

**The City of Tucson and Pima County receive entitlement funding from HUD for four programs: Community Development Block Grant, HOME Investment Partnerships, Emergency Shelter Grant and Housing Opportunities for People with AIDS. Grant recipients (city and county) have broad latitude to design and administer programs to meet specific community objectives. The goal of these programs is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income persons. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations.**

**As part of the city and county planning process public participation is encouraged to guide and shape priorities and strategies for the next five years.**

Staff has assembled an array of sessions providing an opportunity to explore current and future issues and opportunities for investments in affordable housing, community and economic development and human services. The intention is to provide a comprehensive overview of the scope of potential areas for focus and concentration, but the sessions are by no means all inclusive.

We have invited stakeholders to discuss their perspective on community issues, needs and priorities, and to suggest opportunities and concerns for consideration. They will discuss strategies, partnerships and challenges.

Most meetings will include an analysis of economic and housing conditions based upon the census, American Community Survey and other data.

### **Affordable Housing Development – Community Land Trusts, Land Banks, and Housing Trust Funds**

Michael McDonald – Executive Director Habitat for Humanity  
Michael Brown - Consultant, Burlington Associates  
Steve Russo - Russo, Russo, & Slania

Community Land Trusts, Land Banks, and Housing Trust Funds are strategies that have been suggested and are being used as a way to develop, preserve, and support affordable housing. There is confusion over how each of these are defined, their purpose and the strategy that will be implemented for each in Tucson. Michael McDonald is the chair of Tucson's Housing Trust Fund Committee, Michael Brown a consultant, providing technical assistance to the City of Tucson in implementing the Pima County Housing Trust Fund, and Steve Russo serves as counsel to the Southern Arizona Land Trust.

Each will discuss the strategies that are being implemented by each organization.

## **Housing and Services for Refugees**

Tucson has welcomed refugees from many nations and cultures. The recession has led to hardships and uncertainties as the refugees struggle to adapt to our culture while earning sufficient income to support their families. How can we improve services to refugee populations in future years?

## **Housing and Services for Immigrants**

Employment opportunities and our location near Mexico have led many to reside here without appropriate documentation. Many families with are impacted by laws and regulations that treat residents disparately. This session will deal with the disparate impact of treatment to immigrants.

## **Needs and Programs for Seniors and Persons with Disabilities**

Beth Carey – Director of Client Services, Southern Arizona Aids Foundation

Mark Clark – Executive Director, CODAC

Diane Edwards, Pima Council on Aging

## **Meeting Basic Needs**

Peg Harmon – Chief Executive Officer, Catholic Community Services of Southern Arizona

Nancy Panico – Executive Director, Open Inn

Community Food Bank

How are we going to meet the basic needs for low income persons – for food clothing, shelter? Resources have declined, needs have increased in scope. How are some of our more successful non-profit agencies dealing with our “great recession”? Are there opportunities for partnership and collaboration?

## **Building for Energy Efficiency**

Yves Kwaham – Chief Building Official, Pima County

Rich Michal – Director of Project Development, Adolfson & Peterson Construction

Pima County is the first jurisdiction qualified to certify LEED construction, in addition the county has developed a local green building certification program. County officials involved in developing and implementing the programs will discuss how builders and owners can participate in this program. Many sources of funding require LEED or adherence to green building standards. An experienced builder will discuss what it is like to “build green.”

## **Single Family Housing and Rehabilitation**

Mary Hardin – Professor of Architecture, Drachman Design Build Coalition, University of Arizona

Ernesto Fonseca – Architect/Designer, Stardust Institute, Arizona State University

This meeting will include presentations by staff of two or Arizona's major universities

### *Stardust Institute of ASU:*

Through AZ5 ReGreen Homes are renovated to high performing excellence in: 1) energy efficiency; 2) water conservation; 3) lifespan design; 4) healthy interiors; and 5) outdoor thermal comfort. Design, construction and development standards were established by an advisory team of professional energy and design experts & local residential contractors, builders and landscapers, led by ASU Stardust Center for Affordable Homes & the Family

### *Drachman Design Build Coalition:*

In May, 2006, DDBC began the design process for two residences to be built in Barrio San Antonio during 2007-2008. These residences will be energy and water efficient homes, built with innovative construction techniques and monitored for energy and water use for one year after occupation. They will be demonstration homes with the aim of educating the public as well as non-profit and for-profit builders on potential improvements in construction practices and design decisions. The research and design services involved in this community outreach project are funded by a grant from the City of Tucson entitled "The Civano Demonstration Project".

## **Fair Housing – Analysis of Impediments to Fair Housing**

Rick Rhey – Executive Director, Southwest Fair Housing Center

Jay Young – Researcher, SWFHC

The Analysis of Impediments is a separate element of the Consolidated Plan. It must consider discrimination that takes place in the jurisdiction that impedes the goal of an integrated society. Southwest Fair Housing Center conducted the study and analysis of impediments as a consultant to the City of Tucson and Pima County. This public hearing is being conducted to present their findings, and discuss their plan of action to address the impediments.

## **Foreclosures**

Betty Villegas, Housing Program manager, Pima County

Evelia Martinez – Program Coordinator, Don't Borrow Trouble, Southwest Fair Housing Center

Inappropriate lending practices have had an unprecedented impact in Pima County. Funding from Freddie Mac has helped to establish an aggressive prevention and

assistance program. This workshop will discuss successes, current issues, and foreshadow future policies and issues.

### **Increasing Household Incomes During a Recession**

Erin Cooper – City of Tucson  
Martina Kuehl - Consultant

HUD funded programs provide opportunities for economic development from two mandates:

*Section 3 of the Housing and Urban Development Act of 1968* requires recipients of certain forms of HUD funding to extend training, employment, and other economic opportunities to low- and very-low income persons.

Section 3 requirements also apply to recipients of certain various forms of HUD funding that invest \$200,000 or more into projects/activities involving housing construction, rehabilitation, or other public construction.

Compliance with existing Section 3 requirements involves meeting, “to the maximum extent feasible,” minimum numerical hiring and contracting goals set forth in regulation.

*The Davis-Bacon Act* requires that workers on federal funded projects (with some exceptions) be paid the prevailing wage for their job classification.

### **Transportation and Affordability**

The cost and accessibility of transportation in relationship to housing and employment is critical to affordability. This session will highlight studies and planning/development concepts that create a mutual benefit by planning for a efficient relationship between commute patterns, employment, and the availability of housing.

Corky Poster – Drachman Institute  
Emily Nottingham – Drachman Institute

### **Revitalization and the Federal Agenda**

In the current economy, the federal government is issuing policies and designing programs that promote energy efficient, transportation oriented, mixed-use projects for community sustainability. This session will provide an overview of some of those initiatives and case studies of how they could be utilized locally.

Danny Tylutki – Sr. Planner, Pima County CDNC

### **Public Private Partnerships**

This session will provide examples of how the public and private sector have worked in concert to plan and develop housing.

Adam Weinstein - Gadsen Company

### **Consolidated Plan Summary**

Martina Kuehl – Consultant

The purpose of this meeting is to summarize the findings and issues that were discussed in the meetings and comments received throughout the process. A preliminary review of the City/county strategic plan will be conducted.