Public Housing Authority. The Housing Transformation Team partners include: Tucson House Resident Council; LIHTC Partners; La Frontera; Habitat for Humanity; Southwest Key Refugee Center; and Arizona Housing Alliance Mobile Home Study Sub-Committee. The **People Transformation Team** lead agency is the ASU School of Social Work. The People Transformation Team Partners include: Pima Community College as the anchor institution; United Way; Tucson United and Amphitheater School District; Pima County One-Stop and Partners; Pima Council on Aging; Arizona Association of Community Health Centers; Beacon Foundation; and Gospel Rescue Mission. The **Neighborhood Transformation Team** lead agency is the City of Tucson PDS. The Neighborhood Transformation Team partners include: Tucson House Resident Council (public housing); the Oracle businesses; the specific neighborhoods in the OCNI area; Pascua Yaqui Tribe; Chicanos Por La Causa; Tucson Police Department; Tucson Department of Transportation; Tucson Historic Preservation Foundation; Community Gardens of Tucson; Community Food Bank of Southern Arizona; and Ward 3 Council Office. The Housing, People, and Neighborhood Transformation Teams will include

Exhibit E: Soundness of Approach

residents, partners and facilitators with areas of expertise in the **housing, neighborhood, public safety, education, employment and health** sectors. The **Engagement Teams** will conduct workshops to test and refine criteria and identify strategies. The **Strategy Teams** will conduct modeling and concept testing. This partnership structure will cultivate an inclusive and transformative planning process among residents, service providers, businesses, investors, local government, and other stakeholders. *Attachment 13* illustrates the Housing, People, and Neighborhood Transformation Team structure and *Attachment 14* presents the staffing plan.

Doing While Planning Approach: The Transformation Plan will follow a “**Doing While Planning**” approach that integrates the following elements: *(1) Grassroots Driven Hope VI Approach* - based on the experience of three successful HOPE VI projects executed by the City of Tucson PHA and partners in three low-income neighborhoods in diverse locations in Tucson. Each of these projects used the leverage of creating a new face for obsolete public housing as a catalyst for neighborhood transformation. *(2) Integrated Planning, Vision, and Goals* - based in integrated planning and ongoing data collection and analysis and community involvement. *(3) Intensive Community Engagement Process* - based on intensive resident and community involvement conveying area, community, neighborhood, and people needs. *(4) Capacity Building* - building on existing momentum and shovel-ready projects.

The Transformation planning process will lead to the development of a comprehensive set of implementable strategies addressing Housing, People, and Neighborhood needs and opportunities for improvements that will transform the OCNI area neighborhoods into neighborhoods of choice and promise. The resulting Transformation Plan will become the unifying implementation tool for the planning activities accomplished in this area.

Exhibit E: Soundness of Approach

The Transformation Plan will not only address the substantial challenges that currently impact the OCNI area residents and neighborhoods, but will also capitalize on renewed momentum supporting the revitalization projects currently underway. The Transformation planning process in this area is already positioned to be a model of “**doing while planning,**” since several development projects have secured financial support and are shovel-ready and should break ground next year. The energy and excitement building around these current projects will ensure that: (1) the planning process incorporates ample engagement from residents and other community stakeholders to develop a viable transformation plan; and (2) the planning process secures the support from investors and leadership necessary to “make things happen” in the implementation phase. The Tucson CN Transformation Team proposes a collaborative planning process designed to comprehensively address the range of Housing, People and Neighborhood needs in the OCNI area primarily by acquiring insight into the vision residents seek for the transformation of their community. This will be achieved through an intensive community outreach and engagement process. **Action Activities Process.** This process will ensure that the activities resulting from the Transformation Plan planning process are achievable, sustainable, and measurable. The Action Activities Process includes the following activities:

ACTIVITY 1: Concept Testing. Concept testing will focus stakeholders’ preferences and test specific design development alternatives against set criteria to develop a Transformation Plan that can be implemented.

Action 1: Concept Workshops. At these public workshops strategies and design concept alternatives will be presented and participants will be asked to vote for their preferred alternatives as well as specific elements within each alternative.

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Action 2: Strategy Teams. During the concept testing phase, the original Engagement Teams that were comprised primarily of neighborhood residents and groups will transform into larger **Strategy Teams** broadened to include representation from relevant community service organizations, outside leadership with an interest in the OCNI area, and potential investors in the specific strategies of the Transformation Plan. The Strategy Teams will focus primarily on refining and prioritizing the Neighborhood and People strategies of the Transformation Plan; on convening groups and organizations to collaborate on and invest in strategy implementation; and on formulating milestones to track implementation progress. The Strategy Team activities will continue through the planning process and into implementation.

Action 3: Detailed Analysis and Selection of Sites. Using input from the visioning workshops, the Planning Coordinator will identify strategic sites in the OCNI area for adaptive reuse and/or infill development, ideally identifying a few sites in the area and paying particular attention to those that can be launched in a short period of time.

Action 4: Mixed-Use Program Alternatives. The Planning Coordinator will develop alternative mixed-use design programs for the potential development sites that are based on market assessment, visioning workshops, and community needs and conditions.

Action 5: Building Prototypes Modeling. The Planning Coordinator will develop infill and adaptive reuse building prototypes for mixed-use developments. These prototypes will incorporate advanced, contemporary design of highly sustainable architecture that responds to community needs and catalyzes community redevelopment.

Action 6: Prototype Financial Pro Formas. The Planning Coordinator will generate Prototype Financial Pro Formas with the goal of producing building prototypes and incorporating various

Exhibit E: Soundness of Approach

uses in different parts of the site. Preliminary pro formas will be based on conceptual level information and preliminary cost estimates, and will inform the advanced planning scenarios.

Action 7: Public Improvements Required. The Planning Coordinator will identify general physical improvements needed in the public sector, including urban design improvements within rights-of-way; to connectivity, mobility and access; and to parks, recreation, and open space.

Action 8: 3D Modeling and Representation. The Planning Coordinator will develop schematic 3D digital representation models of catalyst project design concept alternatives to visually communicate to the public. These will be refined with public input to ensure that they represent the vision, guiding principles, goals, and implementation strategies outlined in the Transformation Plan.

ACTIVITY 2: Plan and Code Development. Plan and code development will be based on the community's project preferences as documented in the Transformation Plan.

Action 1: Mixed-Use Program. The Planning Coordinator will develop a detailed mixed-use development program for the catalyst project area to test code and policy issues.

Action 2: Code and Policy Changes Required. The Planning Coordinator will identify general code and policy changes needed to implement projects in the OCNI area that contribute to an attractive, stable, and sustainable community,

Action 3: 3D Modeling and Representation. The Planning Coordinator will develop 3D digital representation models of these selected catalyst projects to assist to assist in communication with the public, as well as and potential developers and development partners.

Action 4: Estimate of Probable Costs. The Planning Coordinator will prepare programming and schematic design level estimates of probable costs for these selected catalyst projects.

ACTIVITY 3: Evaluation and Final Plan Delivery.

Exhibit E: Soundness of Approach

Action 1: Final Transformation Plan. The Planning Coordinator will be responsible for integrating the results of the planning process and the strategies for implementation, including the recommended catalyst projects into the Transformation Plan document. Both printed and web versions of the Plan will be produced to make the document as accessible to the community as possible. An Executive Summary containing the key recommendations will be produced in both English and Spanish. The Final Transformation will be organized to align with the three core goals of Housing, People, and Neighborhood.

Along with strategies for implementation, the Transformation Plan will include recommended methods for evaluating the progress of the OCNI area's transformation. The evaluation methods will include measures to strengthen: (1) capacity building for redevelopment and business/job creation; (2) capacity building for enterprises in economically distressed areas, including business and entrepreneur mentoring, establishing Community Development Finance Institutions (CDFIs), and sharing redevelopment approaches with local construction companies and lenders; (3) redevelopment partnerships to identify and help shape for- and not-for-profit partnerships; and (4) financing matrix and funding strategies, including Neighborhood Tax Increment Financing (TIFs), New Market and historic tax credits, federal loan and grant programs, various revenue bond programs, foundation funding, and state incentive programs. The Planning Coordinator, in collaboration with the Core Planning Group, will identify ways that public dollars can leverage private investment for redevelopment and new economic development.

Staffing Plan. Please also see *Attachment 14*.

E.9. Planning Schedule. Please see *Attachment 15*.

E.10. Budget. Please see *Attachment 16*.

Exhibit F

Likelihood of Implementation

City of Tucson
AZ004-ExF-LikeliImplement.pdf

Exhibit F: Likelihood of Implementation

The Transformation Plan will be developed from a planning process designed to: (1) capitalize on existing momentum through integrated planning; (2) create equity and investment through intensive community engagement; and (3) reinforce and expand ongoing place-based asset building strategies with a “doing while planning” approach that is supported by a catalytic investment from the City of Tucson. The **alignment of existing efforts** will be facilitated through an **integrated, innovative planning framework** that builds on the priorities of the community as captured in recent planning efforts. Innovative approaches to planning will involve the reaffirmation of previously identified revitalization priorities; celebrate those plans’ successes; explore existing and potential barriers; and discover new insights into evolving needs, challenges and opportunities in the area. The Choice Neighborhoods (CN) planning process will acknowledge and build on previous and existing efforts by integrating the plans listed below into the visioning and data collecting phases of the Oracle Choice Neighborhood Initiative. This approach will identify gaps to be addressed in the Transformation Plan and will align with the existing efforts of all the partners by correlating existing actions with neighborhood assets.

The 2013 City of Tucson General & Sustainability Plan is a voter approved 10-year plan containing 25 community-wide goals and 188 policies that are intended to guide decisions affecting elements that shape the city, including housing, jobs, land use, transportation, water, and energy resources. **The Oracle Area Revitalization Project (OARP) Report**, endorsed by the City Tucson Mayor and Council in 2011, outlines Tucson’s ongoing place-based goals for the OCNI area. **The Consolidated Plan and PHA Plan** are required by, and submitted to the U.S. Department of Housing and Urban Development (HUD) to establish the 5-year housing and community development goals, resources, and outcomes for which the City will be evaluated.

Exhibit F: Likelihood of Implementation

The 2102 Downtown Gateway Redevelopment Area and 2014 Community Development Block Grant (CDBG) Target Area are existing commitments to leverage resources and create incentives for local public-private investments in the OCNI area.

Sustainable Implementation: The CN Transformation Plan process will facilitate a sustainable implementation strategy based on integrated planning that will **create lasting momentum**. The Transformation Plan will become the unifying implementation strategy that combines previous efforts and the common vision resulting from the CN planning process. In this **community-driven** initiative, residents will be the guiding force for understanding the needs, assets, strengths, and opportunities of the public housing community and the surrounding neighborhood. As key decision makers, residents will be empowered as full partners working alongside cross-sector stakeholders in designing and leading the assessment, planning, and action activities for the Transformation Plan.

Local Government Support: Central to the Transformation Plan framework are strategies for **building and strengthening community capacity** to ensure successful and sustainable implementation of the Plan's Housing, People, and Neighborhood priorities. *Attachment 13* demonstrates the City of Tucson's multi-departmental commitment to the planning and implementation process, in partnership with the anchor institution and neighborhood, business and service provider partners already working in the OCNI area. *Attachment 18* contains a matrix showing the goals and policies in locally adopted plans as they relate to the CN categories for asset building. *Attachment 19* and *Attachment 20* document the City of Tucson's catalytic investment in the "doing while planning" Transformation process.

Exhibit G

NOFA Priorities

City of Tucson
AZ004-ExG-NOFAPriorities.pdf

Exhibit G: NOFA Priorities

Marginalized Populations: The OCNI area is home to diverse populations, including residents who may be marginalized based on language barriers, frailty, cultural practices, and refugee status. The City of Tucson Limited English Proficiency Plan (LEP) contains policies for outreach, translation, contracting, and public participation for residents who may be marginalized based on language barriers. Spanish is the predominant second language in Tucson. Presentations, materials, and interviews are offered in English and Spanish for all programs provided by the City of Tucson Housing and Community Development Department (COT-HCD). Support for frail elderly and disabled residents is provided through local non-profit organizations and through public housing partners. The refugee population is supported by Southwest Key, a federally funded non-profit organization providing shelter and services adjacent to the public housing building. The Choice Neighborhoods (CN) planning process will build on a partnership with the Pascua-Yaqui Tribe. Old Pascua is a Pascua Yaqui Tribally Recognized Community encompassing a total of 76.58 acres within the OCNI area. Most of the housing and land are privately owned by Tribal members, and a total of 675 families are currently on the waiting list for housing. The Tribe holds in fee a total of 14.17 acres of land, including a large parcel along Interstate-10 (I-10) and Grant Road. This parcel and its vacant facilities are suitable for a variety of land uses and adaptive reuse and could activate revitalization efforts within the OARP area. The Tribe has been working with The Planning Center -- one of the two firms that are identified together as the Planning Coordinator for this Oracle Choice Neighborhood Initiative -- on comprehensive and site based neighborhood plans. The Tribe has provided a letter of support to participate and integrate its planning efforts into the CN planning process.

Exhibit G: NOFA Priorities

Energy Efficiency and Livability Principles: The City of Tucson not only implements a lead-based paint remediation program through its Community Development Block Grant (CDBG)-supported Housing Rehabilitation Collaborative, but has several adopted ordinances related to energy efficiency. The City's Residential Solar Readiness, Residential Gray Water, Commercial Water Harvesting, and Green Building ordinances contain incentives, guidelines, code requirements, and technical assistance for these energy efficiency initiatives. These ordinances are aligned with the City of Tucson's General & Sustainability Plan Natural Environment Element containing 8 goals and 33 policies in the areas of Energy and Climate Readiness, Water Resources, Green Infrastructure, and Environmental Quality. The General & Sustainability Plan contains an introduction that integrates sustainability, neighborhoods and poverty and prosperity as the foundation for the 10-year plan and corresponding implementation. The City of Tucson has developed a measurement tool based on the national Star System for Sustainability that tracks Tucson's progress in meeting these energy efficiency, sustainability, and livability goals.

Distressed Public Housing Energy Performance Contracting (EPC): EPC will be investigated as an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures in the renovation of the 408-unit Tucson House, which is the public housing in the OCNI area. The Transformation Plan will identify how this innovative financing technique could achieve energy savings without upfront capital expenses, and will identify other advantages including the ability to use a single contractor to do necessary energy audits and retrofits and to guarantee the energy savings from a selected series of conservation measures.

Attachment 1
Key Eligibility Data Form

City of Tucson
AZ004-Att1-KeyElig.pdf

CHOICE NEIGHBORHOODS PLANNING GRANTS APPLICATION INFORMATION

ELIGIBLE NEIGHBORHOOD

Name of Neighborhood Choice Neighborhoods Oracle Revitalization Project

ELIGIBLE APPLICANT

You must provide the following information for the Lead Applicant and, if applicable, the Co-Applicant

Lead Applicant: City of Tucson

Type of Eligible Applicant Public Housing Agency Local Government Tribal Entity
(check one) PHA Code: _____

Nonprofit For profit developer applying jointly with a public entity

Mailing Address: P.O. Box 27210 Tucson, AZ 85726-7210

Executive Officer Name & Title: Sally Stang, Director

Telephone: 520-791-4171 Fax: 520-791-5407 Email: Sally.Stang@tucsonaz.gov

Primary Contact Name & Title: Teresa Williams, Deputy Director

Telephone: 520-791-4171 Fax: 520-791-5407 Email: Teresa.Williams@tucsonaz.gov

Co-Applicant (if any): _____

Type of Eligible Applicant Public Housing Agency Local Government Tribal Entity
(check one) PHA Code: _____

Nonprofit For profit developer applying jointly with a public entity

Mailing Address: _____

Executive Officer Name & Title: _____

Telephone: _____ Fax: _____ Email: _____

Primary Contact Name & Title: _____

Telephone: _____ Fax: _____ Email: _____

If you have selected an outside Planning Coordinator, provide the following information:

Planning Coordinator: The Planning Center/Poster, Frost, Mirto

Mailing Address: 110 S. Church Avenue, Suite 6320 Tucson, AZ 85701

Executive Officer Name & Title: Maria Masque, Principal

Telephone: 520-623-6146 Fax: 520-622-1950 Email: mmasque@azplanningcenter.com

Primary Contact Name & Title: Maria Masque, Principal

Telephone: 520-623-6146 Fax: 520-622-1950 Email: mmasque@azplanningcenter.com

ELIGIBLE TARGET HOUSING

Your application must focus on severely distressed public and/or HUD-assisted housing. See section I.C for definitions of "public housing," "assisted housing," and "severely distressed housing."

Provide the following information for each target housing project. List each site separately.

Project #1

Project Name: Tucson House

Type of Eligible Housing

- (check one) Public Housing (section 9) section 202 section 236
 Project-based section 8 section 811 Indian Housing
 Project-based vouchers section 221(d)(3)

If Public Housing PIC AMP Number: AZ004000048
"old" Project Number: 4-48

If Assisted Housing Contract Number: _____
REMS Number: _____
If FHA Insured, FHA #: _____

Physical Street Address 1501 North Oracle Road
(include city, state and ZIP) Tucson, AZ 85705

Unit Information as of Application Date

Total Number of Units in Project	408	Number Occupied	389
Number of Public and/or Assisted Units in Project	407	Number Vacant	19

Project #2 (if applicable)

Project Name: _____

Type of Eligible Housing

- (check one) Public Housing (section 9) section 202 section 236
 Project-based section 8 section 811 Indian Housing
 Project-based vouchers section 221(d)(3)

If Public Housing PIC AMP Number: _____
"old" Project Number: _____

If Assisted Housing Contract Number: _____
REMS Number: _____
If FHA Insured, FHA #: _____

Physical Street Address _____
(include city, state and ZIP) _____

Unit Information as of Application Date

Total Number of Units in Project	_____	Number Occupied	_____
Number of Public and/or Assisted Units in Project	_____	Number Vacant	_____

Attachment 2

Eligible Applicants Documentation

City of Tucson
AZ004-Att2-EligAppl.pdf

Tucson House Apartments, LLLP
1501 N. Oracle Road
Tucson, Arizona 85705

January 19, 2016

Nani A. Coloretti
Deputy Secretary
Office of Public and Indian Housing
U.S. Department of Housing & Urban Development
451 7th Street SW, Room 10100
Washington, DC 20410

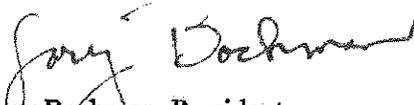
Re: Letter of Owner Support for Choice Neighborhood Implementation Grant

Dear Ms.Coloretti:

As General Partner for Tucson House Apartments, LLLP, the Metropolitan Housing Corporation is pleased to provide this letter of support to the City of Tucson, Housing & Community Development Department, as the Public Housing Authority and Management Agent for the Tucson House Apartments, to submit a Choice Neighborhoods Planning Grant application.

We fully support this application and will work collaboratively throughout the planning process with the intent to completely rehabilitate the 408-unit Tucson House Apartment building to ensure long-term viability of this affordable housing resource to our community.

Sincerely,


Gary Bachman, President
Metropolitan Housing Corporation

Concurrence: 
Sally A. Stang, Management Agent for Tucson House Apartments LLLP and
Director, City of Tucson, Housing & Community Development Department

Attachment 3
Documentation for Planning Coordinator

City of Tucson
AZ004-Att3-Planning Coord.pdf



CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

February 4, 2016

Ms. Linda Morales, Owner/CEO/Principal
The Planning Center
110 S. Church, Suite 6320
Tucson, AZ 85701

Dear Ms. Morales:

Thank you for your interest in the Department of Housing and Community Development (HCD) Tucson Choice Neighborhood Oracle Revitalization Planning Grant. Per our previous discussion and my request for your proposal to provide planning services for a 24-month period, your attached proposal is accepted.

This selection letter is based on the fee schedule and activities in your on-call contract that is on file in the City of Tucson Procurement Office and the project tasks, budget and timeline established for the Poster-Frost-Mirto and The Planning Center collaboration on this project, with the Arizona State University (ASU) School of Social Work Partnership Agreement. Your proposal will be the basis of a final contract, contingent on the City's receipt of the Choice Neighborhood Planning Grant from the U.S. Department of Housing and Urban Development (HUD). We estimate the grant award announcements will be made after July 1, 2016 and before October 2016.

Thank you for your interest in this exciting project.

Sincerely,

Sally Stang
Director

XC: Victoria Cortinas, Procurement

Attachment





CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

February 4, 2016

Mr. Charles Poster, Principal
Poster-Frost-Mirto
Architecture/Planning/Preservation
317 North Court Avenue
Tucson, AZ 85701

Dear Mr. Poster:

Thank you for your interest in the Department of Housing and Community Development (HCD) Tucson Choice Neighborhood Oracle Revitalization Planning Grant. Per our previous discussion and my request for your proposal to provide planning services for a 24-month period, your attached proposal is accepted.

This selection letter is based on the fee schedule and activities in your on-call contract that is on file in the City of Tucson Procurement Office and the project tasks, budget and timeline established for the Poster-Frost-Mirto and The Planning Center collaboration on this project, with the Arizona State University (ASU) School of Social Work Partnership Agreement. Your proposal will be the basis of a final contract, contingent on the City's receipt of the Choice Neighborhood Planning Grant from the U.S. Department of Housing and Urban Development (HUD). We estimate the grant award announcements will be made after July 1, 2016 and before October 2016.

Thank you for your interest in this exciting project.

Sincerely,

Sally Stang
Director

XC: Victoria Cortinas, Procurement

Attachment





CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

February 8, 2016

Dr. MaryEllen Brown & Kimberly Habiger
Arizona State University
Office of Knowledge Enterprise Development – Operations
660 South Mill Avenue, Suite 312
Tempe, AZ 85287

Dear Dr. Brown & Ms. Habiger:

Thank you for your interest in the Department of Housing and Community Development (HCD) Tucson Choice Neighborhood Oracle Revitalization Planning Grant. Per our previous discussion and my request for your proposal to provide planning services for a 24-month period, your attached proposal is accepted.

This selection letter is based on the fee schedule and activities in your proposal and the project tasks, budget and timeline established for the Poster-Frost-Mirto and The Planning Center collaboration on this project. Your proposal will be the basis of a final Intergovernmental Agreement, contingent on the City's receipt of the Choice Neighborhood Planning Grant from the U.S. Department of Housing and Urban Development (HUD). We estimate the grant award announcements will be made after July 1, 2016 and before October 2016.

Thank you for your interest in this exciting project.

Sincerely,

Sally Stang
Director

XC: Victoria Cortinas, Procurement

Attachment





February 7, 2016

Letter of Agreement for Planning Services

February 2016 Choice Neighborhoods Planning Grant Application

Lead Applicant: The City of Tucson Department of Housing and Community Development (HCD)

Planning Coordinators: The Planning Center and Poster Frost Mirto

The Planning Center On-Call Contract Number: 140971

Poster Frost Mirto: On-Call Contract Number: 141065

This attached proposal for **\$289,964.00**, submitted on behalf of the **Planning Coordinator:** The Planning Center working in a joint partnership with Poster Frost Mirto - Architecture, Planning, Preservation (PFM) outlines the tasks, time lines and budgets related to planning activities in the City of Tucson Department of Housing and Community Development (HCD) 2016 Choice Neighborhoods Planning Grant application to the U.S. Department of Housing and Urban Development (HUD). The Planning Coordinator commits to work collaboratively throughout the entirety of the two-year planning process of the grant with the Lead Applicant and other partners to develop the Tucson Choice Neighborhood Oracle Revitalization Project Transformation Plan. Scope of Services is provided in narrative form in Exhibit E of this application. Also see Planning Schedule included as Attachment 14 and the Budget included as Attachment 15. A separate Letter of Agreement signed by the respective owners of each firm is also included for each firm.

Planning Coordinator, Scope of Work, Budget and Timelines

Task/Alternative/Action	Lead	Description	Budget Per Task		Timeline
			TPC	PFM	
Task 1. Project Management Coordination (24 Months)					
1.1 Project Management	TPC	Project management, coordination/ preparation of monthly invoices and project progress reports	10,460.00	4,968.00	Through the duration of project (24 Months)
1.2 Agency Coordination	PFM/TPC	Agency coordination and liaison			
Task 2. Resident and Community Engagement (E.2 and E.3 in Exhibit E)					
Activity 1/Action 1	TPC/PFM	Choice Neighborhood Steering Committee Formation	23,840.00	13,800.00	Months 1-2
Activity 1/Action 2	TPC	Resident and Community Engagement Outreach Strategy Preparation			Months 1-3
Activity 1/Action 3	TPC/PMF	a) Resident and Community Engagement (meeting attendance and materials for 30 meetings) –			Through the duration of project (24 Months)
		b) People, Neighborhood, Housing Transformation Team Engagement Training	Months 3-4		
		c) Facilitating 6 Neighborhood Transformation Team Engagement Meetings.	Months 5-6		



Task/Alternative/Action	Lead	Description	Budget Per Task		Timeline
			TPC	PFM	
Task 3. Data Collection, Analysis and Assessments (E.4 in Exhibit E)					
Activity 1/Action 1	TPC/PMF	Resident and Neighborhood Needs Assessment (Physical and Regulatory Opportunities and Constraints Analysis, GIS mapping, Assets Inventory (demographic, socio-economic and housing assessments being prepared by other team partners)	18,400.00	5,740.00	Months 1-5
Activity 1/Action 2	TPC	Other Research Activities – a) Connectivity, Access, Parks, Recreation, and Open Space Opportunities and Constraints Analysis. b) Background and current conditions report preparation (with assistance of other team partners)			Months 1-7
Task 4. Visioning and Decision-Making (E.5 in Exhibit E)					
Activity 1/Action 1	TPC/PMF	Visioning Workshop Series (6 half-day Visioning Workshops using Design Charrette format)	23,080.00	17,476.00	Months 8-10
Activity 1/Action 2	TPC/PMF	Attending 10 People, Neighborhood and Housing Transformation Teams Meetings			Through the duration of project (24 Months)
Activity 1/Action 3	TPC	Visioning report including vision, guiding principles, goals and actions			Month 11
Task 5. Partnerships – Team Structure (E.6. In Exhibit E)					
Task 5.1	TPC/PMF	Planning Coordinator in-house coordination team meetings (2 hours per month)	22,560.00	20,352.00	Through the duration of project (24 Months)
Task 5.2	TPC/PMF	Core Planning Group Meetings (Every two weeks/2 hrs. meetings)			Through the duration of project (24 Months)
Task 6. “Doing While Planning” Approach (E.8 in Exhibit E)					
Approach Narrative - No activities of action associated with this task.	N/A	N/A	N/A	N/A	N/A
Task 7. Action Activity Process (E.8 in Exhibit E)					
Activity 1/Action 1	TPC/PMF	Preparation of 3 concepts and facilitation of 3 Concept Testing Workshops	34,800.00	30,572.00	Months 13-14
Activity 1/Action 2	TPC/PMF	Attendance to 6 Strategy Teams			Months 15-16
Activity 1/Action 3	TPC/PMF	Prepare detailed analysis and select sites for Adaptive Reuse/Infill/Shovel Ready			Months 16-17
Activity 1/Action 4	TPC/PMF	Prepare Mixed-Use Program Alternatives (2 Alternatives)			Months 17-18
Activity 1/Action 5	TPC/PMF	Building Prototypes Modeling (Infill/Adaptive Reuse) for selected mixed-use alternative			Months 19-20
Activity 1/Action 6	PMF	Prototype Financial Pro-Formas-preliminary costs estimates based on selected concepts			Months 20-21



Task/Alternative/Action	Lead	Description	Budget Per Task		Timeline
			TPC	PFM	
Activity 1/Action 7	TPC	Identify and describe public sector improvements (streetscapes, connectivity, access, parks, etc.) based on needs and gaps analysis			Months 20-21
Activity 1/Action 8	TPC/PMF	Prepare 3D digital schematic models (perspective) and final financial pro-forma			Months 20-21
Activity 2/Action 1	TPC/PMF	Final Mixed-Use Program -- refined selected alternative	37,200.00	26,636.00	Months 21-22
Activity 2/Action 2	TPC/PMF	Code and Policy Change Requirements -- Eliminate Barriers			Months 21-22
Activity 2/Action 3	TPC/PMF	Final 3D Digital Model and Representation -- Refine schematics for Transformation Plan inclusion and marketing purposes			Months 21-22
Activity 2/Action 4	PMF	a) Preliminary Design and Estimates of Probable Costs: programming/schematics design level estimates for catalyst project			Months 23-24
	TPC	b) Programming/schematics design level estimates for connectivity plan			Months 22-24
Activity 3/Action 1	TPC/PMF	Preparation of final Transformation Plan			Months 20-24
Total Professional Services Per Firm			170,420.00	119,544.00	
Total Professional Services Planning Coordinator Team (Both Firms)				289,964.00	

The Planning Coordinator budget does not include reimbursable expenses/direct costs. Direct costs (printing, plotting, postage, meeting room fees, press releases, advertising, reproduction, etc.) will be under the City of Tucson Budget portion for this project. This agreement assumes that City appointed Project Coordinator will be responsible for mailing notices, selecting meeting spaces, preparing meeting agendas, recording meetings and preparing meeting minutes and updating the website and social media tools with materials provided by the Planning Coordinator and the Core Planning Group.

Our team looks forward to empower and engage residents and community partners throughout the Oracle Choice Neighborhood Initiative (OCNI) planning process.

Sincerely,

Linda Morales, Owner/CEO/Principal The Planning Center	Corky Poster, Owner/Architect Poster Frost Mirto
---	---

February 5, 2016

Sally Stang
Director
Housing & Community Development Department
310 N. Commerce Park Loop
P.O. Box 27210
Tucson, AZ 85726-7210

Subject: Arizona State University proposal no. Insert ProFP6947posal #; Brown

This letter confirms the participation of Arizona State University, an Educational Institution, in a collaborative proposal entitled, "Tucson Choice Neighborhood Initiative" led by City of Tucson to Department of Housing and Urban Development. The project period of performance is October 1, 2016 to September 30, 2018 for a proposed amount of \$125,000.

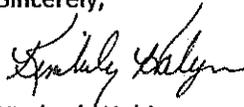
Mary Ellen Brown, with the School of Social Work, is named as key investigator for the proposed sub-award and confirms participation as identified in the proposal.

The ASU Federal Employer Identification Number is 86-01-96696 and DUNS number is 943360412. As a Public Institution of the State of Arizona, ASU is subject to the requirements of the Arizona State Constitution, Arizona Revised Statutes, and other State and University rules, regulations, and policies. As such, the terms and conditions of a contract or agreement resulting from this proposal shall be subject to negotiation and mutual agreement of the Parties. Arizona State University will accept awards using the unmodified Federal Demonstration Partnership (FDP) subaward agreement forms. These forms can be found at http://sites.nationalacademies.org/PGA/fdp/PGA_063626.

Any award resulting from this proposal should reflect the recipient as "Arizona Board of Regents for and on behalf of Arizona State University." Arizona State University as a public institution of higher learning considers the nature of this research to be fundamental and meets the definition of NSDD 189 for the exemption to apply.

Your consideration of this proposal is appreciated. Questions regarding technical matters should be sent to Dr. Brown at maryellen.brown@asu.edu or (520) 884-5507. For administrative, budgetary, or award questions, please email ASU.awards@asu.edu. Please reference the ASU proposal number on future communications.

Sincerely,



Kimberly Habiger
Grant & Contract Principal

ASU ABSTRACT/SCOPE OF WORK

The Tucson Choice Neighborhood Initiative (TCNI) will be community-driven, grounded in intensive, authentic community engagement, involving an integrated and innovative planning framework, and focused on building and strengthening capacity for implementation and sustainability. In this *community-driven* initiative, residents will be the driving force for understanding the needs, assets, strengths and opportunities of the public housing community and the surrounding neighborhood. As key decision makers, residents will be empowered as full partners working alongside cross-sector stakeholders in designing and leading the assessment, planning and action activities for the TCNI. *Intensive, authentic community engagement* will be the cornerstone of the TCNI effort. This community engagement priority will be evidenced through the involvement and leadership of all sectors of the community, including vulnerable and hard-to-reach neighborhood residents. The TCNI approach to community engagement will ensure that the Housing, People and Neighborhood transformation strategies resulting from the planning process are meaningful to the community, readily actionable, and sustainable. The *integrated, innovative planning framework* will build on the priorities of the community will as captured in recent planning efforts. Innovative approaches to planning will involve the reaffirmation of previously identified revitalization priorities, celebrate the successes of those plans in action, explore emerging barriers, and discover new insights into the evolving needs, challenges and opportunities in the TCNI community. Strategies for innovative planning will involve a strengths-based approach to idea-generation and doing while planning, using the principles of consensus organizing and appreciative inquiry. Central to the TCNI framework are strategies for *building and strengthening community capacity*, in order to ensure successful and sustainable implementation of the Housing, People and Neighborhood priorities of TCNI transformation plan.

Arizona State University (ASU) will manage the needs and capacity assessment for the TCNI. The research involved in the needs and capacity assessment will include household level surveying, focus groups, and key informant interviews. ASU will analyze the findings of the needs assessment, and prepare a formal community assessment report at the conclusion of the needs assessment process. Additionally, ASU will assist in the facilitation of the planning for the People strategies for the transformation plan, which will include community engagement, participation on the core leadership team, planning for leadership development and capacity building, and contribute to the development of the People section of the transformation plan.

Tucson Choice Neighborhood Initiative

ARIZONA STATE UNIVERSITY
BUDGET DETAIL WORKSHEET & NARRATIVE

Projected grant period: October 1, 2016 – September 30, 2018

	Year 1	Year 2	Total
A. PERSONNEL			
Mary Ellen Brown, Principal Investigator			
2 summer months Year 1 and 2 Includes COLA @ 3%	\$17,000	\$17,510	\$34,510
TBH Graduate Student			
18.75% of \$21,500 (12mo) Year 1	\$5,850	\$0	\$ 5,850
ASU Consultants			
2 TBD Faculty Consultants	\$7,000	\$4,000	\$11,000
TOTAL PERSONNEL	\$29,850	\$21,510	\$51,360
B. FRINGE BENEFITS			
29.56% Yr 1, 30.45% Yr 2 Faculty	\$7,094	\$6,550	\$13,644
1.75% Yr 1, 1.80% Yr 2 Students	\$102	\$0	\$102
TOTAL FRINGE BENEFITS	\$7,196	\$6,550	\$13,746
TOTAL PERSONNEL & FRINGE BENEFITS	\$37,046	\$28,060	\$65,106
C. TRAVEL			
Washington DC Area– Conference			
Airfare - \$525 x 1 x 1 trip	\$525	\$541	
Lodging - \$226 x 3 nights x 1 trip	\$678	\$698	
Per Diem - \$59 x 4 days x 1 trip	\$236	\$243	
Misc. - \$175 x 1 x 1 trip	\$175	\$180	
* includes 3% COLA Yr 2-3			\$3,276
TOTAL TRAVEL	\$1,614	\$1,662	\$3,276
D. EQUIPMENT	\$0	\$0	\$0
E. SUPPLIES			
Survey supplies (T-shirts, badges); Meeting supplies	\$568	\$0	\$568
TOTAL SUPPLIES	\$568	\$0	\$568

F. CONSULTANTS/CONTRACTS			
TBD 2 Consultants	\$11,618	\$6,638	\$18,256
TOTAL CONSULTANTS/CONTRACTS	\$ 11,618	\$ 6,638	\$18,256
G. OTHER DIRECT COSTS			
Tablets for surveying (@ \$200 ea. x 10)	\$2,000	\$0	\$2,000
Subject Pay for surveyors	\$10,000	\$0	\$10,000
TOTAL OTHER DIRECT COSTS	\$12,000	\$0	\$12,000
H. TOTAL DIRECT COSTS	\$62,846	\$36,360	\$99,206
Indirect Costs: MTDC 26%	\$16,340	\$9,454	\$25,794
TOTAL PROJECT COST	\$79,186	\$45,814	\$125,000

BUDGET SUMMARY			
A. PERSONNEL	\$29,850	\$21,510	\$51,360
B. FRINGE BENEFITS	\$7,196	\$6,550	\$13,746
C. TRAVEL	\$1,614	\$1,662	\$3,276
D. EQUIPMENT	\$0	\$0	\$0
E. SUPPLIES	\$568	\$0	\$568
F. CONSULTANTS/CONTRACTS	\$11,618	\$ 6,638	\$18,256
G. OTHER	\$12,000	\$0	\$12,000
H. TOTAL DIRECT COSTS	\$62,846	\$36,360	\$99,206
I. INDIRECT COSTS	\$16,340	\$9,454	\$25,794
J. TOTAL PROJECT COST	\$79,186	\$45,814	\$125,000

BUDGET NARRATIVE

A. PERSONNEL

Mary Ellen Brown will serve as Principal Investigator (PI) on the project, with a base salary of \$76,500 for 9 month, requesting support of 2 summer months in Yr1-2. PI will assume overall responsibility for the project, and will oversee all aspects of the project, including providing leadership for (a) community research team meetings: (b) planning engagement, training and capacity building efforts for research team members, community partners and

residents; (c) focus groups and stakeholder interviews planning, facilitation and analysis; (d) surveyor training; (e) survey design, administration and analysis for the needs and capacity assessment; (f) preparation and dissemination of community analysis findings; (g) identifying and using evidence to inform Choice Neighborhood implementation strategy development for the People outcome area; and (h) overall design, data collection and analysis of process and outcome evaluation. Additionally, PI will contribute to federal quarterly reports, development of the People action and transformation plans, evaluation and final grant reports.

A TBH Graduate student will be hired working 10 hours a week for 9 months @ \$15 an hour for YR 1. They will assist with coordinating and conducting interviews, trainings, and surveys, as well as data collection and data entry of survey data.

2 TBD ASU Faculty Consultants will assist over a portion of the summer months as described in the Other Consultants category below.

B. FRINGE BENEFITS

Arizona State University defines fringe benefits as direct costs, estimates benefits as a standard percent of salary applied uniformly to all types sponsored activities, and charges benefits to sponsors in accordance with the Federally-negotiated rates in effect at the time salaries are incurred. Benefit costs are expected to increase approximately 3% per year; the rates used in the proposal budget are based on the current Federally-negotiated Rate Agreement rate plus annual escalation for out years.

Employee Related Expenses	FY17	FY18
Faculty	29.56%	30.45%
Student Wages	1.75%	1.80%

C. TRAVEL

Travel is requested for annual grantee meetings and Choice Neighborhood related conferences.

D. EQUIPMENT – N/A

E. SUPPLIES

Supplies are requested for survey-related activities, such as the purchase of t-shirts and name badges, for surveyor identification in the field. Handheld walkie-talkies will be purchased for surveyor teams and survey supervisors. Additional funds are requested for the purchase of survey training and community-meeting materials related to the needs assessment and People strategy teams.

F. CONSULTANTS/CONTRACTS

2 TBD Consultants from University of Arizona in support of activities pertaining to the needs and capacity assessment and the research and planning for the People strategy teams. Areas may include, but are not limited to, sociology, criminal justice, education, urban planning, community health, and health and medical care. The scope of work for additional researchers will include participation in the community research team; support for training and capacity building efforts with residents, team members and community partners; support the facilitation of focus groups; analyze and disseminate focus group data; design and implement community survey measuring perceptions of social cohesion, social capital, collaborative capacity, social determinants of health, social drivers of crime, and intervention points; analyze and disseminate survey data; spatial mapping: assets, resources; facilitate community meetings; facilitate cross sector collaborations; identify best practices in support of the development of transformation strategies; contribute to writing of quarterly reports; contribute to the writing of the People transformation plan; collect process and outcome measures for evaluation of planning and action phases; analyze data and disseminate results of process and outcome analyses; conduct follow-up focus groups, follow up surveys; update asset maps; and assist in production of final reports.

G. OTHER

Ten tablets will be purchased to conduct digitized household-level surveying for field research data collection purposes. Tablets estimated at an individual cost of \$200 each.

Surveyors and survey supervisors will be compensated at rate of \$10 per completed survey, and will be responsible for conducting the household-level needs assessment, as well as assisting with the facilitation of focus groups and interviews as needed.

I. INDIRECT COSTS

Indirect costs on this subcontract are 26.0% of the modified direct costs (total direct costs minus tuition for the graduate research assistant). This is the research off campus rate approved by ASU's Federal Cognizant Agencies, Department of Health and Human Services. For Year 1 the modified direct costs are \$62,846; the indirect costs for Year 1 are \$16,340. For Year 2 the direct costs are \$36,360; the indirect costs for Year 2 are \$9,454. Total indirect costs are \$25,794.

The total cost for this 2-year study is \$125,000.

Attachment 4

Eligible Target Housing Documentation Severe Distress of Targeted Project Certification

City of Tucson
AZ004-Att4-SevereDistress.pdf

CHOICE NEIGHBORHOODS – CERTIFICATION OF SEVERE PHYSICAL DISTRESS

I hereby certify that:

1. I am a licensed engineer architect (check one).
2. I am not an employee of the Lead Applicant, Co-Applicant (if any), Principal Team Member (if any), Planning Coordinator (if any) or unit of local government in which the housing project identified below is located.
3. The public and/or assisted housing development listed below meets (in the manner described in either subparagraph A or B below) the following definition of severe physical distress:

Requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies in the original design (including inappropriately high population density), deferred maintenance, physical deterioration or obsolescence of major systems, and other deficiencies in the physical plant of the project.

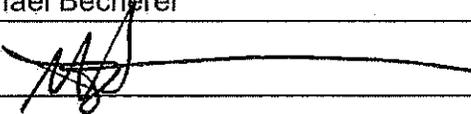
Check one:

A. The development currently meets the above definition of severe physical distress;

Or

B. The development has been legally demolished and HUD has not yet provided replacement housing assistance, other than tenant-based assistance, for the demolished units. However, the development satisfied the definition of severe physical distress (as defined above) as of the day the demolition was approved by HUD.

Name: Michael Becherer

Signature:  Date: 2/8/16

License number: 57092 State of Registration: AZ

Lead Applicant: City of Tucson - Housing and Community Development Department

Name of Targeted Public and/or Assisted Housing Site(s):

Tucson House - 1502 N Oracle Rd, Tucson AZ

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Attachment 5

Eligible Neighborhoods Documentation Eligible Neighborhoods Data

City of Tucson
AZ004-Att5-EligNeigh.pdf

MAPPING TOOL DATA FOR FY2015 CHOICE NEIGHBORHOODS PLANNING GRANTS

Version – 11/12/2015

ORP

Target Area ID: 6655761

Email of User: teresa.williams@tucsonaz.gov

Name of Lead Applicant: teresa williams

Address of Lead Applicant: tucson az

Email of Lead Applicant: teresa.williams@tucsonaz.gov

Name of Target Geography: ORP

Name(s) of target Development(s) and type of eligible housing, as submitted by user to the mapping tool:

Development-1:

Development-2:

Development-3:

Development-4:

Estimated number of All Housing Units in Target Area (Census 2010): 4286

Is the Target Area County non-Metropolitan (OMB 2013): No

Eligible Neighborhood Threshold:

Section III.C.1.c of the NOFA describes four criteria used to determine whether the target neighborhood meets the Eligible Neighborhood Threshold. This tool provides information on two of the four criteria: the neighborhood poverty/ELI rate [(1)(i)] and high vacancy [(1)(ii)(2)]. If you are relying on data on crime, substandard housing, or inadequate schools in order to demonstrate compliance with the Eligible Neighborhoods criteria, you must provide it in the attachments section of your application as instructed in section IV of the NOFA. Refer to the Statutory and Regulatory Requirements section of the NOFA for more information.

(1)(i) at least 20 percent of the households have extremely low incomes or 20 percent of persons are in poverty

Target Neighborhood Poverty/ELI Rate (the greater of both rates): 45.88

(1)(ii)(2) high vacancy or substandard homes; defined as where either the most current rate within the last year of long-term vacant or substandard homes is at least 1.5 times higher than that of the city or, where no city data is available, county/parish as a whole; or the rate is greater than 4 percent

Target Neighborhood Vacancy Rate: 15.31

Vacancy Rate In Surrounding County: 4.93

Distress of the Target Neighborhood Rating Factors:

This Mapping Tool provides the data used for 2 of the rating factors under this subheading. See NOFA for awarding of points. Data sources are described at the end of this document.

Neighborhood Poverty:

Concentration of Persons in Poverty in Target Area (ACS 2013) and Concentration of Extremely Low Income (ELI) Households in Target Area (CHAS 2012).

Maximum of previous two criteria, poverty and ELI rate: 45.88

Long-term Vacancy:

Long-term vacancy rate (greater of USPS 2015 / ACS 2013)

In Target Area: 15.31

In Surrounding County/Parish: 4.93

Need for Affordable Housing in the Community Rating Factor:

Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2012)

Target Area County ratio: 2.10

National ratio: 1.70

Data sources and methods:

HUD's mapping tool overlays the locally defined neighborhood/community boundaries with data associated with that area and estimates the rates of certain indicators in that area using a proportional allocation methodology. For metropolitan areas, the tool uses Census block group (as defined for Census 2010) as the smallest statistical boundary for the available data. For non-metropolitan areas, the tool uses census tract data to account for less precision in low-population areas. If the locally defined neighborhood/community is partially within two different Census areas, the data for each factor or threshold criteria are calculated based on the portion of the 2010 housing units located in each Census area. The 2010 housing unit data are available to HUD at the block level and thus can be used as the underlying data to apportion each block group and tract's appropriate share of importance.

For example, based on a user defined geography, 80 percent of the housing units in the locally defined neighborhood/community are in a block group with a poverty rate of 40 percent and 20 percent of the units are in a block group with a poverty rate of 10 percent. The "neighborhood poverty rate" would be calculated as: $(80\% \times 40\%) + (20\% \times 10\%) = 34\%$.

DATA SOURCES:

The data are from a variety of sources:

1. **ACS 2013** refers to the US Census American Community Survey 2009-2013 five-year estimates. These are the most recent nationally available data for small geographies at the same Census 2010 boundaries as the other data provided, using a statistical technique that combines five years of data to create reliable estimates for small areas.
2. **CHAS 2012** refers to the Comprehensive Housing Affordability Strategy (CHAS) special tabulations HUD receives of Census ACS data. The CHAS data used for this tool are based on ACS 2008-2012 five-year estimates see <http://www.huduser.gov/portal/datasets/cp.html> for more information.
3. **Census 2010** refers to block-level 2010 decennial counts of housing units
4. **USPS 2015** refers to the United States Postal Service long-term vacancy data as of September 30, 2015.

ADDITIONAL NOTES ON SPECIFIC VARIABLES:

Concentration of People in Poverty is calculated with data at the block group level from ACS 2013 for metropolitan areas and the tract level for non-metropolitan areas. This indicator represents the percent of people within the target geography who are below the poverty line. The estimated concentration of Extremely Low Income (ELI) households represents an approximation of the percent of households within the specified area whose household combined income is below 30% of the HUD defined Area Median Income (AMI). This ELI indicator is calculated with data from the block group level from CHAS 2012. The final number included in this report for "poverty rate" is the greater of these two indicators.

Long-term vacancy rates are calculated with data at the block group level with ACS 2013 and the USPS 2015, which ever source produces the greatest percentage.

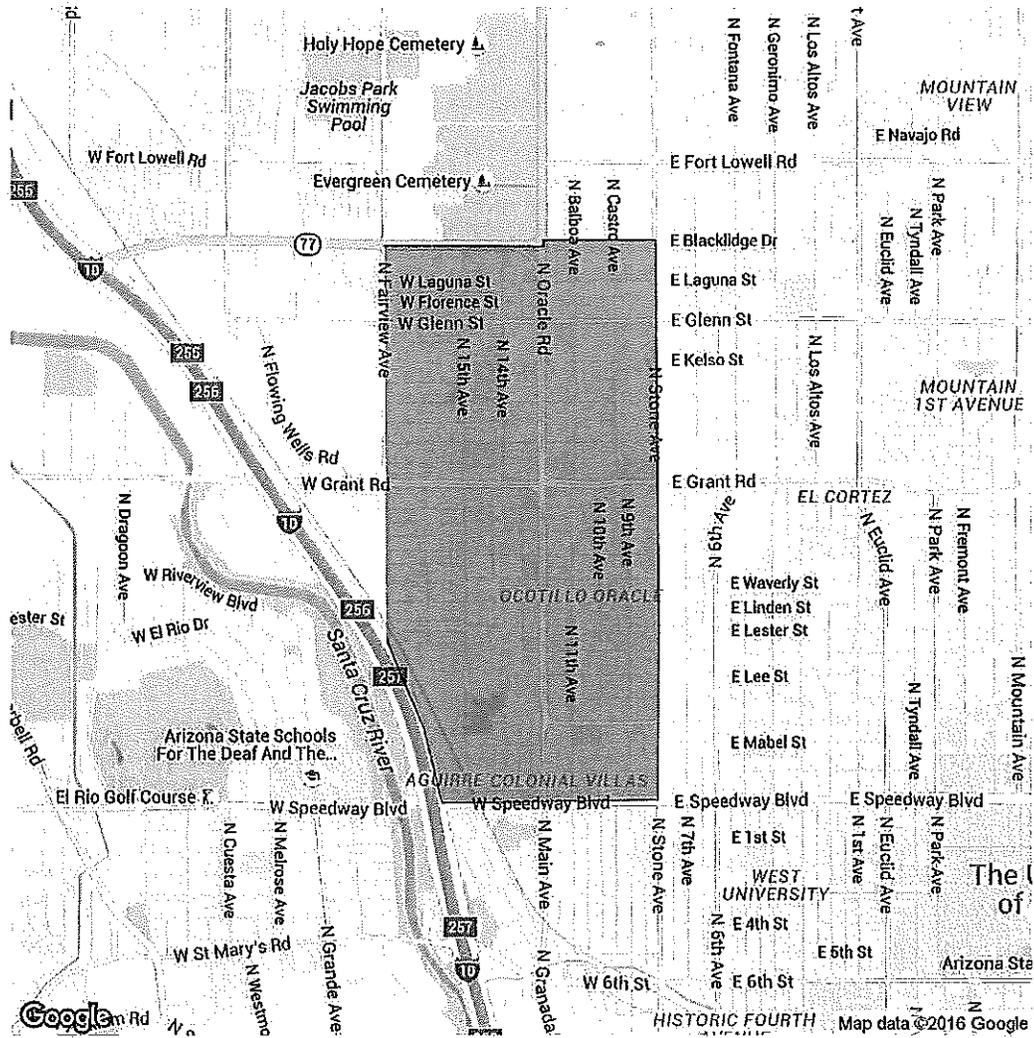
For the USPS data, HUD calculates the percent of residential addresses (excluding "no-stat" addresses) that are vacant. In the USPS data, a "vacant" address is one that has not had mail picked up for 90 days or longer. The USPS Vacant addresses can also include vacation or migrant labor addresses so HUD uses ACS data to reduce vacancy counts in these cases.

Using the ACS data, HUD calculates the vacancy rate as the percent of housing units that are "other" vacant. These are units not for sale, for rent or vacant for seasonal or migrant housing. This is considered another proxy for long-term vacant housing.

In theory the USPS data should be a stronger measure of distress than the ACS data because they are for 100 percent of the units (ACS is a sample), are more current (ACS aggregates data over a 5 year period), and are intended specifically to capture addresses 90 or more days vacant. However, USPS data are particularly poor at capturing vacancy in rural areas. As such, we use the ACS as a check on the USPS data so that every location gets a vacancy rate based on the greater of their USPS vacancy rate or their ACS 2009-2013 rate. For more information on HUD's USPS dataset, see: <http://www.huduser.gov/portal/datasets/usps.html>

Shortage Ratio of Units Affordable to VLI Renter Households is calculated with data from the CHAS 2012. This indicator is the ratio of very low-income (VLI) renter households (those with household incomes less than 50% of the Area Median Income calculated by HUD) to units affordable and available to these households in the surrounding county or parish. A unit is considered affordable if its rent is no greater than 30% of household incomes in this category, or in other words, 15% of the Area Median Income. A unit is considered available if it is vacant or occupied by a VLI renter household.

Project Map Snapshot for 6655761



Attachment 6

Eligible Neighborhoods Documentation Inadequate School Documentation

N/A

City of Tucson
AZ004-Att6-InadeqSchool

Attachment 4

Eligible Target Housing Documentation Severe Distress of Targeted Project Certification

City of Tucson
AZ004-Att4-SevereDistress.pdf

CHOICE NEIGHBORHOODS – CERTIFICATION OF SEVERE PHYSICAL DISTRESS

I hereby certify that:

1. I am a licensed engineer architect (check one).
2. I am not an employee of the Lead Applicant, Co-Applicant (if any), Principal Team Member (if any), Planning Coordinator (if any) or unit of local government in which the housing project identified below is located.
3. The public and/or assisted housing development listed below meets (in the manner described in either subparagraph A or B below) the following definition of severe physical distress:

Requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies in the original design (including inappropriately high population density), deferred maintenance, physical deterioration or obsolescence of major systems, and other deficiencies in the physical plant of the project.

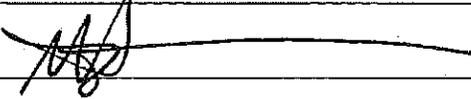
Check one:

A. The development currently meets the above definition of severe physical distress;

Or

B. The development has been legally demolished and HUD has not yet provided replacement housing assistance, other than tenant-based assistance, for the demolished units. However, the development satisfied the definition of severe physical distress (as defined above) as of the day the demolition was approved by HUD.

Name: Michael Becherer

Signature:  Date: 2/8/16

License number: 57092 State of Registration: AZ

Lead Applicant: City of Tucson - Housing and Community Development Department

Name of Targeted Public and/or Assisted Housing Site(s):

Tucson House - 1502 N Oracle Rd, Tucson AZ

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Attachment 7
Resident Involvement Certification

City of Tucson
AZ004-Att7-ResInvolve.pdf

CHOICE NEIGHBORHOODS – PLANNING GRANTS
Resident Involvement Certification

As part of your application for Choice Neighborhoods Planning Grant funding, you, as the executive officer authorized to sign on behalf of your organization, must certify to the following and complete this form. By signing this form, you are stating that to the best of your knowledge and belief, the certification is true and correct.

Lead Applicant: City of Tucson Housing and Community Development Department

Name of Targeted Public and/or Assisted Housing Site(s):

Tucson House

Resident Involvement threshold requirement (from Section III.C.2.b(7)) is as follows:

In accordance with section 24(e)(2)(D) of the 1937 Act, applicants must involve affected residents at the beginning and during the planning process for the transformation program, prior to the submission of an application. You are required to involve the affected public and/or assisted housing residents in the planning process and implementation of your Transformation Plan. This involvement must be continuous from the beginning of the planning process through the implementation and management of the grant, if awarded. As of the application deadline date, you must have conducted one meeting with residents of the targeted public and/or assisted housing. That meeting **must** have covered the planning process anticipated to be funded by Choice Neighborhoods Planning Grant. This meeting can have occurred prior to the publication of this NOFA, but must have anticipated the planning process proposed in this application. You must demonstrate compliance with this threshold by using the certification form provided and include the form in the attachments section of your application. The certification form must include name of the target public and/or assisted housing site, the date of the resident meeting, and be signed and dated by the Lead Applicant Executive Officer

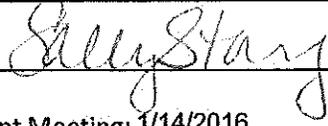
Physical Accessibility. All training sessions and meetings must be held in facilities that are physically accessible to persons with disabilities. Where physical accessibility is not achievable, recipients and subrecipients must give priority to alternative methods of product delivery that offer programs and activities to qualified individuals with disabilities in the most integrated setting appropriate in accordance with HUD's implementing regulations for Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) at 24 CFR Part 8. In addition, all notices of and communications during all training sessions and public meetings shall be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities or provide other means of accommodation for persons with disabilities consistent with Section 504 of the Rehabilitation Act of 1973 and HUD's section 504 regulations. See 24 CFR Section 8.6.

Limited English Proficiency. All applicants must take reasonable steps to ensure meaningful access to programs to persons with limited English proficiency (LEP), pursuant to Title VI of the Civil Rights Act of 1964 and Executive Order 13166. This may mean providing language assistance services to ensure meaningful resident and community involvement for persons with LEP as a result of their nationality. The Department published *Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons* (72 Fed. Reg. 2732; January 22, 2007) to assist recipients of HUD assistance in identifying language assistance needs and developing language assistance plans.

I certify that the Resident Involvement threshold requirement (above) has been met.

Name of Lead Applicant Executive Officer: Sally Stang

Title: Director

Signature: 

Date: 2/5/16

Date of Resident Meeting: 1/14/2016

Attachment 8

Need- Rehabilitation Cost Estimate from Physical Needs Assessment

City of Tucson
AZ004-Att8-RehabCost.pdf



ARCHITECTS

February 8, 2016

Sally Stang
Director
City of Tucson - Housing and Community Development
310 North Commerce Park Loop
Santa Rita Building

**Re: Tucson House – Physical Needs Assessment 2/5/16
Attachment 08 - Rehabilitation Cost Estimate**

Mrs. Stang,

Per the NOFA for the Choice Neighborhoods Grant application, in our Physical Needs Assessment of the Tucson House Dated 2/5/16, we have determined that the Current Rehabilitation Costs of the Existing facility at 1502 N. Oracle Road in Tucson, totals \$43.1 million in direct construction expenses. See the attached project budget analysis.

In our estimation, using the HUD Total Development Cost for all building types, we estimate that the TDC for this facility would be approximately \$55 million.

Based on these assumptions the current rehabilitation cost for the Tucson House represents 78% of the total development cost per HUD standards.

Please call if you have any questions.

Sincerely,

Michael Becherer AIA
Register Architect, State of Arizona
License Number 57092
Project Manager
WSM Architects, Inc.

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		Preliminary Budget	Comments
Project Budget Analysis			
Permits		35,000	
Legal & finance- Acquisition & Building Purchase		n/a	
Wastewater Fees		n/a	
COT A/E Project Management / Constr.		500,000	
COT Facilities		30,000	
Construction Materials Testing		25,000	
Geotechnical Investigation & Report		n/a	
Water Service upgrade		85,000	
Electrical Service upgrade		75,000	
Environmental Costs		15,000	
Reimbursable Expenses		30,000	
SUBTOTAL		795,000	
SITE WORK & BUILDING COSTS			
Basement & First Floor		1,850,400	
Common areas - Coordinators - Stairs Floor 2-16		3,673,600	
17th Floor		1,273,300	
Studio Apartments - 172		8,839,200	
One Bedroom - 188 Units		11,780,300	
Two Bedroom - 51 Units		4,481,100	
Site Work		303,000	
Plumbing systems		2,271,400	
Fire Protection		1,667,100	
HVAC Systems		4,097,800	
Electrical Systems		874,800	
Roofing		594,000	
Elevator Modernization		1,370,800	
SUBTOTAL		43,076,800	Per Compusult Estimate
Total building area		445,000	
Cost per SF		\$96.80	
FURNITURE, & STORAGE SYSTEMS			
Furniture Budget		150,000	Systems Furniture
Office Furniture		225,000	High abuse resistant
Lounge Furniture			Does not include high density storage systems
Storage systems		50,000	
SUBTOTAL FURNITURE & STORAGE		425,000	
SUBTOTAL BLDG & FURNITURE		43,501,800	
Telephone / Data Installation		75,000	city installed phone/data systems
Fiber / WAN routing to building		250,000	COT Communications
SUBTOTAL		325,000	
Other costs			
Relocation Costs Residents		0	Not included
Public Art (constr & a/e)		0	Not included
LEED engineering/ submittals		75,000	
Fundamental commissioning		80,000	
Enhanced commissioning		55,000	
Design Contract A/E (estimated at 8% of Construction c		3,446,144	
SUBTOTAL OTHER COSTS		3,656,144	
ESTIMATED PROJECT COST AT COMPLETION		48,277,944	
OWNER CONTINGENCY		7,241,692	15%
TOTAL PROJECT BUDGET		55,519,636	
Total building area		445,000	
Cost per SF		\$124.76	

EXCLUSIONS:
Asbestos abatement & prevailing wages
Seismic upgrades to building structure
No escalation is included
Relocation costs for current residents

Notes
Construction costs include
15% - Design contingency
12% General Conditions
5% - Contractors fee
2% Bond and Insurance
5.27% - Sales Tax

Attachment 9
Need – Structural Deficiencies Documentation

City of Tucson
AZ004-Att9-StructDefic.pdf



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February 8, 2016

Sally Stang
Director
City of Tucson - Housing and Community Development
310 North Commerce Park Loop
Santa Rita Building

**Re: Tucson House – Physical Needs Assessment 2/5/16
Attachment 9 - Structural Deficiencies**

Mrs. Stang,

Per the NOFA for the Choice Neighborhoods Grant application, in our Physical Needs Assessment of the Tucson House Dated 2/5/16, the following are the major structural deficiencies we have identified:

I. Architectural

Site critical needs are as follows:

- Paving has failed and needs to be replaced throughout the parking area.
- Parking shade canopies and walkway canopies are original to the 1962 construction and need preservation.

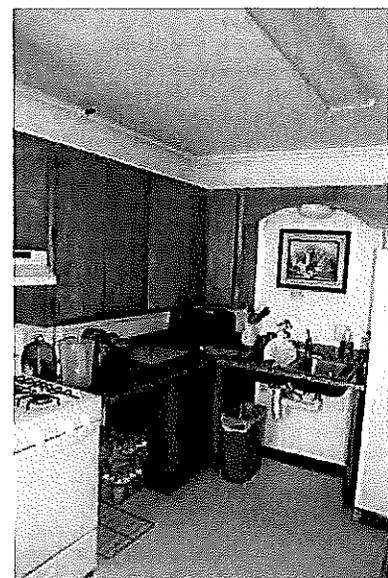


Non-Dwelling critical needs are as follows:

- The Floor finishes are reaching the end of their service life and are showing signs of failure. Hall way carpeting in particular needs to be replaced with a more durable material to reduce maintenance requirements

The Dwelling critical needs are as follows:

- All the residential kitchens are in need of remodeling, the majority of the appliances are out dated and the cabinetry is at the end of it's expected service life. Kitchen remodeling will increase the marketability/livability of the facility
- All the residential restrooms are in need of remodeling, the fixtures are out dated and worn, and the cabinetry is at the end of it's expected service life. Restroom remodeling will also increase the marketability/livability of the facility.



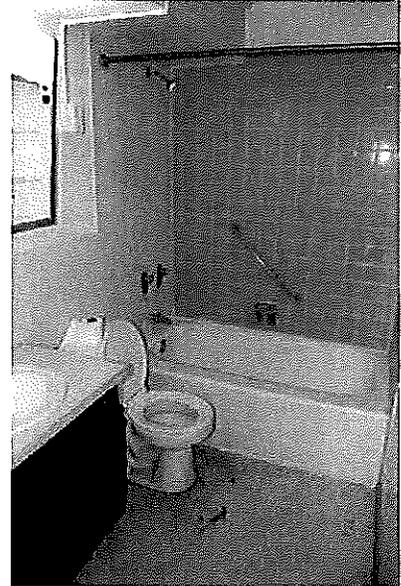
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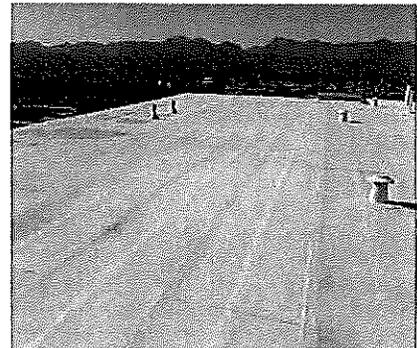
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- The flooring in the dwelling units is showing signs of failure due to age. The VCT has signs of shrinkage and cracking and will continue to deteriorate, replacement is recommended.
- The balcony railings are original to the 1962 construction and are in need of preservation. It is recommended that they be removed, sandblasted, repainted and reinstalled.
- The exterior window and door systems are approaching the end of their service life. It is anticipated in the next 3-5 years the insulated glazing units will begin to fail. These units should be replaced
- In most cases, due to sagging in the slabs, the balcony floors slope back into the door opening causing water to accumulate at the doors and infiltrate the building. It is recommended that small floor drains be added at these locations and tied into the storm water piping to drain these areas.



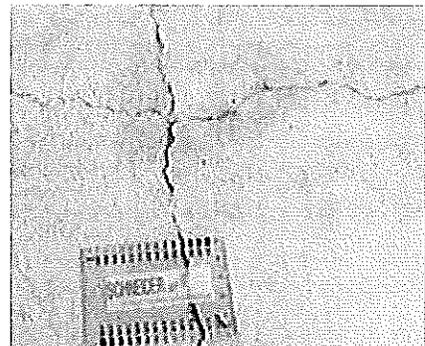
The Building Envelope critical needs are as follows:

- The exterior window and door systems are approaching the end of their service life. It is anticipated in the next 3-5 years the insulated glazing units will begin to fail.
- The roof has been recently recoated but shows signs that the under lying roofing material is deteriorating. The roofing system should be replaced
- In areas where the building sealants are exposed to sunlight (primarily the South and West Facades) the sealants are showing signs of shrinkage and failure.
- The elevator equipment has been repaired and partially upgraded over time, with frequent service outages It is clear that this equipment is beyond its useful service life. Due to this, it is recommended that a full modernization be undertaken to bring the elevators into full code compliance, reduce energy use, increase travel speed, and provide a more suitable interior cab finish.



II. Structural

The Structural system critical needs are as follows:



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- There is consistent cracking in the residential balconies that is allowing water to infiltrate the slabs and potentially deteriorating the reinforcing steel. These cracks need to be repaired and a water proofing surface added to the balcony floor.
- The metal fascia added to the edge of the balconies in 1997 is trapping water potentially deteriorating the reinforcing steel. This metal facial needs to be removed and the slab edge detailing changed.

III. Mechanical

The Heating and Cooling critical needs are as follows:

- The existing 2 pipe heating/cooling system is out of date and inefficient. Three options have been presented in the Component Assessment section of this report. New equipment would provide greater efficiency and an energy savings to COT HCD. It is recommended that the entire system be replaced.
- The existing mechanical piping systems are beyond their useful life and need to be completely replaced.
- The restroom exhaust system is beyond its service life and inefficient. It is recommended that this system be replaced.
- The building exhaust system is beyond its service life and inefficient. It is recommended that this system be replaced.

IV. Plumbing

The Plumbing critical needs are as follows:

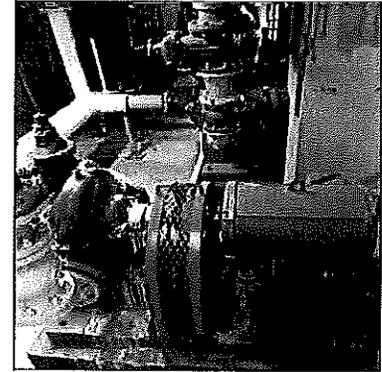
- Much of the sanitary sewer piping and sewer mains throughout the building are either original or were installed in the 1997 renovation. All of this piping is deteriorating and failing creating unsafe and unsanitary conditions in the building. All of the sewer piping, sewer mains, and the sewer ejection equipment in the basement should be replaced
- The Domestic water piping contains a mix of copper and original 1962 galvanized steel piping. This piping is failing and causing ongoing nearly daily issues for facilities staff. In addition, due to the age of the galvanized piping there is the possibility of lead or cadmium contamination in the water supply. It is recommended that the water be tested for contamination and that the entire domestic water supply system, including the booster pumps be replaced.



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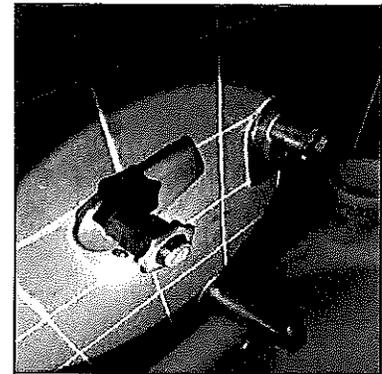
- The current domestic hot water system was installed in 1986 and is beyond its service life. New equipment would provide greater efficiency and an energy savings to COT HCD. It is recommended that the domestic hot water system be replaced.
- All of the plumbing fixtures in the building date from 1997 or earlier and are beyond their service life. In most of the residential restrooms the showers do not have the code required anti-scald mixing valves presenting a hazard to the residents. It is recommended that all of the plumbing fixtures be replaced



V. Fire Protection

The Fire Protection critical needs are as follows:

- The existing fire pump, jockey pump, and fire pump control panel are out dated and should be replaced.
- There is the possibility that the fire protection piping throughout the building is deteriorating, see the component assessment section of this report for more detail. It is recommended that the piping be tested for deterioration and be replaced if significant deterioration is found.



VI. Electrical

The Site Lighting critical needs are as follows:

- None of the existing lighting is shielded and does not meet the Outdoor Lighting Ordinance. It is recommended at all outdoor lighting be replaced.
- All lighting at the egress doors are required to be on emergency power, they currently are not. This is a life safety issue for the residents and needs to be corrected.



The Building Power critical needs are as follows:

- The wire type used in this facility is not allowed under the code based on the construction type and should be replaced.
- The receptacles throughout the building, while having a grounded receptacle, do not have a ground wire connected. This is a code violation and a life safety issue that needs to be addressed. Due to this concerns, the entire building should be rewired.

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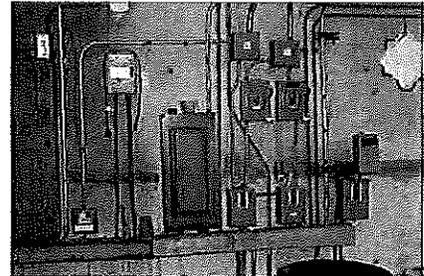
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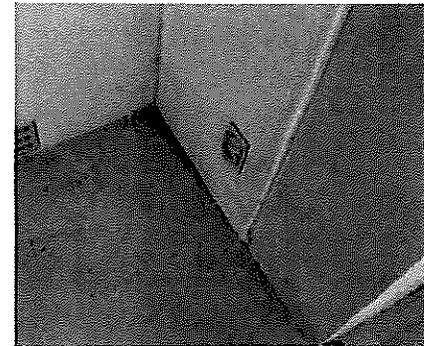
The Common Area critical needs are as follows:

- The receptacles in these areas while having a grounded receptacle do not have a ground wire connected. This is a code violation and a life safety issue that needs to be addressed.



The Dwelling Units critical needs are as follows:

- The receptacles in these areas while having a grounded receptacle do not have a ground wire connected. This is a code violation and a life safety issue that needs to be addressed. In addition, there are not enough circuits provided per the National Electric Code for each dwelling unit. Due to these concerns, all of the dwelling units should be rewired
- Nearly all of the receptacles are 12" above finish floor, the code requirement is 18". As part of rewiring the units the receptacles should be relocated to the correct height.
- In many units the GFCI receptacles in the restroom are not located per the code requirements and need to be relocated.
- Receptacles on the patios are the incorrect type to meet the current code requirements and need to be replaced



Please call if you have any questions.

Sincerely,

Michael Becherer AIA
Register Architect, State of Arizona
License Number 57092
Project Manager
WSM Architects, Inc.

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Attachment 10
Need - Design Deficiencies Documentation

City of Tucson
AZ004-Att10-DesignDefic.pdf



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February 8, 2016

Sally Stang
Director
City of Tucson - Housing and Community Development
310 North Commerce Park Loop
Santa Rita Building

**Re: Tucson House – Physical Needs Assessment 2/5/16
Attachment 10 - Design Deficiencies**

Mrs. Stang,

Per the NOFA for the Choice Neighborhoods Grant application, in our Physical Needs Assessment of the Tucson House Dated 2/5/16, The following are the major design deficiencies we have identified:

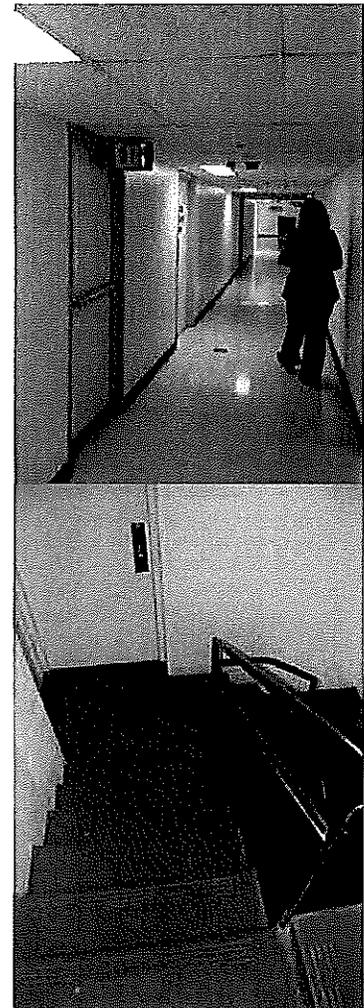
I. Architectural

Site critical needs are as follows:

- Accessible parking does not meet ADA standards and needs to be redesigned.

Non-Dwelling critical needs are as follows:

- All corridor ceilings are at 7'-0", the International Building Code (IBC) required minimum ceiling height is 7'-6" for egress paths, all corridor ceiling need to be raised.
- Approximately 50% of the door hardware in the non-dwelling areas in not ADA compliant and needs to be replaced.
- All of the public restrooms are in need of redesign/remodeling to provide ADA compliance.
- All of the stair towers are not compliant with the International Building Code. The guard rails are the required 42" tall nor do they have the proper lateral strength. The current code also requires hand rails to be installed on both sides of the stair. It is recommended that all of the existing guard and hand rails be replaced with code compliant construction.



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The Dwelling critical needs are as follows:

- Approximately 80% of the door hardware in the dwelling areas is not ADA compliant and needs to be replaced.

The Building Envelope critical needs are as follows:

- If the seventeenth floor is to be utilized, the original single pane window systems should be replaced with a new thermally broken window system with insulated glazing.

II. Structural

The Structural system critical needs are as follows:

- The first floor slab is not designed to accommodate the loading of the administrative offices. The administrative offices either need to be relocated to the ground floor, or the first floor slab in this area need to be reinforced from below to accommodate the loading.
- If the seventeenth floor is to be utilized, the existing floor slab will need significant structural reinforcement from both the top of the slab and from underneath. It will require the demolishing and rebuilding a significant portion of the sixteenth floor to accomplish this. We have included this cost in the estimate of probable cost. Without the reinforcement of the slabs, we recommend the seventeenth floor not be used for any purpose



III. Mechanical

The Heating and Cooling critical needs are as follows:

- The existing 2 pipe heating/cooling system is out of date and inefficient. New equipment would provide greater efficiency and an energy savings to COT HCD. It is recommended that the entire system be replaced.
- The existing mechanical piping systems are beyond their useful life and need to be completely replaced. Constant failures in piping are introducing moisture inside the chases and wall systems of the building, creating a potential for the formation of mold within the building envelope
- The restroom exhaust system is beyond its service life and inefficient. It is recommended that this system be replaced.



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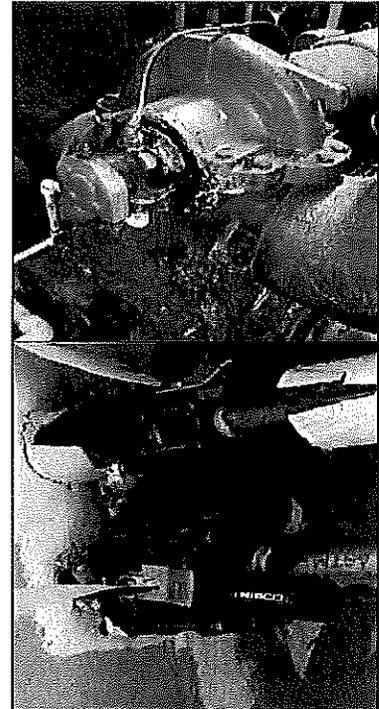
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- The building exhaust system is beyond its service life and inefficient. It is recommended that this system be replaced.

IV. Plumbing

The Plumbing critical needs are as follows:

- Much of the sanitary sewer piping and sewer mains throughout the building are either original or were installed in the 1997 renovation. All of this piping is deteriorating and failing creating unsafe and unsanitary conditions in the building. All of the sewer piping, sewer mains, and the sewer ejection equipment in the basement should be replaced
- The Domestic water piping contains a mix of copper and original 1962 galvanized steel piping. This piping is failing and causing ongoing nearly daily issues for facilities staff, and introducing moisture inside the chases and wall systems of the building, creating a potential for the formation of mold within the building envelope. In addition, due to the age of the galvanized piping there is the possibility of lead or cadmium contamination in the water supply. It is recommended that the water be tested for contamination and that the entire domestic water supply system, including the booster pumps be replaced.
- The current domestic hot water system was installed in 1986 and is beyond its service life and is inefficient. New equipment would provide greater efficiency and an energy savings to COT HCD. It is recommended that the domestic hot water system be replaced.
- All of the plumbing fixtures in the building date from 1997 or earlier and are beyond their service life. In most of the residential restrooms the showers do not have the code required anti-scald mixing valves presenting a hazard to the residents. It is recommended that all of the plumbing fixtures be replaced



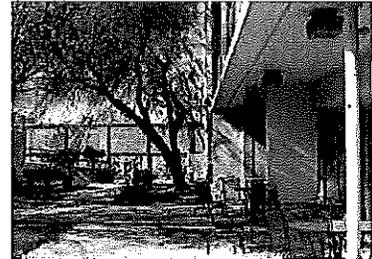
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V. Electrical

The Site Lighting critical needs are as follows:

- None of the existing lighting is shielded and does not meet the Outdoor Lighting Ordinance. It is recommended at all outdoor lighting be replaced.
- All lighting at the egress doors are required to be on emergency power, they currently are not. This is a life safety issue for the residents and needs to be corrected.

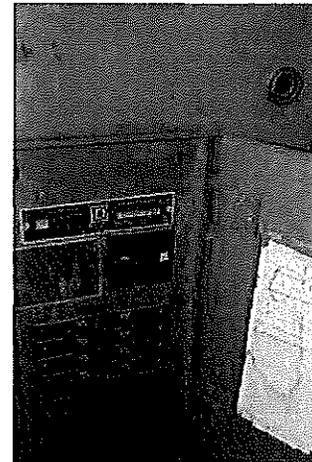


The Building Power critical needs are as follows:

- The wire type used in this facility is not allowed under the code based on the construction type and should be replaced.
- The receptacles throughout the building, while having a grounded receptacle, do not have a ground wire connected. This is a code violation and a life safety issue that needs to be addressed. Due to this concern, the entire building should be rewired.

The Common Area critical needs are as follows:

- The receptacles in these areas while having a 3 prong outlet do not have a ground wire connected. This is a code violation and a life safety issue that needs to be addressed.
- The corridor lighting is not adequate and does not provide the minimum lumen under the code. It is recommended that the lighting in the corridors be redesigned and replaced.
- Nearly all of the fixtures in the facility are a T-8 fluorescent fixture installed in the 1997 renovation. It is recommended that these be replaced with a LED fixture to provide significant energy savings and lower maintenance cost.



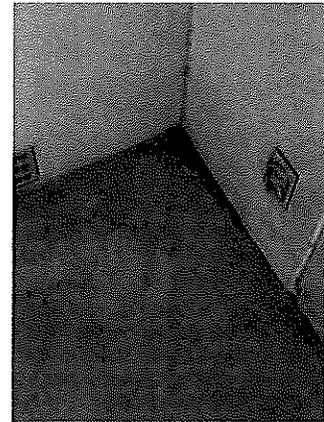
The Dwelling Units critical needs are as follows:

- The receptacles in these areas while having a grounded receptacle do not have a ground wire connected. This is a code violation and a life safety issue that needs to be addressed. In addition, there are not enough circuits provided per the National Electric Code for each dwelling unit. Due to these concerns, all of the dwelling units should be rewired

4330 NORTH CAMPBELL AVE
SUITE NO. 268
TUCSON, ARIZONA 85718

520.408.1044 TEL
520.408.1170 FAX
WSMARCH.COM 88

- Nearly all of the light fixtures in the facility are a T-8 fluorescent fixture installed in the 1997 renovation. It is recommended that these be replaced with a LED fixture to provide significant energy savings and lower maintenance cost.
- Nearly all of the receptacles are 12" above finish floor, the code requirement is 18". As part of rewiring the units the receptacles should be relocated to the correct height.
- In many units the GFCI receptacles in the restroom are not located per the code requirements and need to be relocated.
- Receptacles on the patios are the incorrect type to meet the current code requirements and need to be replaced



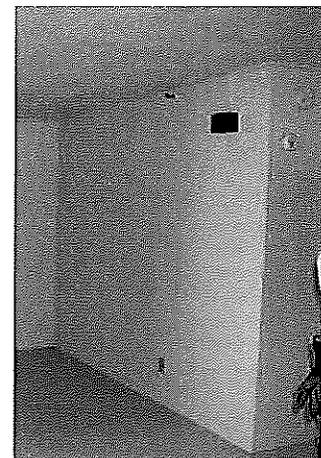
Special Systems

VI. Fire Alarm

- Currently only audio alarm devices are located in the dwelling units, audio/visual devices are required. It is recommended that these be replaced.

CCTV

- The system does not have an adequate number of cameras to properly monitor the facility. The existing system equipment is not capable of expansion. It is recommended that the entire system be replaced with an IP based camera system and expanded to cover the entire facility.

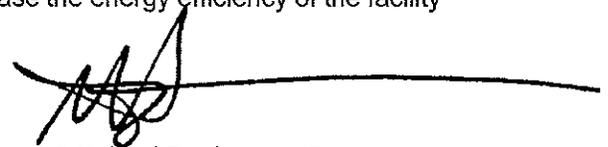


Access Control

- The head end of the access control system is adequate and can be expanded. The current implementation of the system does not completely protect the occupants from intrusion from non residents and should be redesigned. We recommend that all exterior doors be controlled by card access and that door position switches be installed to notify staff when there is an unauthorized operation of a door, or if a door has been "propped" open. This will greatly increase the security with the facility and cut down on unauthorized access.

VII. Energy Efficiency

- The fundamental design of the HVAC, domestic hot water and lighting systems are out of date and highly inefficient by today's standards. The installation of a modern 4 pipe HVAC system, a modern high efficiency boiler, and LED light fixtures will greatly increase the energy efficiency of the facility by approximately 30%



Michael Becherer AIA
 Register Architect, State of
 Arizona License Number 57092
 Project Manager
 WSM Architects, Inc.

Attachment 11
Need-Substandard Housing Documentation

N/A

City of Tucson
AZ004-Att11-SubstandHsg

Attachment 12

Need – Part I Violent Crimes Documentation

City of Tucson
AZ004-Att12-ViolentCrimes.pdf



**Tucson Police Department
Part 1 and 2 Crimes (UCR 01~29)
Oracle Area Revitalization Project
2012**



PART 1 Crimes

UCR Group	UCR Classification	2012	Per 1000		
01	Homicide	4	0.47		
02	Sex Assault	5	0.59		
03	Robbery	49	5.74		
04	Aggravated Assault	87	10.19		
05	Burglary	125	14.64		
06	Larceny	564	66.04		
07	Auto Theft	89	10.42		
08	Arson	4	0.47		
TOTAL		927	108.55	0	0

PART 2 Crimes

UCR Group	UCR Classification	2012	Per 1000		
09	Other Assaults	397	46.49		
10	Fogery / Counterfeiting	11	1.29		
11	Fraud	61	7.14		
12	Embezzlements	15	1.76		
13	Stolen Property	3	0.35		
14	Criminal Damage	221	25.88		
15	Weapons	22	2.58		
16	Criminal Damage	15	1.76		
17	Sex Offenses	23	2.69		
18	Narcotic Drug Laws	328	38.41		
19	Gambling	0	0.00		
20	Offenses against Family	21	2.46		
21	Driving Under the Influence	101	11.83		
22	Liquor Laws	40	4.68		
23	Intoxication	11	1.29		
24	Disorderly Conduct	269	31.50		
25	Vagrancy	9	1.05		
26	Other Offenses	220	25.76		
27	Arrest for Other Jurisdiction	169	19.79		
28	Juvenile Violations	4	0.47		
29	Runaway Juveniles	32	3.75		
TOTAL		1972	230.91	0	0

Source: tpd_incidents.shp file dated 1/5/16. Data does not include calls for service that did not result in an incident number. Data does not include traffic accidents. Data reflects RMS data on date files were run, therefore numbers may change in future reports. Population Figure of 8540 from 2010 Census reports



**Tucson Police Department
Part 1 and 2 Crimes (UCR 01~29)
Oracle Area Revitalization Project
2013**



PART 1 Crimes					
UCR Group	UCR Classification	2013	Per 1000		
01	Homicide	1	0.12		
02	Sex Assault	13	1.52		
03	Robbery	47	5.50		
04	Aggravated Assault	70	8.20		
05	Burglary	80	9.37		
06	Larceny	730	85.48		
07	Auto Theft	46	5.39		
08	Arson	5	0.59		
TOTAL		992	116.16	0	0

PART 2 Crimes					
UCR Group	UCR Classification	2013	Per 1000		
09	Other Assaults	278	32.55		
10	Fogery / Counterfeiting	20	2.34		
11	Fraud	69	8.08		
12	Embezzlements	12	1.41		
13	Stolen Property	1	0.12		
14	Criminal Damage	220	25.76		
15	Weapons	16	1.87		
16	Criminal Damage	18	2.11		
17	Sex Offenses	23	2.69		
18	Narcotic Drug Laws	412	48.24		
19	Gambling	0	0.00		
20	Offenses against Family	27	3.16		
21	Driving Under the Influence	42	4.92		
22	Liquor Laws	28	3.28		
23	Intoxication	9	1.05		
24	Disorderly Conduct	229	26.81		
25	Vagrancy	4	0.47		
26	Other Offenses	209	24.47		
27	Arrest for Other Jurisdiction	186	21.78		
28	Juvenile Violations	4	0.47		
29	Runaway Juveniles	31	3.63		
TOTAL		1838	215.22	0	0

Source: tpd_incidents.shp file dated 1/5/16. Data does not include calls for service that did not result in an incident number. Data does not include traffic accidents. Data reflects RMS data on date files were run, therefore numbers may change in future reports. Population Figure of 8540 from 2010 Census reports



**Tucson Police Department
Part 1 and 2 Crimes (UCR 01~29)
Oracle Area Revitalization Project
2014**



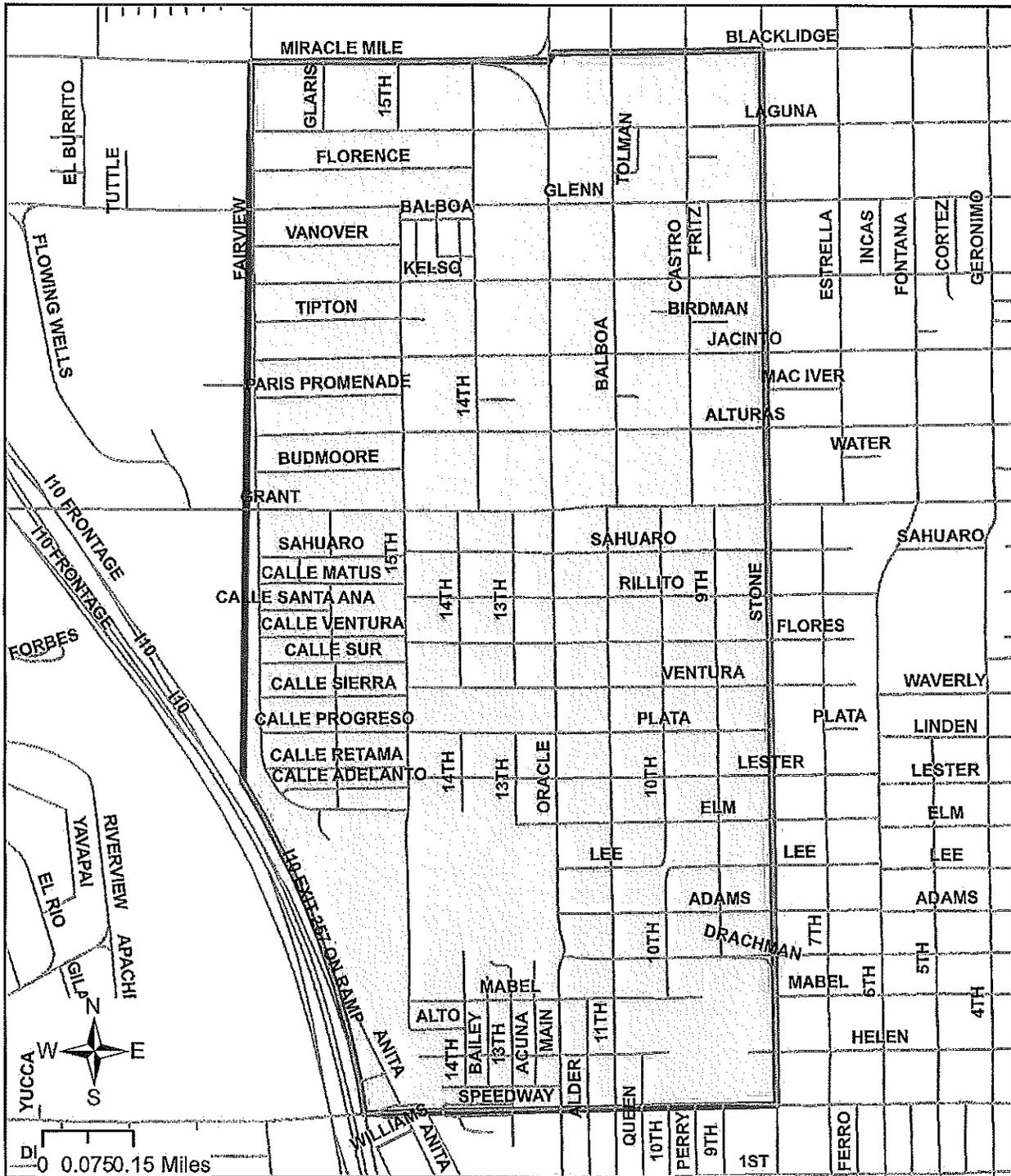
PART 1 Crimes					
UCR Group	UCR Classification	2014	Per 1000		
01	Homicide	1	0.12		
02	Sex Assault	9	1.05		
03	Robbery	43	5.04		
04	Aggravated Assault	63	7.38		
05	Burglary	102	11.94		
06	Larceny	690	80.80		
07	Auto Theft	47	5.50		
08	Arson	5	0.59		
TOTAL		960	112.41	0	0

PART 2 Crimes					
UCR Group	UCR Classification	2014	Per 1000		
09	Other Assaults	312	36.53		
10	Fogery / Counterfeiting	9	1.05		
11	Fraud	59	6.91		
12	Embezzlements	6	0.70		
13	Stolen Property	1	0.12		
14	Criminal Damage	151	17.68		
15	Weapons	11	1.29		
16	Criminal Damage	18	2.11		
17	Sex Offenses	19	2.22		
18	Narcotic Drug Laws	337	39.46		
19	Gambling	0	0.00		
20	Offenses against Family	18	2.11		
21	Driving Under the Influence	41	4.80		
22	Liquor Laws	10	1.17		
23	Intoxication	3	0.35		
24	Disorderly Conduct	266	31.15		
25	Vagrancy	4	0.47		
26	Other Offenses	165	19.32		
27	Arrest for Other Jurisdiction	117	13.70		
28	Juvenile Violations	1	0.12		
29	Runaway Juveniles	21	2.46		
TOTAL		1569	183.72	0	0

Source: tpd_incidents.shp file dated 1/5/16. Data does not include calls for service that did not result in an incident number. Data does not include traffic accidents. Data reflects RMS data on date files were run, therefore numbers may change in future reports. Population Figure of 8540 from 2010 Census reports



Oracle Area Revitalization Project Boundaries



Legend

-  All Streets_City
-  Oracle_Area_Revitalization_Project

Map drawn 12/28/15 by
Michael Greene 52956

Attachment13

Evidence of Partnerships

City of Tucson

AZ004-Att13-EvidenceofPartnerships.pdf



Sally Stang, Director
Housing and Community Development Department
City of Tucson
310 Commerce Park Loop
Tucson, AZ 85745

Re: FY2016 Choice Neighborhood Grant Application

Dear Ms. Stang:

Habitat for Humanity Tucson supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning funds. We are excited to be part of the development of a comprehensive transformation plan for the Tucson Choice Neighborhood Oracle Revitalization Project area. We are committed to participating on the Housing Transformation Team for the duration of the grant period.

For 35 years, Habitat for Humanity Tucson has brought people together to build homes, community and hope in Southern Arizona. As a Habitat for Humanity affiliate with the core value of Neighborhood Partnership, Habitat Tucson not only constructs new, safe, affordable homes but also partners with existing homeowners for home repair. Furthermore, Habitat Tucson partners with residents of focus neighborhoods to answer resident-driven community aspirations, which can often take the form of neighborhood cleanups, community gardens, free lending libraries and other such activities.

Habitat Tucson has constructed one subdivision in the defined Oracle Revitalization area, which was completed circa 2006. Habitat Tucson is willing to perform home repair and partner with the neighborhood and/or other service oriented organizations for neighborhood improvement projects as funding permits. It is Habitat for Humanity Tucson's intention to support the City of Tucson in the planning process, providing relevant data, on the ground experience and expertise as needed.

In partnership,

A handwritten signature in black ink, appearing to read "T. Vanhook".

Ms. T. Vanhook
CEO, Habitat for Humanity Tucson
3501 N. Mountain Ave.
Tucson, AZ 85719

3501 N. Mountain Avenue, Tucson, AZ 85719-1925 • Phone: (520) 326-1217 • www.HabitatTucson.org
Equal Housing Opportunity Provider

Sally Stang, Director
Housing and Community Development Department
City of Tucson
310 Commerce Park Loop
Tucson, AZ 85745

Re: FY2016 Choice Neighborhood Grant Application

Dear Ms. Stang:

United Way of Tucson and Southern Arizona fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning funds. We are excited to be part of the development of a comprehensive transformation plan for the Tucson Choice Neighborhood Oracle Revitalization Project area. We are committed to participating on the People Transformation Team for the duration of the planning grant progression.

United Way fulfills the backbone organization role for the Cradle to Career Partnership (C2C). This cross-sector partnership was launched March of 2014 with a mission to prepare every child in Pima County for success in school and life ensuring the economic vitality of our community. C2C believes in setting higher expectations in order to improve educational and life outcomes for the more than 340,000 young people living in Pima County. It's a partnership that brings together resources, courageous leadership and innovation from throughout the community to help students improve in key benchmarks along their pathway to adulthood. The partnership does this through focused data-driven action to improve performance and the scaling of effective practice by aligning resources for what works.

C2C is a member of the Strive Together National Network and is focused on improving seven educational outcomes across Pima County that include: Kindergarten Readiness, Early Grade Literacy, Middle School Math, High School Graduation, Re-Engagement of Opportunity Youth, Post-Secondary Education Success and Career Attainment. Each one of these outcomes is being tracked with a population level indicator that is reported annually to the community. In fact, the partnership just released its baseline data report on January 29, 2016. The full report with these indicators is available for electronic download at www.c2cpima.org.

We are eager to work on this project with the City of Tucson as the geographic area selected is an area where there are high concentrations of Opportunity Youth (youth 16-24 years old not in school and not working) which is a focus for our partnership. C2C has already begun a deep dive into the data surrounding this population (demographics, location, causes of disconnection, etc) that we will share with the People Transformation Team and work together to identify effective strategies for this population in addition to strategies for improving educational outcomes for all children, youth and young adults in the Oracle Revitalization Project Area.

Sincerely,



Amanda Kucich
Senior Director, Cradle to Career Partnership

Map Legend

- SunTran Sun Shuttle
- SunTran's Sun Link
- SunTran Standard Bus Routes
- SunTran Express Routes

Youths Not Enrolled in School and Not Employed, Percent by Tract, ACS 2008-12

- Over 13.0%
- 9.1 - 13.0%
- 5.1 - 9.0%
- Under 5.1 %
- No Population Age 16-19 Reported
- No Data or Data Suppressed

Community Commons, 8/3/2015

PASCUA YAQUI TRIBE

OFFICE OF THE CHAIRMAN



February 2, 2016

Sally Stang, Director
Housing and community Development Department
City of Tucson
310 Commerce Park Loop
PO Box 27210
Tucson, AZ 85726-7210

Re: FY2016 City of Tucson Choice Neighborhood Grant Application

Dear Ms. Stang:

The Pascua Yaqui Tribe supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood funding to create a Transformation Plan for the historic Oracle Road gateway area of Tucson in which Old Pascua Village is located. Old Pascua is the original settlement for Pascua Yaqui tribal members, starting in the early 1900s, and while most registered tribal members now live in New Pascua on the City's southwest side, about 500 members remain in the Old Pascua area.

Some years ago, several Old Pascua residents participated in a collaborative effort called Oracle Area Revitalization Project (OARP) in which the City worked with neighborhoods, including the nearby, large public housing facility; businesses; and institutions in this gateway area to begin developing a broad vision for the area. One successful partnership project that developed out of that effort was the preservation of one of the earliest residential buildings in Old Pascua. Following the renovation of the Matus/Meza house, the tribe established the Old Pascua Museum and Yaqui Cultural Center in the renovated building.

If awarded, the Choice Neighborhood grant would provide us the opportunity to vision and create other opportunities like the Museum, and to build on the work that has started in the Oracle area. The planning and implementation resources would make a huge difference for residents in the area.

We look forward to regularly participating in the proposed oversight advisory group for the Choice Neighborhoods grant, and are pleased to offer the partnership of the Pascua Yaqui Tribe to this effort.

If I can be of any further assistance, please feel free to contact my office. Thank you for your consideration and support in this matter.

Sincerely,

Peter Yucupicio
Tribal Chairman
Pascua Yaqui Tribe



National Headquarters
6002 Jain Lane, Austin, Texas 78721

phone: 512.462.2181 • fax: 512.462.2028 • www.swkey.org

Juan José Sánchez, Ed.D.
El Presidente/CEO
Austin, Texas

OUR MISSION
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Opening doors to
opportunity so
individuals can
achieve their dreams

*Abriendo puertas de
oportunidad para que
todas las personas
logren sus sueños.*

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Rosa Sántis
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Elizabeth Gonzales
Secretary
Austin, Texas

Victor Garza
Immediate Past Chair
Fresno, California

David Marshall
Member
Washington, DC

Sally Stang, Director
Housing and Community Development Department
City of Tucson
310 Commerce Park Loop
Tucson, AZ 85745

Re: FY2016 Choice Neighborhood Grant Application

Dear Ms. Stang:

Southwest Key Programs fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning funds. We are excited to be part of the development of a comprehensive transformation plan for the Tucson Choice Neighborhood Oracle Revitalization Project area. We are committed to participating on the Neighborhood Transformation Team for the duration of the planning grant process.

Southwest Key Programs, Inc. is a private, non-profit agency, which operates programs for Shelter care and community-based treatment programs for youths and their families. Southwest Key Programs has developed extensive resources, both internally and externally, in terms of cooperative relationships with social services agencies, consultants and volunteers throughout the communities in which we operate. Since its founding in 1987, Southwest Key has been a leader in designing and implementing innovative, effective, and culturally sensitive program models for many federal, state, and local agencies.

As our mission and vision state, we believe in *"Opening doors to opportunity so individuals can achieve their dreams"* and *"Every person has an opportunity to thrive in a community that fosters success and social equality."* Southwest Key is committed to continue providing employment opportunities in the community, participate in the revitalization and neighborhood improvements.

Sincerely,

Alexia Rodriguez
Vice President of Immigrant Children's Service/ Legal Counsel
Southwest Key Programs



Ready to Protect, Proud to Serve

tel: 520-791-4441
fax: 520-791-5491
www.ci.tucson.az.us/police/
270 S. Stone Avenue
Tucson, Arizona 85701-1917

February 1, 2016

Teresa Williams
Deputy Director
Housing and Community Development
310 N. Commerce Park
Tucson, AZ 85701

Dear Ms. Williams:

Per your request, this letter is in support of the City of Tucson's grant application for consideration of the Choice Neighborhoods grant. Many years ago the areas surrounding the Oracle Area Revitalization effort was a center for prosperity, tourism and travel for the City of Tucson. With Oracle Road being the main state highway serving the metropolitan area from the north, there were many hotels and restaurants that made the Oracle Road corridor the gateway to the University of Arizona and downtown area. With the development of the I-10 Freeway, the revenue base for Oracle Road vanished, many businesses closed and the hotels became the venue for drug transactions and prostitution. With this influx of criminal activity came other crimes ranging from violent to property crimes. The area soon became known as one of the main centers for criminal activity affecting the city and the surrounding neighborhoods; the net effect was that many established residents moved away from the area. In the void of owner occupied residences, rental property flourished and many locations deteriorated into a slum status.

The Oracle Area Revitalization area has one of the highest concentrations of prostitution activity for the entire city. The disproportionate representation of prostitution in this area transcends many other aspects of crime, including violent crime such as homicide, aggravated assault, and robbery. The area's violent crime rate has increased from 927 Part 1 crimes in 2012 to 1,977 Part 1 crimes in 2015.

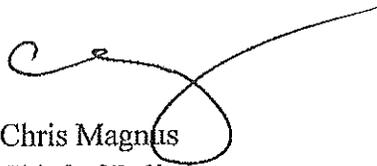
In the processes of establishing the needs and issues of the Oracle Area Revitalization Project, the Tucson Police Department will partner with the City of Tucson Housing and Community Development Department as well as the neighborhoods and community partners to identify and prioritize the crime and disorder issues which they believe will best serve the project area. The

Tucson Police Department is concerned with the current circumstances and the quality of life issues. To this end the Tucson Police Department will utilize specialized police resources such as the Community Response Team (CRT) housed at the Operations Division West Police Station, located less than one quarter of a mile from the northwest border of the Oracle Area Revitalization Project. The CRT Team is composed of seven officers and one supervisor; the officers in this squad are intimately familiar with the area and would thus be a strong resource for the overall effort to reinvigorate the area by impacting crime and disorder. At the same time the Community Resource Officer at Operations Division West would coordinate the neighborhood meetings that are necessary in order to build trust in an overall effort to coalesce the community to jointly bring about positive outcomes.

Lastly, in addition to regular patrols, the Tucson Police Department would utilize two specialty officers (Zebra Officers) with clear goals and objectives of building even stronger community ties with neighborhood partners such as Balboa Heights and Miracle Manor through monthly and bi-monthly meetings.

I wish you luck in the grant application process and look forward to working together to revitalize this historic area of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Magnus", with a large, sweeping flourish extending to the right.

Chris Magnus
Chief of Police

CM:RB:kr



1901 North Stone Avenue
Tucson, AZ 85705
(520) 623-5843

Jay Slauter, Executive Director

Alternative Education Centers:

North Campus
ACE Charter High School
1929 North Stone Avenue
Tucson, AZ 85705
(520) 628-8316

South Campus
YouthWorks Charter High School
1915 East 36th Street
Tucson, AZ 85713
(520) 495-4113

February 4, 2016

Sally Stang, Director
Housing and Community Development Department
City of Tucson
310 Commerce Park Loop
Tucson, AZ 85745

Re: FY2016 Choice Neighborhood Grant Application

Dear Ms. Stang:

Tucson Youth Development fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning funds. We are excited to be part of the development of a comprehensive transformation plan for the Tucson Choice Neighborhood Oracle Revitalization Project area. We are committed to participating on the People Transformation Team for the duration of the two year grant period.

Tucson Youth Development is a non-profit community-based organization located in the heart of the Oracle Area Revitalization Project area. We provide education and employability services for youth and young adults in Pima County. Through a network of business and inter-agency collaborations we serve as a pathway for young people to succeed in the workforce. Our services include alternative secondary and basic education, job development, direct job placement, internships, academic and vocational assessment, career counseling and mentoring, and we recently launched a special initiative in partnership with United Way of Tucson and Southern Arizona focused on re-engagement of unemployed, out-of-school youth aged 16 to 24. We are well aware of the concentration of this population in the neighborhoods surrounding TYD, and we are committed to being a strong and trusted partner and resource to these communities.

We look forward to working with you on this exciting opportunity for the Oracle area.

Sincerely,

Jay Slauter
Executive Director



Pima County Community College District

Downtown Campus

1255 North Stone Avenue
Tucson, Arizona 85709-3000
www.pima.edu

February 4, 2016

Sally Stang, Director
Housing and Community Development Department
City of Tucson
310 Commerce Park Loop
Tucson, AZ 85745

Re: FY2016 Choice Neighborhood Grant Application

Dear Ms. Stang:

Pima Community College Downtown Campus fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning funds. As the anchor institution for this neighborhood, we are excited to be part of the development of a comprehensive transformation plan for the Tucson Choice Neighborhood Oracle Revitalization Project area. We are committed to participating on the People Transformation Team for the duration of the two year grant period.

Pima Community College Downtown Campus serves approximately 15,000 students annually. The campus is located within the Oracle Revitalization Project area and many of our current programs and initiatives align with Choice Neighborhoods' second core goal: "Improve educational outcomes and intergenerational mobility for youth and supports delivered directly to youth and their families." In this way, Downtown Campus is well suited to be a part of the transformation plan to help provide effective education, access to services, and exposure to workforce and industry trends that will help improve employment opportunities for area residents.

- During fall 2015, as part of a TAACCCT grant, the TAACCCT program and our Welding Department partnered with CAID Industries to offer job shadowing for our students. Since then, three Welding students have been hired by CAID. On February 10, an additional six Welding students will begin a five-week training program at CAID to gain industry experience. In addition to Welding, the TAACCCT team is working to enhance our Computer-Aided Design (CAD) and advanced manufacturing programs.
- In 2015 the Downtown Campus Computer-Aided Design (CAD) program worked on two service learning projects: Our *CAD 155 Residential Computer-Aided Design* class helped design and produce construction documents for a new home in nearby Barrio Hollywood. The property owners are thrilled with their home plans and will be constructing soon. Over summer 2015, CAD Faculty led an independent study class of four students and twelve other volunteers from the Revit Club in creating a 3D Revit model of the Tucson Community Center Landscape located in downtown Tucson. This landscape is now on the National Register of Historic Places and is the only civic project in Arizona designed by Garrett Eckbo, a renowned American Landscape Architect. This project was a collaboration between Pima Community College, the University of

Arizona's College of Architecture, Planning, and Landscape Architecture (CAPLA), and the City of Tucson Manager's Office. This model will be a resource for the restoration and maintenance of this important community space.

- The Downtown Campus' growing Translation & Interpretation Studies program serves our diverse bilingual community, providing students experience in Spanish-English/English-Spanish translation and interpretation in specialty areas such as health care and business.

In addition to relevant programs at the Downtown Campus, this project may provide the opportunity to collaborate across the College.

- PCC's El Rio Adult Learning Center is just west of the Oracle Revitalization Project area and there is great potential to connect area residents with its existing Adult Education and Career classes and services.
- A new Small Business Development Center (SBDC) housed at PCC will provide one-on-one counseling and workshops to local entrepreneurs and small business owners. This will be one of only ten centers in the AZSBDC network. Last year, AZSBDC served over 3,000 small business owners and entrepreneurs to help start 319 new businesses.
- PCC is also researching nationally recognized Integrated Basic Education and Skill Training (IBEST) programs where credit classes integrate content knowledge with basic academic skills and provide support services to help students transition into the workforce. These programs may also be financial aid eligible.
- The Health Profession Opportunities Grant (HPOG) from the US Department of Health and Human Services trains low-income students for careers in high-demand healthcare fields, providing academic, skill development, and career services throughout the program.
- PCC is a growing community leader in energy and water conservation. The Downtown Campus won the 2015 Campus Conservation Nationals for energy and water conservation and recently had solar covered parking installed. Community partners that can support PCC in these efforts include the U.S. Green Building Council - Arizona Chapter (USGBC) Sonoran Branch and Architecture 2030. A new USGBC initiative called ADVANCE can support any neighborhood and building rehabilitation efforts planned under this grant, especially to help low-income residents who are disproportionately impacted by high energy and water costs.

We are excited by the possibility of working with past, present, and future partners including the Oracle Business Alliance, U.S. Green Building Council, Tucson Historic Preservation Foundation (with whom we worked on an award winning Neon Sign Preservation Project in this neighborhood), additional PCC campuses, and the City of Tucson to effect positive change in the Oracle Revitalization Project area. In conclusion, Pima Community College Downtown Campus fully supports the efforts of the City of Tucson Housing and Community Development Department in its application for Choice Neighborhood Planning funds.

Sincerely,



Dr. David Doré
Campus President, Downtown & Northwest Campuses
Pima Community College

February 4, 2106

Sally Stang, Director
310 Commerce Park Loop
P.O. Box 27210
Tucson, AZ 85726-7210

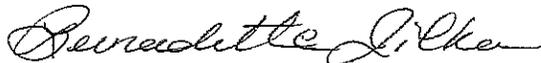
Reference Project Name:
City of Tucson Choice Neighborhoods Planning Grant Application
Tucson House Public Housing Oracle Area Revitalization Project (OARP)

Dear Ms. Stang,

Coronado Heights Neighborhood became active as a neighborhood association along with the planning of OARP. Since then we have done various projects such as; attempts to beautify the neighborhood with the planting of native trees, developing a "Kids Corridor" project to encourage children and families to feel safe when walking and biking in the neighborhood, organizing soccer teams for the youth in the neighborhood, painting murals, identifying our neighborhood boundaries with signs, organizing neighborhood parties so neighbors get to know each other, and installing Tucson's first "Little Library".

Since the economic downturn, it has been challenging to keep up the projects in the neighborhood. There are many older homes that could use a bucket of paint and empty lots that need activity. There are still dreams of building a park, developing a community garden, continuing art, planting more trees, along with upkeep of past projects. The most important aspect of neighborhood projects is getting neighbors together, working on projects together, creating an environment for people to feel vested in the community. We hope to have that opportunity.

Bernadette Jilka



Advocate of Coronado Hts. Neighborhood
2944 N. Castro Ave.
Tucson, AZ 85705



February 1, 2016

Sally Stang, Director
City of Tucson Department of Housing and Community Development
310 North Commerce Park Loop
Tucson, Arizona 85726

RE: Letter of Commitment/Choice Neighborhoods

Dear Ms. Stang:

PSE Archery is pleased to provide this letter of support for the Choice Neighborhoods Planning and Implementation Grant being proposed by the City of Tucson on behalf of the Oracle Area Revitalization Project.

Our company manufactures archery equipment and employs over 200 people, many of whom reside in the vicinity of North Oracle Road. We have struggled getting applicants and we have jobs available that are going unfulfilled. Having a stable workforce and access to qualified new job candidates is in our company's best interests. We have an established partnership with the Pima County One-Stop to recruit, screen and train new employees. We would welcome the opportunity to sit down with the business expansion team to explore how our company can stay and grow in this target area.

We also recognize the importance of revitalization of the surrounding neighborhoods and are willing to participate, to the extent feasible, in the planning process and related community development efforts.

Thank you for including the perspectives of local businesses in this important effort!

Sincerely,

A handwritten signature in black ink, appearing to read "Bret Simon", is written over a horizontal line.

Bret Simon
Vice President of Operations
PSE Archery



**TUCSON
HISTORIC
PRESERVATION
FOUNDATION**

Demion Clinco
Executive Director

Board of Directors

Suzy Gershman
President

Michael Fassett, MD
Vice President

Jennifer Levstik
Secretary

Kegan Tom
Treasurer

Amelia Lavery

Darren Clark

Diane Dittmore

Julie Hecker

Adelaide Kimble

Amanda Paul

William R. Ward II

Andie Zelnio

February 5, 2016

Sally Stang
Lead Applicant for City Of Tucson HUD Choice Neighborhood Grant
Housing and Community Development Department, City of Tucson
310 North Commerce Park Loop
PO Box 27210
Tucson, Arizona 85726-7210

Re: Support for City of Tucson Choice Neighborhood Grant – Tucson House and Oracle Neighborhoods.

On behalf of the Tucson Historic Preservation Foundation board of directors, over 5000 thousands members and community supporters throughout southern Arizona and preservation partners throughout Arizona, we are thrilled to support this HUD Choice Neighborhood Grant. Since 2008 the Foundation has worked closely with the City of Tucson in the proposed Choice Neighborhood planning area to help develop goals, leverage resources and build partnerships to improve this important yet highly disinvested part of our community. The City of Tucson has done an outstanding job in working with the community to shine a light on this area and has achieved some initial success with limited capital investment.

As a community partner the Tucson Historic Preservation Foundation has supported the National Register of Historic Places Historic District Nomination (currently in final review by the State Historic Preservation Office). This proposed historic district is focused on commercial buildings that will create historic tax credit opportunities and new investment. The Foundation has been instrumental in the restoration of historic neon signs that contribute to the area's sense of place and their reinstallation along the corridor. This project has created a boost in area morale and has helped change community perceptions. The Foundation has also worked on numerous privately owned and funded projects in tandem with the City of Tucson to support thoughtful redevelopment that benefits the surrounding neighborhoods with support services and jobs. Our organizational investment into this area has totaled more than 350K over the last eight years.

The Tucson Historic Preservation Foundation reaffirms that we support the goals that were developed by the area's residents and other stakeholders during the Oracle Area Revitalization Plan undertaken by the City in 2007 -2010, and we pledge to continue to leverage resources and provide technical expertise and advice during the planning process, including community engagement, reviews and charrettes. We are committed to remaining a partner with the City of Tucson as part of the Choice Neighborhood Grant, and we are incredibly hopeful that HUD sees the importance of this opportunity for community partners to transform the Oracle area.

Demion Clinco
Executive Director
Tucson Historic Preservation Foundation

February 2, 2016

Sally Stang, Director
City of Tucson, Department of Housing and Community Development
310 Commerce Park Loop
P.O. Box 27210
Tucson, AZ 85726-7210

Reference Project Name:

City of Tucson Choice Neighborhoods Planning Grant Application
Tucson House Public Housing Oracle Area Revitalization Project (OARP)

Dear Ms. Stang,

Thank you for the opportunity to express our support of the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning funds. We are excited to be part of the development of a transformation plan for the Tucson Choice Neighborhood Oracle Revitalization Project area, and we are committed to participating on the ***Neighborhood Transformation Team*** for the duration of the two-year grant period.

There are seven (7) registered neighborhood associations and the Resident Council for the Tucson House (part of Barrio Blue Moon) who collectively represent the residents in the transformation area. Many of the neighborhoods participated in the City led Oracle Area Revitalization Project (OARP) that provided the foundation for this effort:

Balboa Heights Neighborhood – Located in the center of the transformation area, representatives from Balboa Heights served on the OARP Steering Committee. Jane Baker, President has strong ties with the Tucson Police Department, and her leadership of the TOPS Citizen group (established in 2004) was the effort out of which in the area OARP plan grew. Past advocacy from Balboa has centered on decreasing crime, increasing activities for young people, and establishing the *Marty Birdman* neighborhood pocket park.

Barrio Blue Moon Neighborhood – Barrio Blue Moon lies in the southwestern corner of the transformation area. Representative businesses /residents from Blue Moon also served on the OARP Steering Committee. Some current Barrio Blue Moon amenities include the *Tucson House*, the *Blue Moon Community Garden*, *Esquer Park*, and a seasonal influx of business activity during Tucson's internationally renowned *Gem and Mineral show* comes.

Coronado Heights Neighborhood- Making up the northeastern portion of the transformation area, Coronado Heights is the newest organized neighborhood in the area. Representatives served on the OARP Steering Committee, and have stayed active in the area by creating and funding a youth soccer team, and establishing other youth driven projects.

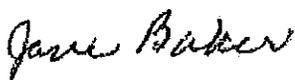
Miracle Manor Neighborhood – A large area in the northwest section of the target area, Miracle Manor also had participants on the OARP Steering Committee. Recent advocacy from neighborhood representatives have resulted in major park improvements to *Jacinto Park*, neighborhood watch teams, and improved relationship with *Nash Elementary* school located in Miracle Manor.

Ocotillo / Oracle Neighborhood – Primarily a commercial area, Ocotillo/Oracle representatives also had served on OARP Steering Committee prior to the Neighborhood association becoming inactive. Businesses in the area maintain a positive presence with resources such as the *Beau Brummel African American Social Club*, and *Pima Community College* in the neighborhood. *See separate letter from Pima Community College*

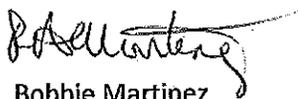
Old Pascua Village / San Ignacio – Old Pascua Yaqui Village is located in the transformation area, and several members of the village participated in the original OARP Citizen Steering Committee. While not on tribal land, Old Pascua is the original settlement for Pascua Yaqui tribal members, starting in the early 1900s. Most registered tribal members now live in New Pascua on the City's southwest side, but about 500 members remain in the Old Pascua area - *See separate letter from Pascua Yaqui Tribal Chairman*

Tucson House Resident Council – *Tucson House* is the public housing facility in the area with more than 400 units in the building. Several residents of the Tucson House served on the original OARP Citizen Steering Committee, and residents make up a significant portion of the population in the transformation area. The Tucson House is located in Barrio Blue Moon neighborhood.

Over the years, representatives from each one of these groups have been participants in a wide range of projects and activities to improve community conditions, and the signatures below represent their ongoing willingness to continue engagement through this Choice Neighborhoods opportunity.



Jane Baker
Balboa Heights Neighborhood President



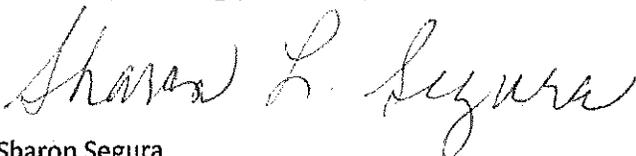
Bobbie Martinez
Barrio Blue Moon Neighborhood Resident



Bernadette Jilka
Coronado Heights Resident



Henry Johnson
Miracle Manor Neighborhood Association Vice President



Sharon Segura
Tucson House Resident Council President



February 8, 2016

Sally Stang, Director
Housing and Community Development Department
City of Tucson
310 Commerce Park Loop
Tucson, AZ 85745

Re: FY2016 Choice Neighborhood Grant Application

Dear Ms. Stang:

The Planning Center, and I personally as one of the firm's three Principals, fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning funds. We are excited to be part of the development of a comprehensive transformation plan for the **Tucson Choice Neighborhood Oracle Initiative (OCNI)**. We are committed to participating as Planning Coordinator for the duration of the planning grant process.

The Planning Center (TPC), a SBE and DBE certified Tucson-owned and women-owner planning and design firm is honored to partner with Poster Frost Mirto, in a joint partnership to serve as **Project Coordinator** for OCNI. Our firm is committed to work closely with the City of Tucson, its various departments, our research partner Arizona State University (ASU), the Tucson House Council, the Pascua Yaqui Tribe, area neighborhood associations, the project's anchor institution, Pima Community College, the Housing, People and Neighborhood Transformation Teams, preservationists, businesses, developers, investors and other key stakeholders in the preparation of a Choice Neighborhoods transformation plan.

As the designated TPC Principal-in-Charge/Project Manager for this project, I bring 26 years of experience in regional, community and neighborhood planning, community engagement, redevelopment and revitalization. As a Principal Planner in my former post at the North Central Florida Regional Planning Council (NCFRPC) during the 1990s, I prepared the comprehensive plans, housing assessments, redevelopment plans, revitalization strategies, zoning codes, and conducted community engagement programs for communities in the North Central Florida region, including 11 counties and 25 municipalities. At that post, I worked closely with the NCFRPC's partners the region's residents and community, and the University of Florida Shimberg Center for Affordable Housing, to ensure the provision of affordable housing throughout the region.

Since the time I joined The Planning Center team in 2000, I have worked in numerous comprehensive, general, area, neighborhood and area plans and redevelopment revitalization efforts in our region. A Masters in Urban and Regional planning, coursework in architecture and urban design, a bachelors in anthropology, fluency in both English and Spanish, keen appreciation of different cultural points of views, previous work on grassroots development in Latin America (10 years), and personal experience as someone who grew up in public housing in Latin America inform my work ethics and resident/community-centered engagement approach. Knowledge of the regulatory, political and socio-demographic issues affecting the OCNI area and understanding of local players and political climate allow for the formulation of an effective grassroots, resident and community empowering housing, people, and neighborhood approach.

Sally Stang, Director

February 7, 2016

Page 2

The main driver of our success at TPC is that we genuinely care about our community. TPC takes pride in the application of its Comprehensive, Systematic, and Inclusive (CSI) trademark approach to planning and design. A fifteen year partnership with the Pascua Yaqui Tribe and our recent work with the Old Pascua Tribally Recognized Community of San Ignacio Yaqui Neighborhood located in the OCNI area, informs our firm's understanding of the complex issues impacting the residents and community members and the existing barriers standing in the way of implementing previous efforts. Our firm's brings together people with seemingly opposing views through listening, analyzing, educating, empowering, engaging, and building strategic public/private partnerships. TPC's award winning design charrettes and community engagement/consensus building strategies have successfully assisted many communities in the Southwest and have been the recipient of local, state and national awards.

TPC and our partners PFM have collaborated often in the past. Most recently our firms worked together with the City of Tucson (City) in the preparation of the Tucson Modern Streetcar Land Use and Development Implementation Plan (Plan). The Plan assessed and evaluated properties within a quarter mile area of the modern streetcar alignment for transit-oriented development by addressing barriers, gaps, and needed refinements in the current City land use plans, zoning maps, and development and design standards. The study included socio-economic and demographic analysis, historic preservation and housing assessment, physical and regulatory opportunities and constraints analysis, as well as identification of key stakeholders and formation of strategic partnerships. With the assistance of Poster Frost Mirto, The Planning Center coordinated and facilitated a week-long design charrette among groups with diverse perspectives and needs. The design charrette provided opportunity for one-on-one interviews, small group strategy sessions, open houses and a variety of other public engagement strategies. The resulting input was woven into the preparation of a unified vision for the corridor. The vision was embraced unanimously by all constituents.

In addition, TPC have worked in a variety of projects in the selected planning area. The OCNI area includes one of the oldest Pascua Yaqui neighborhoods in Arizona, dating to 1905. The Planning Center worked successfully with the Pascua Yaqui Tribe on this neighborhood as part of the Tribe's Statewide Land Use Plan. In addition, The Planning Center prepared the Pascua Yaqui Tribe General Plan, the Zoning Code and Development Guidelines and has worked with the Tribe since 2000 on a variety of land projects. Our firm worked previously with stakeholders and low-income housing projects in the selected area and understands the myriad issues ranging from lack of sidewalks, lack of access and mobility, crime statistics, old and deteriorated mobile home parks that deter investors, lack of access to healthy food and exercise, jobs and resources and high index of deteriorated, dilapidated and structurally.

The Planning Center has prepared numerous area and neighborhood plans throughout the City, including the Historic Barrio Anita neighborhood revitalization plan.

Working for the Choice Neighborhoods program will allow our team to continue to support locally driven strategies to address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Our team will be instrumental to the partnership in identifying and replacing distressed public and assisted housing with high-quality mixed-income integrated housing that is well-managed and responsive to the needs of the surrounding neighborhood. We can assist to improve educational outcomes and intergenerational mobility for youth with services and support delivered directly to youth and their families such as trails, parks, neighborhood center programs, community gardens, art studio space and activities prioritized by the residents and community during the resident and community engagement process. Working together with our partners, we can identify the conditions necessary for public and private reinvestment in our distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

Sally Stang, Director

February 7, 2016

Page 3

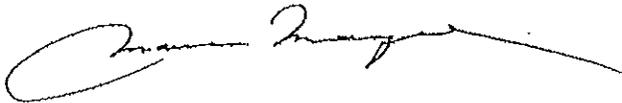
To achieve these core goals, we will work with our Housing, People and Neighborhood partners and our community in the development of a comprehensive neighborhood revitalization strategy, or Transformation Plan for OCNI area. This Transformation Plan will become the guiding document for the revitalization of the public and/or assisted housing units, while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families.

To successfully implement the OCNI transformation plan, our team will work with public and private agencies, organizations (including philanthropic organizations), and individuals to gather and leverage resources needed to support the financial sustainability of the plan. These efforts should build community support for and involvement in the development of the plan as it happened in previous projects such as the Tucson Modern Streetcar.

Our communities have undergone substantial comprehensive local planning via the Tucson General Plan, existing neighborhood plans, the Development Incentive District Overlay (DID) and numerous other local efforts. The OCNI will stitch together all these previous efforts and result in an implementable unifying tool that will allow our community to apply to the Implementation Grants to conduct redevelopment efforts.

We are excited about the opportunity to work together in partnership with the City of Tucson, PFM and the entire OCNI Transformation Team in bringing together neighborhood associations, affordable housing residents, elected and appointed officials, investors, and other key stakeholders to transform our community and become a model Choice Neighborhood community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maria Masque', with a long horizontal flourish extending to the right.

Maria Masque
Principal Community & Regional Planning
The Planning Center



PIMA COUNTY
COMMUNITY SERVICES

February 1, 2016

Sally Stang, Director
City of Tucson Department of Housing and Community Development
310 North Commerce Park Loop
Tucson, AZ 85726

Re: Choice Neighborhoods

Dear Ms. Stang:

Thank you for discussing your Choice Neighborhoods application with Pima County Community Services, Employment and Training (CSET) Department. CSET welcomes the opportunity to work with you and other partners in addressing the workforce needs of the Oracle Area Revitalization Project (OARP). The grant also complements the goals outlined in "Chapter 5.4 Workforce Training/Education" of Pima County's ten year *Pima Prospers Plan*.

CSET looks forward to working with the OARP People Transformation Team and sharing activities that we and others have developed as we work towards finding creative solutions to help transform the Oracle Area.

If the grant is funded, CSET will work with you to prepare an agreement for the County Board of Supervisors that will address several elements of the "People" goal in the application.

This agreement will:

- Discuss roles and expectations of CSET as a potential member of the People Transformation Team;
- Strategize on CSET's role, as the local administrator of America's Job Centers (AJC), in linking employment opportunities to the residents of the OARP Area through the Workforce Investment and Opportunities Act and other funding streams;
- Review the use of CSET's Business Services team in the area to conduct outreach to manufacturing and other companies in and near the OARP target area;
- Develop employer-based talent development programs, including on-the-job training contracts, mentoring programs, apprenticeships, new employee recruitment and onboarding-training programs;



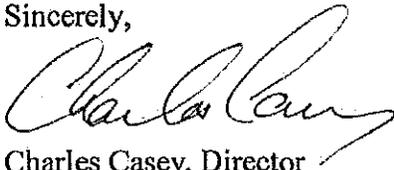
Community Services, Employment and Training

2797 E. Ajo Way, Tucson, Arizona 85713 • Phone: 520-724-7700 • Fax: 520-724-2799

- Identify career pathway for OARP residents, and use CSET's 300 approved local programs (many of them through Pima Community College) to help residents get started on decent-paying careers;
- Review model initiatives, such as the Southern Arizona Manufacturing Program, that allow employers to articulate specific training needs to educators so that job-seekers can more easily find the right career path;
- Link residents to Pima Community College's model Health Profession Opportunity Grant, under which CSET's, as a subrecipient, conducts outreach, recruitment and screening of low-income adults to be trained to work in health care occupations in career pathways;
- Review referrals methods to CSET subcontractors in or near the target areas who have charter schools that specialize in reconnecting disconnected youth, including homeless youth.
- Identify activities from the County's new Ending Poverty Now initiative that can be used in the area.

We look forward to working with the other partners to integrate workforce development programs and resources into the Choice Neighborhoods revitalization strategy for the Oracle Area.

Sincerely,



Charles Casey, Director
Community Services, Employment and Training Department



Community Services, Employment and Training
2797 E. Ajo Way, Tucson, Arizona 85713 • Phone: 520-724-7700 • Fax: 520-724-2799



ARCHITECTURE
PLANNING
PRESERVATION

February 8, 2016

Sally Stang, Director
Housing and Community Development Department
City of Tucson
310 Commerce Park Loop
Tucson, AZ 85745

Re: FY2016 Choice Neighborhood Grant Application, Oracle Choice Neighborhood Initiative, Tucson AZ

Dear Ms. Stang:

Poster Frost Mirto is an SBE certified Tucson-owned architecture and planning firm specializing in place-based planning and design, affordable housing, community planning and development, and historic preservation. We are honored to partner with the The Planning Center, the City of Tucson, United Way, Tucson House, the Pascua Yaqui Tribe, preservationists, area neighborhood associations and businesses, and other key stakeholders in the preparation of a Choice Neighborhoods Transformation Plan.

Poster Frost Mirto is a full service architectural and planning office with 6 registered Architects, 1 Certified Planner, and 4 LEED Accredited Professionals. The three principals are **Corky Poster**, **Marc Frost**, and **Jon Mirto** - all Registered Architects, **Poster** since 1976, **Frost** since 1980, and **Mirto** since 1995. I am a Certified Planner (AICP). I am also a Distinguished Professor in Architecture (*Emeritus*) at the University of Arizona. Mr. Frost is the former President of the local chapter of the Construction Specifications Institute and is a LEED Accredited Professional. Mr. Mirto is also a Registered Architect in New Mexico.

The focus of our work is:

- **Social Housing**, designed and built/remodeled more than 3900 units of affordable housing, public housing or housing for the homeless and developed a dozen strategic housing plans. We have completed five LIHTC projects, five HUD 202/8 senior projects, one HUD 811/8 housing for the disabled, two VA projects, and four HUD HOPE VI projects. Two of our housing projects are projects are LEED Platinum, one LEED Gold, one LEED Silver, and one Net-Zero.
- **Urban Design**, including the *Downtown Links Urban Overlay District/IIID of Tucson UDC*, *Streetcar Land Use and Implementation Plan*, *Historic Warehouse Arts District Master Plan*, the *Downtown Links Land Use & Urban Design Plan*, and *Barrio Santa Rosa Community Development Plan*.
- **Community Planning**, with work on dozens of Neighborhood Plans, Area Plans, Community Development Plans, Strategic Plan, land use and transportation planning, disposition of closed school sites, Green remodeling, healthy homes Guides, and many large site master plans. Two HUD-COPC grants.
- **Historic Preservation**, individual projects and master plans with University of Arizona Old Main, Tucson Historic Train Depot, Historic Fort Lowell Park (& Master Plan), Stone Avenue Temple, Canoa Ranch (& Master Plan), Steam Pump Ranch (& Master Plan), Steinfeld Warehouse, Roy Place Building, MacArthur Building, Tucson High School gymnasium, the Santa Cruz County Courthouse, and Dunbar School as prominent examples.

We know the Oracle project area well and have the ability to bring together people with seemingly opposing views through listening, analyzing, educating, empowering, and building strategic public/private partnerships. As both a practitioner (architect, planner, and principal with Poster Frost Mirto), and a former academic (University of Arizona Distinguished Professor Emeritus and former director of the Drachman Institute), I bring 40 years of experience and a wealth of knowledge in affordable housing strategies, comprehensive community development planning, historic preservation issues and place-based urban design methods and strategies.

While Director of the Drachman Institute, I innovated the model of a Comprehensive Community Development Plan and prepared several plans for neighborhoods comparable to this Choice Neighborhoods area including: the *Comprehensive Community Development Plan for Greater Santa Rosa* (which led to a successful HOPE VI grant), the *South Park Community Development Plan* (which led to a successful HOPE VI grant), and the *Dunbar-Spring Comprehensive Community Development Plan*. Poster Frost Mirto is currently working on a comparable Community Development Plan for the City of South Tucson. I also directed two successful HUD-COPC grants for the University of Arizona Drachman Institute from 2003 - 2008

Poster Frost Mirto and The Planning Center have collaborated often in the past. Most recently they worked together in the preparation of the *Tucson Modern Streetcar Land Use and Development Implementation Plan* (Plan). The Plan assessed and evaluated properties within a quarter mile area of the modern streetcar alignment for transit-oriented development by addressing barriers, gaps, and needed refinements in the current City of Tucson (City) land use plans, zoning maps, and development and design standards. The study included socio-economic and demographic analysis, historic preservation and housing assessment, physical and regulatory opportunities and constraints analysis, as well as identification of key stakeholders and formation of strategic partnerships. Poster Frost Mirto and The Planning Center coordinated and facilitated a week-long design charrette among groups with diverse perspectives and needs. The design charrette provided opportunity for one-on-one interviews, small group strategy sessions, open houses and a variety of other public engagement strategies. The resulting input was woven into the preparation of a unified vision for the corridor. The vision was embraced unanimously by all constituents.

Poster Frost Mirto have worked in a variety of projects in the selected planning area. We have done several projects on the Tucson House. The planning area for the Choice Neighborhood includes one of the oldest Pascua Yaqui neighborhoods in Arizona, dating to 1905. Poster Frost Mirto has worked with the local San Ignacio Yaqui Council since 1974 on a variety of community development projects. We have worked previously with area neighborhoods, stakeholders and low-income housing projects in the selected area and understand the myriad issues ranging from lack of sidewalks, lack of access and mobility, crime statistics, old and deteriorated mobile home parks that deter investors, lack of access to healthy food and exercise, jobs and resources and high index of deteriorated, dilapidated and structurally unsound housing, warehouses and structures that could be revitalized to create a thriving neighborhood.

As a Planner and an Architect, I have won numerous awards including: the CDBG Diane LeVan Lifetime Achievement Award for Community Development (1997); the Distinguished Visiting Professor (Universidad de Panama) 1999; Honor Award, National Trust for Historic Preservation, 2002; Governors Award for Historic Preservation, 2004, 2011, 2013, 2014, 2015; Best Master Plan for 2004 (Arizona Planning Association); the Best Comprehensive/ General Plan for 1992 (Arizona Planning Association); National Association of Housing and Redevelopment Officials (NAHRO) Awards of Merit, 1994, 1996, 2000. I am the co-editor of the book, *"Service-Learning in Architecture and Planning,"* a project of the American Association for Higher Education (AAHE)—in collaboration with the Association of Collegiate Schools of Architecture (ACSA), Association of Collegiate Schools of Planning (ACSP), Campus Compact, and the US Department of Housing and Urban Development (HUD).

We are excited about the opportunity to work together in partnership with the City of Tucson and United Way in bringing together neighborhood associations, affordable housing residents, elected and appointed officials, investors, and other key stakeholders to transform our community and become a model Choice Neighborhood community.

Sincerely,



Corky Poster, Owner/Principal/Architect/Planner

Attachment 14

Staffing Plan

City of Tucson
AZ004-Att14-StaffingPlan.pdf

ATTACHMENT 14: Staffing Plan



Oracle Choice Neighborhood Initiative (OCNI) - Staffing Plan and Housing, People, Neighborhood Transformation Teams (Partners)

↔Residents↔ Community↔Investors ↔Businesses ↔



↔Institutions↔Neighborhoods↔ Service Providers↔



Oracle Choice Neighborhood Initiative (OCNI) - Staffing Plan and Housing, People, Neighborhood Transformation Teams (Partners)

Lead Applicant: City of Tucson Housing and Community Development Department

Project Coordinator: City of Tucson Housing and Community Development Department

Public Housing Assessment Team: WSM Architects and Sabino Community Development Resources

Planning Coordinators: The Planning Center and Poster-Frost-Mirto, Planners and Architects

Research Partner: Dr. Mary Ellen Brown, Arizona State University School of Social Work

Housing Transformation Team

Lead Agencies: City of Tucson

Housing Partners:

- Tucson House Resident Council
- La Frontera Low-Income Housing Tax Credit (LIHTC) Project
- Habitat for Humanity
- Southwest Key – Refugee Center

People Transformation Team

Lead Agencies: Arizona State University (ASU) School of Social Work

People Partners:

- Pima Community College (Anchor Institution)
- United Way of Tucson and Cradle to Career Partners
- Pima County One-Stop & Employer Partners (PSE Archery)
- Tucson Youth Development

Neighborhood Transformation Team

Lead Agency: City of Tucson Department of Planning and Development Services

Neighborhood Partners:

- Tucson House Resident Council
- Miracle Minor, Balboa Heights, Coronado Heights, and Barrio Blue Moon Neighborhood Associations
- City of Tucson Department of Transportation/Grant Road Steering Committee
- Pascua Yaqui Tribe
- Tucson Police Department
- Tucson Historic Preservation Foundation
- Ward 3 Council Office

Attachment 15
Planning Schedule

City of Tucson
AZ004-Att15-PlanningSchedule.pdf

Attachment 15: Planning Schedule

Task 2. Resident and Community Engagement (E.2 and E.3 in Exhibit E)		
Activity 1/Action 1	Choice Neighborhood Steering Committee Formation	Months 1-2
Activity 1/Action 2	Resident and Community Engagement Outreach Strategy Preparation	Months 1-3
Activity 1/Action 3	a) Resident and Community Engagement Meetings	Through the duration of project (24 Months)
	b) People, Neighborhood, Housing Transformation Team Engagement Training	Months 3-4
	c) People, Neighborhood Housing Resident and Community Engagement Meetings.	Months 5-6
Task 3. Data Collection, Analysis and Assessments (E.4 in Exhibit E)		
Activity 1/Action 1	a) Resident and Neighborhood Needs Assessments (Physical and Regulatory Opportunities and Constraints Analysis, GIS mapping, Assets Inventory, demographic, socio-economic analysis and housing assessments. b) Resident Surveys	Months 1-5
Activity 1/Action 2	Other Research Activities – a) Connectivity, Access, Parks, Recreation, and Open Space Opportunities and Constraints Analysis. b) Background and current conditions report preparation	Months 1-7
Task 4. Visioning and Decision-Making (E.5 in Exhibit E)		
Activity 1/Action 1	Visioning Workshop Series (6 half-day Visioning Workshops using Design Charrette format)	Months 8-10
Activity 1/Action 2	People, Neighborhood and Housing Transformation Teams Meetings	Through the duration of project (24 Months)
Activity 1/Action 3	Visioning report including vision, guiding principles, goals and actions	Month 11
Task 5. Partnerships – Team Structure (E6. In Exhibit E)		
Task 5.1	Planning Coordinator in-house coordination team meetings (2 hours per month)	Through the duration of project (24 Months)
Task 5.2	Core Planning Group Meetings (Every two weeks/2 hrs. meetings)	Through the duration of project (24 Months)
	Principal Investigator in-house coordination meetings.	Through the duration of project (24 Months)

Attachment 15: Planning Schedule

Task 6. “Doing While Planning” Approach (E.8 in Exhibit E)		
N/A	Approach Narrative - No activities or action associated with this task. The “Doing While Planning Approach will be applied throughout the duration of the planning process and community engagement process.	Through the duration of project (24 Months)
Task 7. Action Activity Process (E.8 in Exhibit E)		
Activity 1/Action 1	Concept Development and Testing Workshops	Months 13-14
Activity 1/Action 2	Strategy Team Meetings	Months 15-16
Activity 1/Action 3	Detailed analysis and selection of sites for Adaptive Reuse/Infill/Shovel Ready	Months 16-17
Activity 1/Action 4	Mixed-Use Program Alternatives (2 Alternatives)	Months 17-18
Activity 1/Action 5	Building Prototypes Modeling (Infill/Adaptive Reuse) for selected mixed-use alternative	Months 19-20
Activity 1/Action 6	Prototype Financial Pro-Formas- preliminary costs estimates based on selected concepts	Months 20-21
Activity 1/Action 7	Identify and describe public sector improvements (streetscapes, connectivity, access, parks, etc.) based on needs and gaps analysis	Months 20-21
Activity 1/Action 8	Prepare 3D digital schematic models (perspective) and final financial pro-forma	Months 20-21
Activity 2/Action 1	Final Mixed-Use Program – refined selected alternative	Months 21-22
Activity 2/Action 2	Code and Policy Change Requirements – Eliminate Barriers	Months 21-22
Activity 2/Action 3	Final 3D Digital Model and Representation – Refine schematics for Transformation Plan inclusion and marketing purposes	Months 21-22
Activity 2/Action 4	a) Preliminary Design and Estimates of Probable Costs: programming/schematics design level estimates for catalyst project	Months 23-24
	b) Programming/schematics design level estimates for connectivity plan	Months 22-24
Activity 3/Action 1	Preparation of final Transformation Plan	Months 20-24

Attachment 16

Budget

City of Tucson
AZ004-Att16-Budget.pdf



City of Tucson – Department of Housing and Community Development (HCD)
 February 2016 Choice Neighborhoods Planning Grant Application
 Oracle Choice Neighborhoods Initiative



Budget and Leveraging Form

Sources	CNI Grant	Match/Leverage		TOTAL
		Cash	Supporting	
CN Planning Grant	\$500,000			\$500,000
CN Action Items Grant	\$1,500,000			\$1,500,000
Local Partners				
COT/HCD CDBG for Action Items		\$585,036		\$585,036
COT/HCD Admin		\$11,000		\$11,000
TDOT Grant Rd.			\$16,000,000	\$16,000,000
COT/EI Jobs Incentives			\$286,228	\$286,228
La Frontera			\$7,400	\$7,400
Total Sources	\$2,000,000	\$596,036	\$16,293,628	\$18,889,664

Uses	CNI Grant	Match/Leverage		TOTAL
		Cash	Supporting	
Planning Coordination				
Lead Applicant Staff & Grant Admin	\$85,036	\$85,036		\$170,072
Planning Coordinator - The Planning Center/Poster Frost	\$289,964			\$289,964
Community Engagement & Capacity Building				
Student Stipends	\$17,500			\$17,500
Meeting materials		\$6,000		\$6,000
ASU - School of Social Work	\$107,500			\$107,500
Housing, Neighborhood, & People				
Tucson House EA		\$5,000		\$5,000
COT/EI - Broth Johns Jobs Incentive			\$286,228	\$286,228
Housing Market Study			\$7,400	\$7,400
Total Uses	\$500,000	\$96,036	\$286,228	\$889,664



City of Tucson – Department of Housing and Community Development (HCD)
February 2016 Choice Neighborhoods Planning Grant Application
Oracle Choice Neighborhoods Initiative



Budget and Leveraging Form Page 2

Action Items	CNI Grant	Match/Leverage		TOTAL
		Cash	Supporting	
CN Action Items	\$1,500,000			\$1,500,000
				\$0
Local Partners				\$0
CDBG Projects		\$500,000		\$500,000
Grant Rd			\$16,000,000	\$16,000,000
				\$0
				\$0
				\$0
Total Action Items	\$1,500,000	\$500,000	\$16,000,000	\$18,000,000

Total Uses	\$2,000,000	\$596,036	\$16,286,228	\$18,889,664
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Attachment 17

Documentation to Support Consistency with Other Planning Documents

City of Tucson
AZ004-Att17-Consistotherplans.pdf

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: The City of Tucson

Project Name: Tucson Choice Neighborhoods Oracle Area Revitalization Project

Location of the Project: The Oracle Area Revitalization Project, the 2.6 square mile area
with the following boundaries South/Speedway, North/Miracle Mile,
East/Stone, West/Fairview which includes the Tucson House.

Name of the Federal
Program to which the
applicant is applying: Choice Neighborhoods Planning Grant

Name of
Certifying Jurisdiction: The City of Tucson

Certifying Official
of the Jurisdiction
Name: Sally Stang

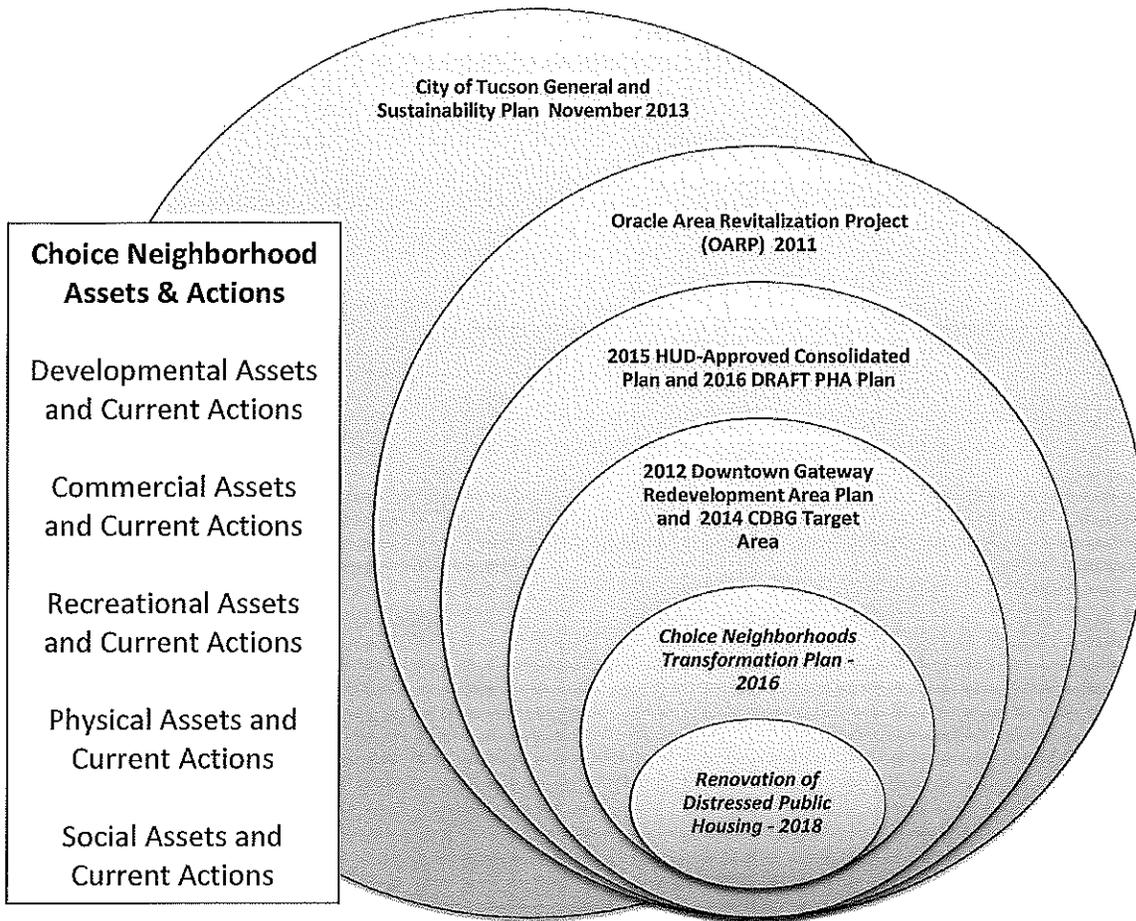
Title: Director, Housing & Community Development Department

Signature: 

Date: 02/05/2016

B	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements,</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p>Based on the needs as identified in the HUD Consolidated Plan (as attached), the agency continues to provide decent, safe, and affordable housing in Tucson and Pima County. In order to address the increasing community needs, the Agency has become more proactive in using all available resources to define and expand existing strategies:</p> <ul style="list-style-type: none"> • The City of Tucson is applying for a Choice Neighborhoods Planning and Action Grant through the U.S. Department of Housing and Urban Development. The grant is designed to address housing, people, and neighborhoods in an area designated by the applicant agency that includes a severely distressed public housing property. The planning activities will culminate in a transformation plan which may include the development of high functioning services, education, housing opportunities, transportation, job opportunities, or any additional needs of the neighborhood. The area to be addressed is the Oracle Revitalization Area which was previously identified in a City plan and endorsed by the Mayor and Council. The Tucson House, a 408 unit high rise for elderly and/or disabled public housing residents, is in the defined area which encompasses 2.6 square miles. The PHA completed a physical needs assessment of the building and it meets the definition of "severely distressed" due to the antiquated building systems. The intent is to plan for the transformation to address the aged building systems including HVAC, domestic water distribution, fire suppression, electrical, and other special building components. The PHA will also include energy conservation and finishes. During the planning and later transformation, the agency will continue to integrate the Tucson House residents and neighbors into collective processes and projects that will benefit all. • The PHA will begin the processes to initiate an energy performance contract for the entire portfolio of public housing building and units. Energy Performance Contracting (EPC) is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures. • An increased allocation of VASH vouchers has provided for more housing for homeless veterans in the community and the PHA continues to use HOME funds to allow for payment of security deposits to remove one of the barriers. • The PHA had created a Homeless Preference Program in the community to provide agency housing resources with supportive case management. Initially 20 Public Housing studios at Tucson House were provided along with _____ vouchers for two agencies to use. The program is currently expanding to include an additional 15 Public Housing studios at Tucson House, 15 Public Housing units in two family developments and _____ additional vouchers through an RFP process. • Changes have been made to the payment standards in the Housing Choice Voucher program. An additional higher payment standard was developed to allow more choice for families who wish to reside in areas of town with higher incomes and rents. • The agency is continuing a commitment to provide Project Based Vouchers for successful multi-finance affordable housing development projects throughout the community. Rally Point is a homeless veteran project for those who do not qualify for the VASH program. • (Other PJBV projects upcoming) • The Agency has been invited to engage with the Drachman Institute through the University of Arizona to identify housing gaps in the community. A survey has recently been completed and the intent is to create multidisciplinary focus groups to identify solutions.

Attachment 18: Alignment with Existing Efforts



Assessment –Establish a Unified Vision Based on Previously Identified Revitalization Priorities

Data Collection and Analysis

Planning - Housing, People and Neighborhoods

Neighborhood Assets and Actions

Identify Gaps and Barriers

Define Desired Outcomes and Corresponding Metrics

Choice Neighborhoods Strategies and Modeling

Establish Criteria or Method for Selecting Priorities

Action - List Existing Actions and Shovel Ready Projects

Attachment 18: Alignment with Existing Efforts

Unified Vision - Coordinated Transformation Plan <i>Building and Strengthening Community Capacity for Implementation</i>		
		
Housing	People	Neighborhoods
Goals	Goals	Goals
Strategies	Strategies	Strategies
Choice Neighborhoods Objectives and Corresponding Metrics	Choice Neighborhoods Objectives and Corresponding Metrics	Choice Neighborhoods Objectives and Corresponding Metrics
<ul style="list-style-type: none"> • Energy Efficient • Sustainable • Accessible • Healthy • Free from Discrimination 	<ul style="list-style-type: none"> • Effective Education • Employment Opportunities • Quality Health Care • Housing Location, Quality and Affordability 	<ul style="list-style-type: none"> • Private and Public Investment in the Neighborhood • Amenities • Effective Public Schools • Safety
Assets- Models	Assets- Models	Assets Models
Resources	Resources	Resources
Place Based Priorities	Place Based Priorities	Place Based Priorities
Actions	Actions	Actions
Schedule	Schedule	Schedule
“Doing”	“Doing”	“Doing”

Attachment 18
Alignment with Existing Efforts

City of Tucson
AZ004-Att18-AlignmentExisting.pdf



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

February 4, 2016

Ms. Sally Stang, Director
Housing and Community Development Department
City of Tucson
310 Commerce Park Loop
Tucson, AZ 85745

**Re: Choice Neighborhood Oracle Revitalization Transformation Plan;
Confirmation of Location in Redevelopment Area**

Dear Ms. Stang:

This letter is to confirm that the area proposed for the referenced Choice Neighborhood Grant is largely within the Downtown Gateway Redevelopment Area for which the City of Tucson Mayor and Council passed a resolution on April 12, 2013 (Resolution #21875). This Redevelopment Area establishes mechanisms to create significant economic development activity as a catalyst for other development with a focus on underutilized and vacant property. Specifically, the redevelopment area allows the City to activate the Government Property Lease Excise Tax (GPLET) program. Recently a developer has taken advantage of the GPLET program to construct a new restaurant within the proposed planning area, and we believe this economic development tool and other tools that may be developed in coming years will contribute to the area's ongoing revitalization.

Other districts that intersect with the proposed area and provide economic incentives include the Infill Incentive District, the Global Economic Development District, and the Downtown Financial Incentive District. Also the Primary Job Incentive and Site Specific Sale Incentive can be utilized by qualifying projects in this area.

We are excited about the opportunities a Choice Neighborhood grant would afford the City to work with the community in transforming this area, building on initial planning undertaken as part of the City's Oracle Area Revitalization Project.

Cordially,

Nicole Ewing Gavin
Interim Director
Planning and Development Services Department

Planning & Development Services Department (PDSD) - 201 North Stone Avenue
P.O. Box 27210 - Tucson, AZ 85726-7210
Telephone: (520) 791-5550 - Fax: (520) 791-5852
Website: www.tucsonaz.gov/pdsd

City of Tucson Plans	Attachment 18 Choice Neighborhoods Categories and Corresponding Existing Plans for Integrated Planning Approach 1 of 2						
	Housing	Neighborhoods	Public Safety	Education	Employment	Public Health	
<p>2013 Voter-approved General & Sustainability Plan</p>	<p>Eleven policies in the Housing Element addressing housing location, conditions, costs, relationship with support services and public-private investment in mixed-affordability.</p>	<p>Neighborhood as 'Foundation'</p> <p>Seven policies in the Public Infrastructure, Facilities and Cost of Development Element; and seven policies in the Redevelopment and Revitalization Element</p>	<p>Nine policies in the Public Safety Element that address support from police and fire, property maintenance, social networks, education, crime prevention, removal of hazards, emergency services and defensible space.</p>	<p>Seven policies in the Education Element addressing including working with schools, cross-cultural understanding, life-long learning, partnerships with businesses and civic education.</p>	<p>Seven policies in Jobs and Workforce Development Element; nine policies in the Business Climate Element; ten policies in the Tourism & Quality of Life Element</p>	<p>Eight policies in the Public Health Element; and four policies in the Urban Agricultural Element pertaining to food security, zoning, barriers, and collaboration in community gardening.</p>	
<p>2011 Oracle Area Revitalization Project (OARP) Report</p>	<p>Housing – Three goals and seven actions</p>	<p>Historic Preservation – Two goals and eight actions</p> <p>Transportation and Circulation – Seven goals and nine actions</p> <p>Land Use and Urban Design – five goals and seven actions</p>			<p>Economic Development – five goals and seven actions</p>		
<p>2015 5-year Consolidated Plan</p>	<p>5-year goals for mixed affordable housing and addressing homelessness</p>	<p>5-year goals for public facilities and infrastructure</p>	<p>5-year goals for demolition of unsafe/vacant structures; lead based paint removal and housing rehab</p>	<p>5-year goals for human/public services and employment supports</p>	<p>5-year goals for human services, employment supports and job creation</p>	<p>5-year goals for demolition of unsafe/vacant structures and lead based paint removal and housing rehab</p>	

City of Tucson Plans	Attachment 18 Choice Neighborhoods Categories and Corresponding Existing Plans for Integrated Planning Approach 2 of 2						
	Housing	Neighborhoods	Public Safety	Education	Employment	Public Health	
2016 5-year PHA Plan	5-year goals for housing and addressing homelessness	5-year goals for assisted housing and property capital improvement investments		Ross/DDA programs	Section 3 outreach and employment plans and initiatives	Site-based and supportive services; LEED buildings	
2012 Downtown Gateway Redevelopment Area	Jobs/Housing Balance	Infill Incentives	Redevelopment of Vacant Property	New Job and Career Opportunities	Incentives for Business Development and Expansion	Brownfield Grants	
2014 CDBG Target Area and 2012 Poverty and Urban Stress Report	Benchmarks for discussing desired outcomes and investment in neighborhood assets	Benchmarks for discussing desired outcomes and investment in neighborhood assets	Benchmarks for discussing desired outcomes and investment in neighborhood assets	Benchmarks for discussing desired outcomes and investment in neighborhood assets	Benchmarks for discussing desired outcomes and investment in neighborhood assets	Benchmarks for discussing desired outcomes and investment in neighborhood assets	

Attachment 19

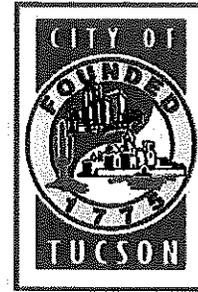
Evidence of Local Government Support

City of Tucson

AZ004-Att19-EvidenceofLocalGvmntSupprt.pdf

February 3, 2016

The Honorable Julian Castro
Secretary
U.S. Department of Housing & Urban Development
451 7th Street SW
Washington, DC 20410



Dear Secretary Castro:

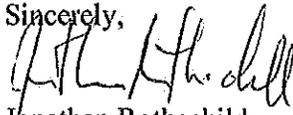
We are writing to express our support and commitment to the City of Tucson's Choice Neighborhood Planning Grant application related to the Tucson House Public Housing and Oracle Area Revitalization Project. We believe that this project is an ideal fit for the Choice Neighborhood Program. A comprehensive physical needs assessment completed in January 2016 reveals that the Tucson Housing is severely distressed and that the estimated cost for the capital needs of the building is in excess of \$55.5 million. Despite the high cost of renovation further analysis reveals that it is unlikely that either a single new facility or multiple smaller facilities could be constructed for this amount to replace the existing 408 units. Our Capital Fund and other funding opportunities are grossly inadequate to complete the critical repairs.

The City of Tucson's application incorporates the Oracle Area Revitalization Project (OARP) which represents the 2.6 square miles surrounding the Tucson House. In 2007 the City of Tucson initiated a grassroots effort to develop a plan to restore and revitalize Oracle Area which was once the Northern Gateway to Tucson's downtown; this plan was completed and endorsed in 2011 by the City of Tucson Mayor and Council. Although several goals and activities of the OARP have been achieved in its first five years, the resources of a Choice Neighborhoods Planning and Action Grant would provide much needed investment to develop a transformation plan and to update and further the goals of the OARP.

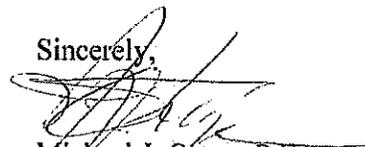
The City of Tucson has a strong record for successful grant management and the leveraging of federal funds including three HOPE VI projects providing one for one replacement of more than 340 public housing units and a record-setting TIGER grant that funded the construction of Tucson's Modern Streetcar line, which has dramatically changed the urban core.

The City of Tucson is dedicated to this project and if funded, will commit all applicable City Departments to participate in the development of a comprehensive transformation plan.

Sincerely,


Jonathan Rothschild
Mayor

Sincerely,


Michael J. Ortega P.E.
City Manager

Attachment 20
Leverage Documentation

City of Tucson
AZ004-Att20-Leverage.pdf



CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

February 8, 2016

The Honorable Julian Castro
Secretary
U.S. Department of Housing & Urban Development
451 7th Street SW
Washington, DC 20410

Re: Oracle Choice Neighborhoods Initiative

Dear Secretary Castro:

The City of Tucson Housing and Community Development Department is proud to provide \$596,036 as match should they be awarded a \$2,000,000 Choice Neighborhood Planning and Action Grant in the 2016 application round.

The target neighborhood falls within the City's designated CDBG target area. As such, the City will provide \$250,000 in both fiscal years 2018 and 2019 for neighborhood and infrastructure improvement projects. These funds for undefined action activities will be defined through a community planning process and approved by HUD as part of the Annual Action Plan. In addition, the City will provide \$96,036 in CDBG administrative funds and General Funds for completion of the Environmental Assessment, half of the salary and benefits for the Lead Applicant Project Coordinator, and for meeting materials and supplies.

The City of Tucson is dedicated to improving this gateway to downtown and recognizes the significance of the Tucson House and the surrounding neighborhoods. We believe the Choice Neighborhoods Planning Grant is one of many tools necessary to revitalize this challenged neighborhood and we appreciate the opportunity to apply for this much needed assistance.

Sincerely,

Sally Stang
Director

City of Tucson, Housing & Community Development Department



310 N. Commerce Park Loop - P. O. Box 27210 Tucson, AZ 85726-7210
(520) 791-4171 FAX (520) 791-5407 TDD (520) 791-5481
<http://www.tucsonaz.gov/hcd> HCDAdmin@tucsonaz.gov



CITY OF
TUCSON

DEPARTMENT OF
TRANSPORTATION

February 8, 2016

Sally Stang, Director
City of Tucson Housing and Community Development
310 N Commerce Park
Tucson, Arizona 85745

Re: Choice Neighborhood Planning

Ms. Stang,

The City of Tucson Department of Transportation has expended \$48,596,595 for the intersection of Grant Road and Oracle Road through the end of 2015. Phase 2 of the project extends east from this intersection to Park Ave. which includes the Stone intersection. That project will be advertised for construction in 2016 and has a budget of \$16,000,000.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin L. Raine".

Robin L. Raine, P.E.
Deputy Director
City of Tucson Department of Transportation

cc: Daryl W. Cole, Director of Transportation
Carlos de Leon, Deputy Director of Transportation
Teresa Williams, Housing and Community Development

DIRECTOR'S OFFICE
P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4371 • FAX (520) 791-5902 • TTY (520) 791-2639

Oracle Choice Neighborhood Initiative (OCNI) www.cityoftucson.org





MAYOR & COUNCIL MEMORANDUM

November 4, 2015

Subject: Results of Government Property Lease Excise Tax (GPLET) Economic Analysis for Wildcat House Redevelopment Project (Brother John's BBQ) (Ward 3)

Page: 1 of 3

Issue – The Independent Financial and Economic Analysis for the Wildcat House redevelopment project has been completed. Mayor and Council direction is requested regarding the proposed GPLET incentive. With Mayor and Council direction to proceed today, City staff will draft a GPLET lease agreement which will then be scheduled for formal adoption by Mayor and Council.

City Manager's Office Recommendation – Staff has reviewed the Independent Financial and Economic Analysis (attached) and recommends that the Mayor and Council direct that staff return with a lease agreement formalizing the GPLET lease. The results of the Independent Financial and Economic Analysis show that over the eight year GPLET term the direct revenue benefit to the City, County, Schools and State will be approximately \$2.7 million. The indirect revenue benefit will be \$1.3 million. The benefit to the developer resulting from the eight year property tax abatement is approximately \$286,000. State law requires that a municipality can only enter into a lease agreement for a GPLET if the total benefit to the City, County, Schools, and State is larger than the benefit to the developer. The total economic impact (direct and indirect impacts) of the project will be \$35.8 million.

Background – In order to support economic development, infill, and investment in downtown, the Mayor and Council have established over twenty tools, incentives, and process changes that provide financial benefit, regulatory relief, and streamlined development review for businesses and property owners (www.tucsonaz.gov/business).

On June 5, 2012, the Mayor and Council adopted a resolution approving the application and review procedures for economic development incentives. Specifically, for the Primary Jobs Incentive Program, Government Property Lease Excise Tax (GPLET), and the Site Specific Tax Incentive Agreements, an Independent Financial and Economic Analysis is required. The adopted process follows:

1. Pre-Proposal and Initial Screening

In this first step, the interested party meets with the City's Economic Development staff in an initial consultation meeting. If the project meets initial screening criteria, an item will be scheduled for Mayor and Council consideration of the pre-proposal before proceeding with further due diligence efforts.

2. Proposal Analysis and Due Diligence

Upon direction from the Mayor and Council to proceed, applicant will pay a \$5,000 application fee to the City. The City will commission an Independent Financial and Economic Analysis of the project to determine the economic impact. Staff will then return to the Mayor and Council with the results of the Independent Financial and Economic Analysis.

SS/NOV04-15-180

3. Mayor and Council Consideration and Approval

Upon completion of steps 1 and 2 above, Mayor and Council will be requested to provide direction regarding proceeding with the project and/or modifying deal points. Based upon the direction provided by the Mayor and Council, a Development Agreement or Lease Agreement formalizing the incentive agreement will be brought forward to the Mayor and Council for consideration and approval.

The criteria specific to the GPLET are:

- Project location is within the established Central Business District
- Improvements result in an increase in property value of at least 100 percent
- Independent analysis determines that the economic and fiscal benefit to government exceed the benefits received by the private lessee (not required for residential rental housing)
- City must take ownership of the property

Present Consideration – The property is owned and managed by WWA Wildcat House LLC. Formerly a restaurant/nightclub, the “Wildcat House” closed in 2012. The building has remained unoccupied for the last three years. The surrounding area has several unoccupied buildings. Brother John’s BBQ LLC and WWA Wildcat House LLC will undertake a full remodel of the building to bring a new family friendly restaurant concept to the area. Activation of this site will be instrumental in the revitalization of the Stone Avenue corridor and complements upcoming renovations to the apartment complex across the street. WWA Wildcat House LLC is owned by April Warden, the owner of Cool Box Storage. Brother John BBQ LLC is headed by David and John Aldecoa, long time restaurant operators in New York and Massachusetts.

The \$1.1 million renovation to the existing building will include:

- Moving the main entrance to Stone Ave.
- Addition of a 2,400 sq. ft. outdoor seating area to the north and east side of the building
- Installation of glass doors and windows to bring natural light
- Additional interior modifications to render the space more inviting

On July 7, 2015, the Mayor and Council directed staff to proceed with the economic analysis for the Wildcat House redevelopment project. Summary of the economic analysis follows:

- During the construction period, this project will support 9 direct construction jobs
- Once complete, the project will create approximately 41 new jobs
- Annual economic impact of the project, is estimated at \$4.2 million
- Direct tax revenues to the taxing jurisdictions over the GPLET period are estimated at \$2.7 million

MAYOR AND COUNCIL MEMORANDUM
Results of GPLET Economic Analysis for Wildcat House
Redevelopment Project (Brother John's BBQ) (Ward 3)

Page: 3 of 3

- Indirect tax revenues to the taxing jurisdictions over the GPLET period are estimated at \$1.3 million
- Over the GPLET term the City of Tucson will receive \$676,000 in direct revenue
- Once the GPLET term ends, the City of Tucson will receive \$2,200 in property tax annually

The property is currently valued at \$531,000. The City of Tucson currently receives under \$1,500 a year in property tax.

Plan Tucson Consideration – This item is related to the Elements of (1) Business Climate and Redevelopment & Revitalization. Specifically this item is supported by the following policies:

- BC5 - Foster the success of commercial areas, including downtown; major corridors; and arts, entertainment, and business districts through targeted investment, incentives, and other revitalization strategies.
- RR1 – Redevelop and revitalize in areas with the greatest potential for long-term economic development by focusing public resources, tools, and incentives to catalyze private investment.
- RR2 – Focus private and public investments in Plan Tucson Building Blocks.
- RR4 – Build from existing assets of areas identified for redevelopment and revitalization.
- BC2 – Continue to develop and implement local strategies, services, and incentives to enhance Tucson's business climate.

Financial Considerations – The \$5,000 collected by the City was used to offset the costs of staff time and resources and the cost of the Independent Financial and Economic Analysis.

Legal Considerations – The City Attorney has reviewed the proposal to ensure adherence to applicable laws.

Respectfully submitted,



Martha M. Durkin
Deputy City Manager

CB
Economic Initiatives

Attachment: Economic Analysis

SS/NOV04-15-180



LA FRONTERA PARTNERS, INC.

February 5, 2016

Sally Stang, Director
City of Tucson HCDD
320 N. Commerce Park Loop
Santa Rita Building
Tucson, Arizona 85745

Re: *Miracle Point Apartments, Market Study*

Dear Ms. Stang:

La Frontera Partners, Inc. is pleased share the market study we have requested for our Miracle Point Apartments low income housing tax credit project, with the City of Tucson for the Choice Neighborhood Planning process. Our study is currently in progress and we anticipate it will be completed by February 19th or earlier. Griffin Consulting has been engaged to complete the study at a cost of \$7,400.

We hope you find the report helpful for your purposes. Please contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Prudence", with a long horizontal flourish extending to the right.

Michael Prudence
VP/CFO
La Frontera Companies

Attachment 21

Bonus Points

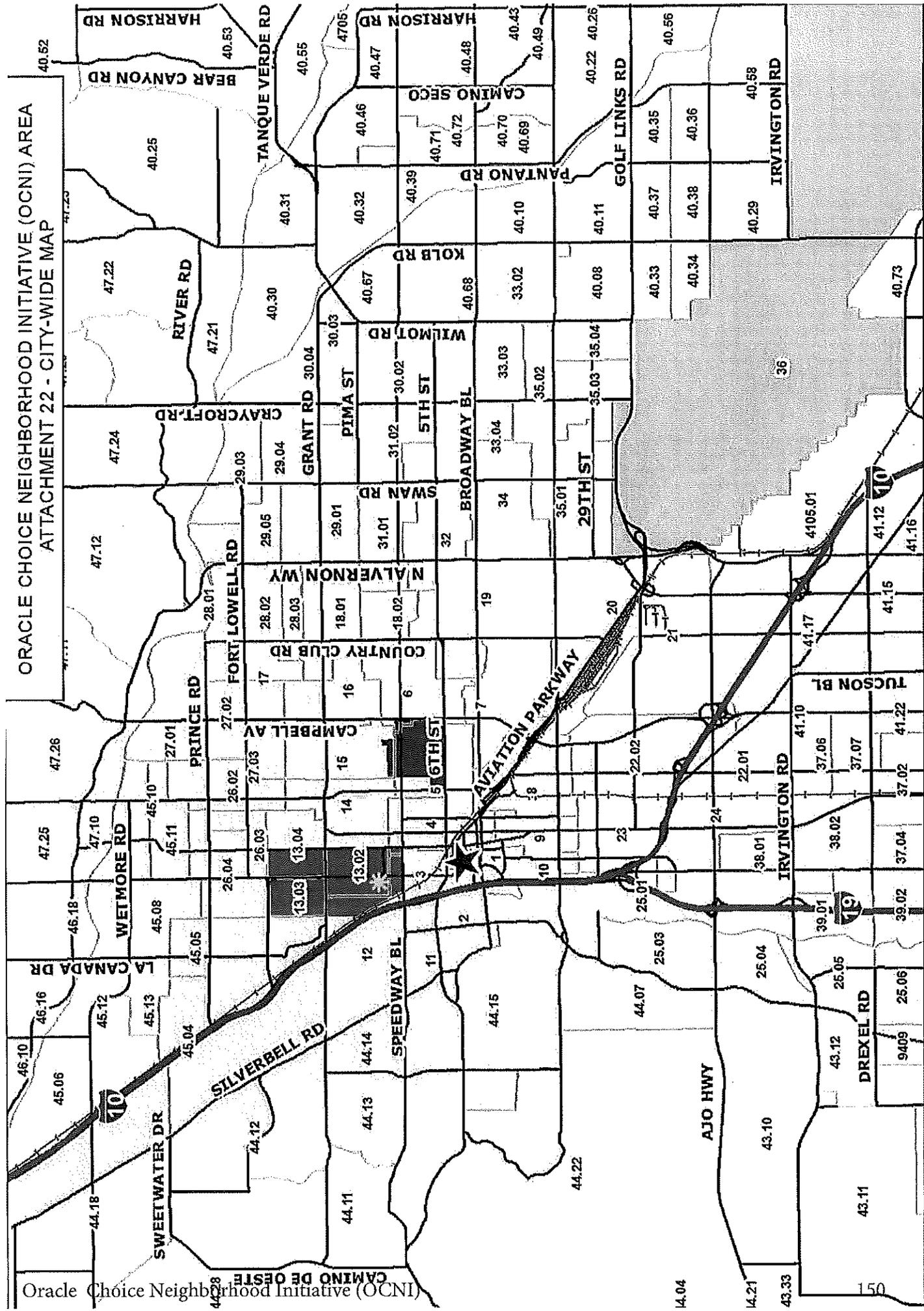
N/A

City of Tucson
AZ004-Att21-BonusPoints.pdf

Attachment 22
City and Neighborhood Maps

City of Tucson
AZ004-Att22-CityandNghbrhdMaps.pdf

ORACLE CHOICE NEIGHBORHOOD INITIATIVE (OCNI) AREA
ATTACHMENT 22 - CITY-WIDE MAP





 Scale: 1" = 8000'

 File Name: Attachment_22_City

 Source: City of Tucson GIS, 2016

0' 4000' 8000'

Oracle Choice Neighborhood Initiative (OCNI) Area

 Tucson House Site

 University of Arizona

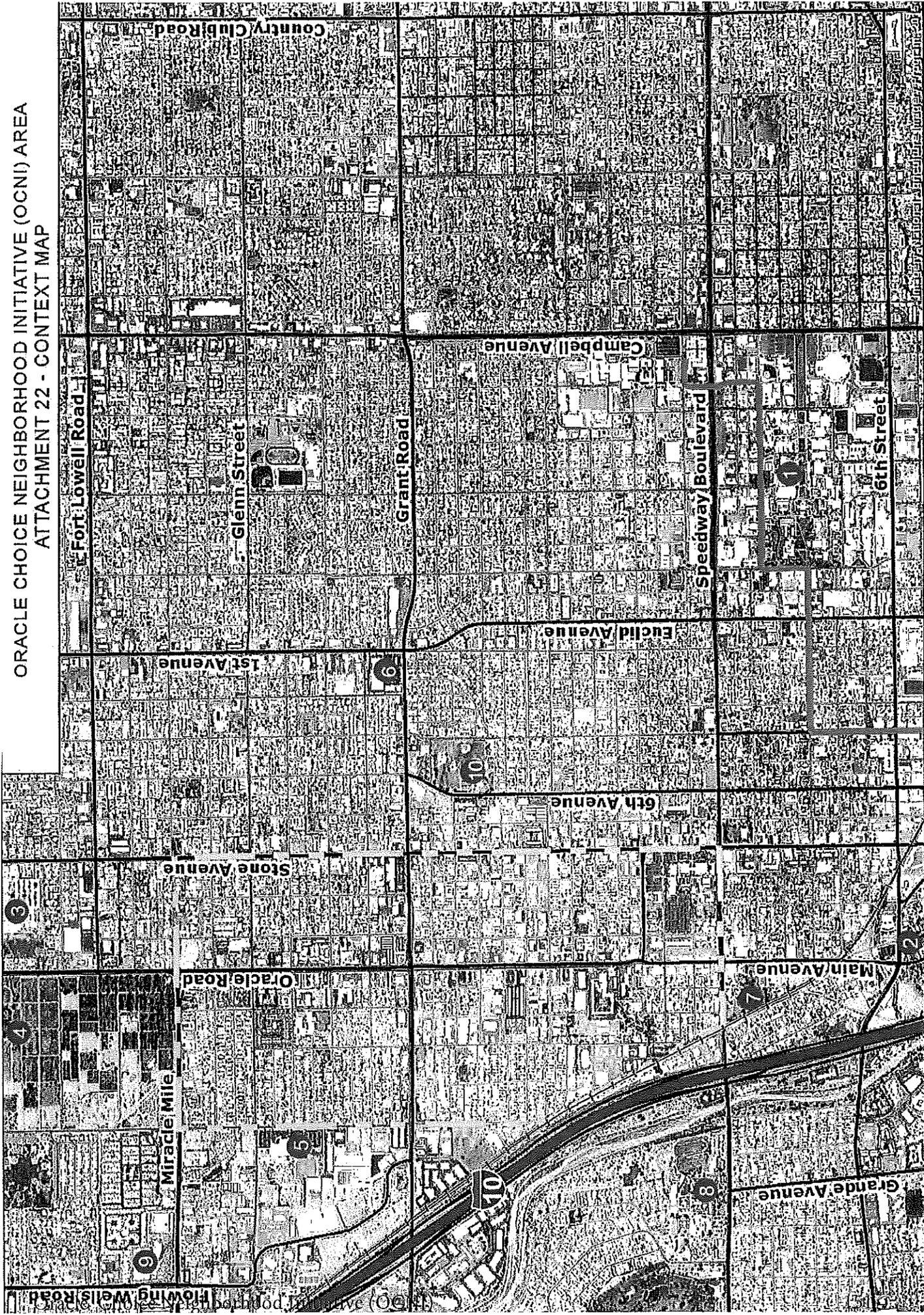
 Davis-Monthan A.F.B.

 Downtown Tucson

 City of Tucson

 Census Tracts

ORACLE CHOICE NEIGHBORHOOD INITIATIVE (OCNI) AREA
ATTACHMENT 22 - CONTEXT MAP




0' 1000' 2000'

Scale: 1" = 2000'

File Name: Attachment 22 Context

Source: City of Tucson GIS, 2016

- 1. University of Arizona
- 2. Downtown Tucson
- 3. Amphi High School
- 4. Holy Hope Cemetery
- 5. PSE Archery
- 6. Fry's Grocery Store
- 7. Estevan Park
- 8. Arizona School for the Deaf & Blind
- 9. Tucson Police Dept. Westside Service Center
- 10. Donna Liggins Recreation Center

- Oracle Choice Neighborhood Initiative (OCNI) Area
- Sunlink Streetcar Route

ORACLE CHOICE NEIGHBORHOOD INITIATIVE (OCNI) AREA ATTACHMENT 22 - LOCAL MAP



 Oracle Choice Neighborhood Initiative (OCNI) Area

1. Tucson House
2. PCC Downtown Campus
3. Francisco Ellas Esquer Park
4. EC Nash Elementary School
5. St Elizabeth's Health Center
6. Beacon Group
7. Southwest Key Programs
8. Brother John's
9. Beau Brummel Club Inc.
10. Chicanos Por La Causa



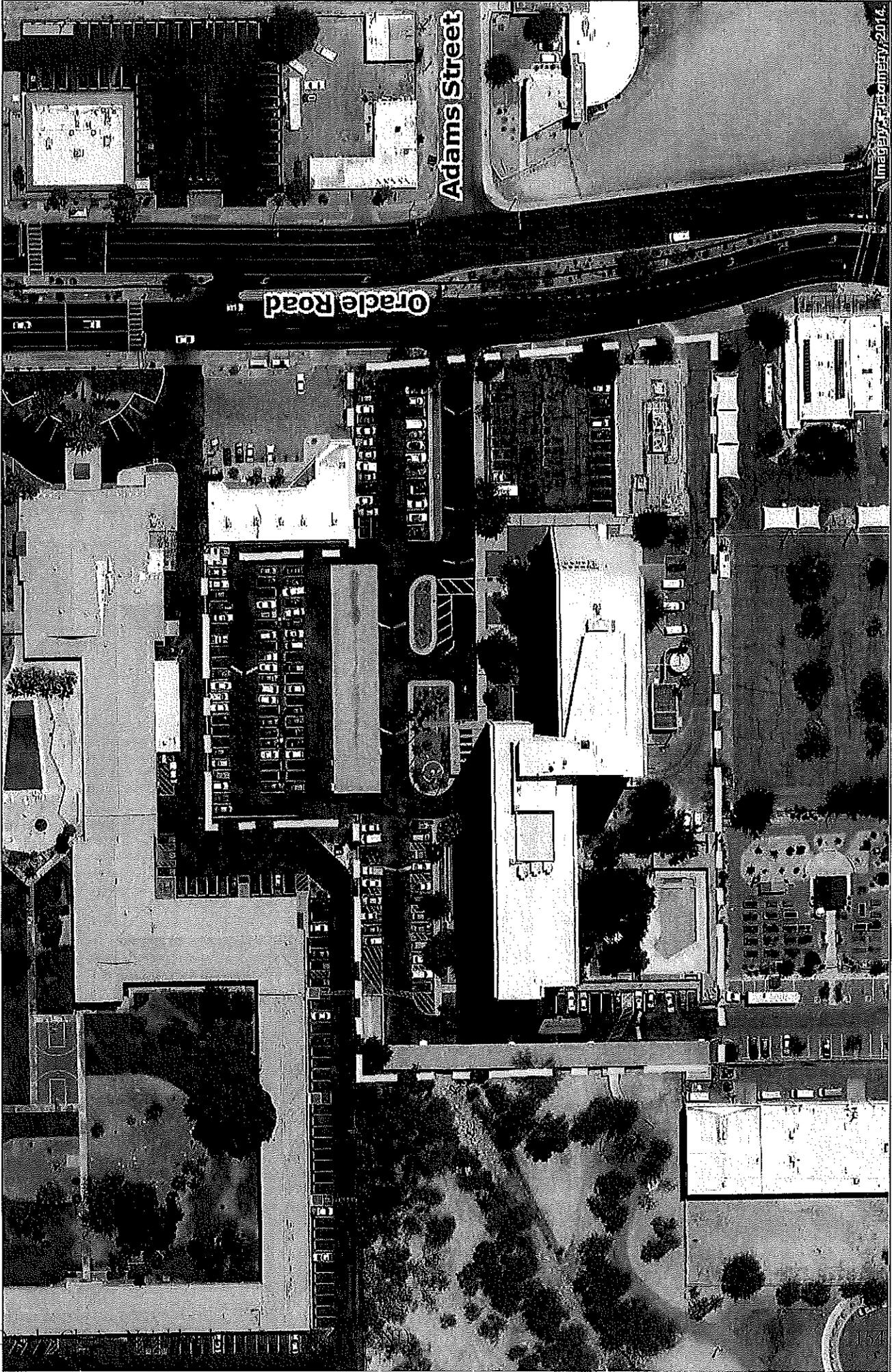
Scale: 1" = 1000'
File Name: Attachment_22_Local
Source: City of Tucson GIS, 2014



Attachment 23
Current Site Plan

City of Tucson
AZ004-Att23-CurrentSitePlan.pdf

ORACLE CHOICE NEIGHBORHOOD INITIATIVE (OCNI) AREA



0 50' 100'

NORTH

T = 100 feet

FILE NAME: TucsonHouse_Attachment_23

SOURCE: Pima County GIS, 2015

Tucson House - Distressed Public Housing

Attachment 23 - Current Site Plan

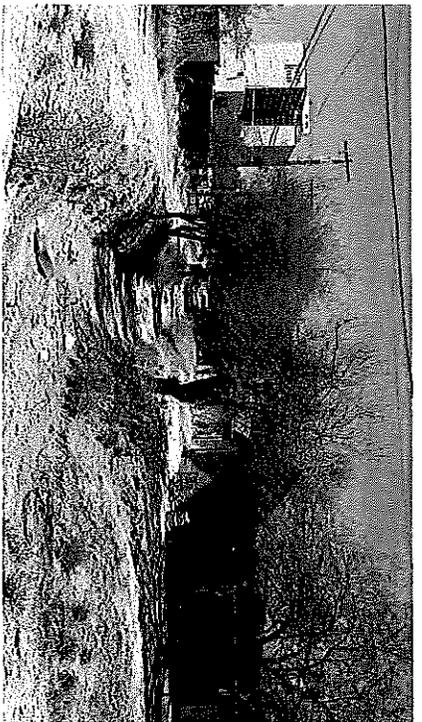


Attachment 24

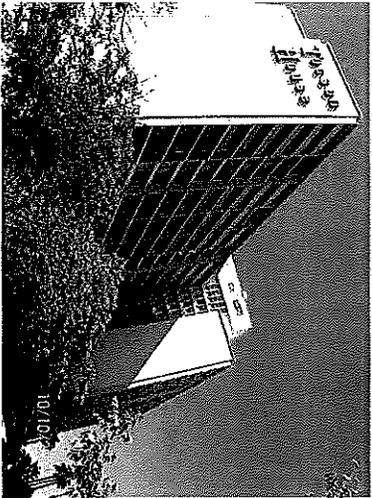
Photographs of the Target Housing and Neighborhood

City of Tucson

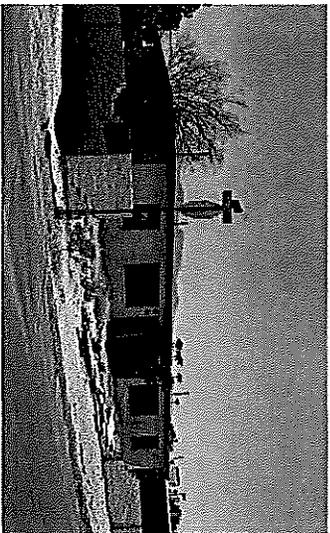
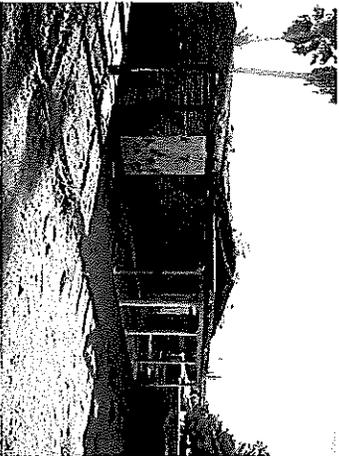
AZ004-Att24-PhotosofTargetHsgandNghbrhds.pdf



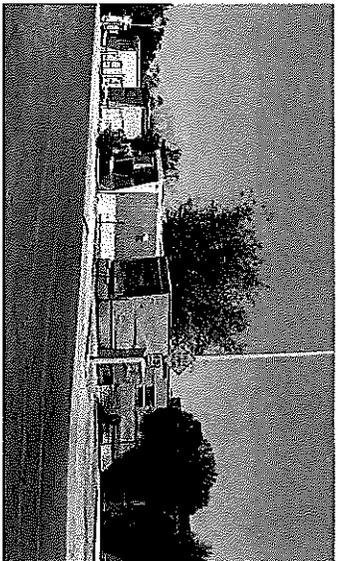
Many parts of the OCHI neighborhood do not have sidewalks, have poorly maintained streets and washes



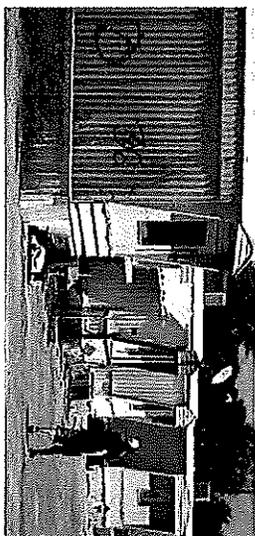
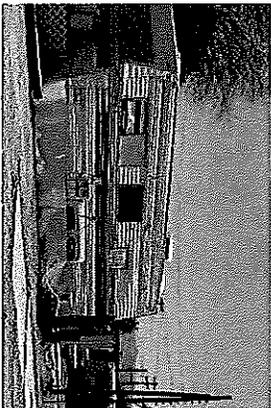
Tucson House Public Housing has 408 units restricted to elderly and/or disabled residents



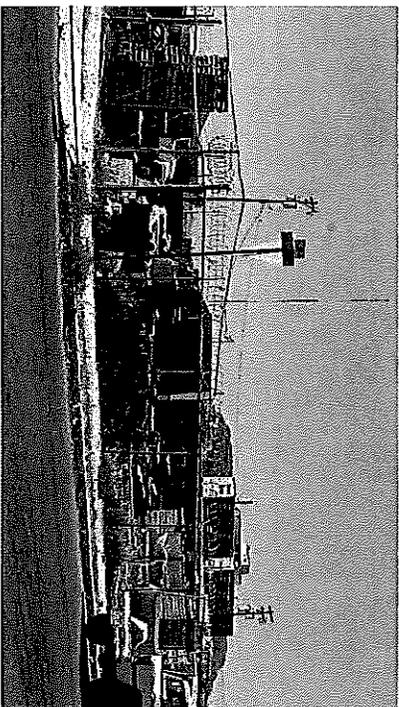
Over 15% of properties within the neighborhood are vacant



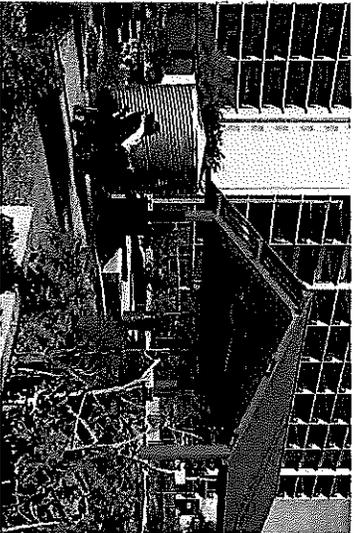
There is a need for decent affordable housing in the area. There are over 15 mobile home parks within the OCHI neighborhood that contain aging, dilapidated trailers, many of them more than 50 years old that are not maintained yet continue to be used as permanent housing.



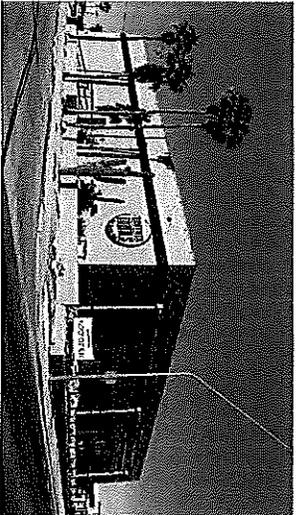
Attachment 24 Photos of Oracle Neighborhood Challenges



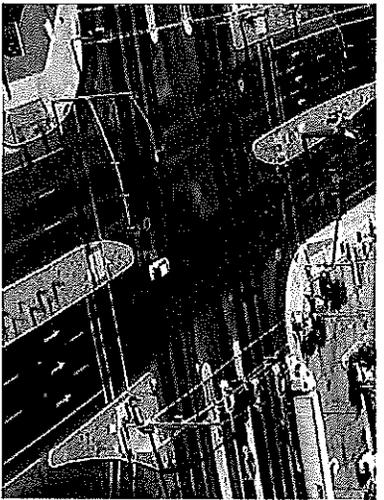
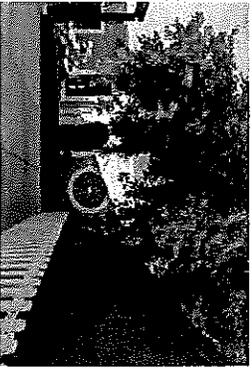
Many businesses do not provide proper screening for their outdoor storage and due to the high crime rate, will use razor wire to deter criminal activity. This adds to the blight of the area.



In 2012, a parking lot south of the Tucson House was converted into a community garden that is accessible to persons with disabilities and is available to neighborhood residents including the Tucson House.



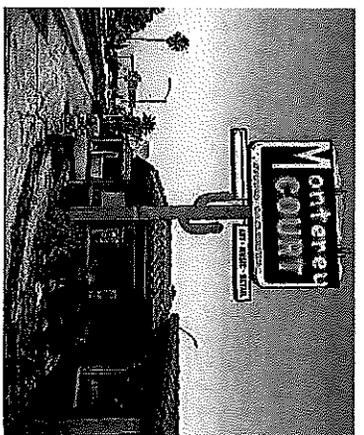
In 2015, a restaurant that had sat vacant for 4 years, was purchased, completely remodeled and opened on 12/31/15. The local owners qualified for the the city's tax incentive option.



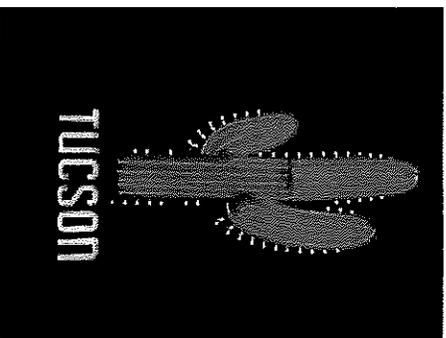
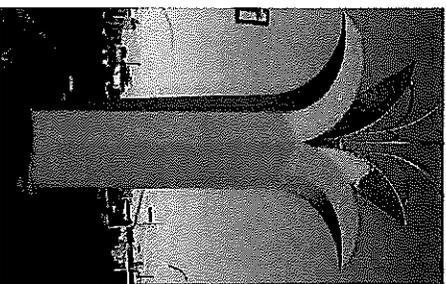
In 2006, voters approved a \$2.1 billion dollar plan to improve the five-mile section between Oracle Rd and Swan Rd include widening to six lanes with bike lanes, and streetscape and pedestrian improvements to create a state-of-the-art, multi-modal transportation corridor. Phase 1 was the redesign/construction of the Oracle/Grant Rd intersection which was completed in 2014

Attachment 24 Recent developments within the Oracle Neighborhood

In 2012 the City of Tucson used CDBG funding to rehabilitate a historic house and build a new restroom, outdoor kitchen, and shaded patio to become a museum and cultural center for the Old Pascua Neighborhood which is in the NW corner of the OCNI. This center is owned by the Pascua Yaqui Tribe and is operated by the nonprofit San Ignacio Yaqui Council.



In 2011, a dilapidated motor court motel was purchased by a local developer and the rooms were completely renovated and converted into artist studios. A café and bar were added to help solidify the court as a destination. Currently all studios are rented except for two,



Recent public art installations placed along Oracle Rd.

Attachment 25

Choice Neighborhoods Application Certifications/Standard Forms

City of Tucson
AZ004-Att25-ChoiceNghbrhdsAppCert.pdf

CHOICE NEIGHBORHOODS APPLICATION CERTIFICATIONS – PLANNING GRANTS

The following are certifications to and agreements with the Department of Housing and Urban Development (HUD) required in connection with the Choice Neighborhoods Planning Grants application and implementation.

1. The public or assisted housing project targeted in this Choice Neighborhoods grant application meets the definition of severe distress in accordance with Section 24(j)(2) of the United States Housing Act of 1937 ("1937Act").
2. The Lead Applicant and Co-Applicant (if any) have not received assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities for which funding is requested in the Choice Neighborhoods application.
3. The Lead Applicant and Co-Applicant (if any) do not have any litigation pending which would preclude timely startup of activities.
4. The Lead Applicant and Co-Applicant (if any) are in full compliance with any desegregation or other court order related to Fair Housing (e.g., Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973) that affects the Lead Applicant's and Co-Applicant's (if any) public or assisted housing program and that is in effect on the date of application submission.
5. The Lead Applicant and Co-Applicant (if any) have returned any excess advances received during development or modernization, or amounts determined by HUD to constitute excess financing based on a HUD-approved Actual Development Cost Certificate (ADCC) or Actual Modernization Cost Certificate (AMCC), or other HUD contracts, or that HUD has approved a pay-back plan.
6. There are no environmental factors, such as sewer moratoriums, precluding development in the requested locality.
7. In accordance with the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128), the property targeted for acquisition or construction (including rehabilitation) is not located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, unless:
 - (a) The community in which the area is situated is participating in the National Flood Insurance program (see 44 CFR parts 59 through 79), or less than one year has passed since FEMA notification regarding such hazards; and
 - (b) Where the community is participating in the National Flood Insurance Program, flood insurance is obtained as a condition of execution of a Grant Agreement and approval of any subsequent demolition or disposition application.
8. The application does not target properties in the Coastal Barrier Resources System, in accordance with the Coastal Barrier Resources Act (16 U.S.C. 3501).

If selected for Choice Neighborhoods funding:

9. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all policies, procedures, and requirements, including the Program Requirements provided in the NOFA Section III.C.3, prescribed by HUD for the Choice Neighborhoods Program.

10. The Lead Applicant and Co-Applicant (of any), will ensure that Choice Neighborhoods grant activities are implemented in a timely, efficient, and economical manner. The Lead Applicant and Co-Applicant (of any), will ensure that all Choice Neighborhoods grant funds are expended by the statutory deadline in accordance with 31 U.S.C. § 1552. Any funds that are not expended by that date will be cancelled and recaptured by the Treasury, and thereafter will not be available for obligation or expenditure for any purpose.

11. The Lead Applicant and Co-Applicant (if any) will ensure assistance from the Federal government, State, or unit of local government, or any agency or instrumentality is not received for the specific activities funded by the Choice Neighborhoods grant. The Lead Applicant and Co-Applicant (if any) has established controls to ensure that any activity funded by the Choice Neighborhoods grant is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.

12. The Lead Applicant and Co-Applicant (if any) will ensure that more assistance is not provided to any housing site or neighborhood under the Choice Neighborhoods grant than is necessary to provide for the planning of affordable housing and neighborhood transformation after taking into account other governmental assistance provided.

13. The Lead Applicant and Co-Applicant (if any) will ensure that the aggregate amount of the Choice Neighborhoods grant is supplemented with funds from sources other than Choice Neighborhoods in an amount not less than 5 percent of the amount of the Choice Neighborhoods grant in accordance with section 24(c)(1)(A) of the 1937 Act (42 U.S.C. 1437v(c)(1)(A)) and as incorporated in Section III.B of the the NOFA.

14. The Lead Applicant and Co-Applicant (if any) will ensure compliance with:

- (a) The Fair Housing Act (42 U.S.C. 3601-19) and regulations at 24 CFR part 100;
- (b) The prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations at 24 CFR part 8);
- (c) Title II of the Americans with Disabilities Act (42 U.S.C 12101 et seq.) and its implementing regulations at 28 CFR part 36;
- (d) The Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151) and regulations at 24 CFR part 40).

15. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all Choice Neighborhoods requirements for reporting, providing access to records, and evaluation.

Lead Applicant: The City of Tucson—Housing & Community Development Department
(The City of Tucson Public Housing Authority is a department
Co-Applicant (if any): of the local government and not a separate entity.)

Name of Targeted Public and/or Assisted Housing Site(s):

Tucson House, 1501 N Oracle Rd, Tucson, AZ AZ004000048

I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Name of Lead Applicant's Executive Officer: Jonathan Rothschild
Title: MAYOR
Signature: [Signature]
Date: 2/1/16

Name of Co-Applicant's (if any) Executive Officer: _____
Title: _____
Signature: _____
Date: _____

The following signature is applicable if the Lead Applicant or Co-Applicant is a Public Housing Authority.

Acting on behalf of the Board of Commissioners of the Housing Authority listed below, as its Chairman, I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Certified By: Board Chairman's Name: Jonathan Rothschild
Board Chairman's Signature: [Signature]
Date: 2/9/16

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 32 U.S.C. 3729, 3802)