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Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, Paperwork Reduction Project, to the Office of Information Technology, US. Department of Housing and Urban Development, Washington, DC 20410-3600. When providing comments, please refer to OMB Approval No. 2577-0269. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

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).

**FY2017 CHOICE NEIGHBORHOODS PLANNING GRANT
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EXHIBIT A
Executive Summary

City of Tucson

AZ004-ExA-ExeSumm.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

EXHIBIT A: EXECUTIVE SUMMARY

The “Target Neighborhood” identified by the City of Tucson Housing and Community Development Department (Applicant) for this Choice Neighborhood Grant is a 2.6-square-mile area bounded by Miracle Mile Speedway Boulevard Stone Avenue and Fairview Avenue (see Attachment 22 for location maps.). The proposed effort for this grant is being called the **Oracle Choice Neighborhoods Initiative (OCNI)** after Oracle Road, which is the historic gateway arterial bisecting the OCNI area. The “Target Housing” cited for this grant is Tucson House, a distressed high-rise public housing facility located in the southwest portion of the OCNI area. The Applicant is seeking a \$1.3 million Planning and Action Grant to work with the OCNI community to solidify the foundation for the area’s transformation building on past efforts.

The OCNI area, the historic northern gateway to Tucson, is 1.9 miles north of downtown Tucson and 1.8 miles northwest of the University of Arizona, two major employment centers in the region. The OCNI area was once a popular mid-century destination for residents and travelers and maintains historic significance from that era. In 1961 Interstate 10 was constructed just west of the area, diverting traffic from Oracle Road, a much-used state and federal highway, and heralding the beginning of the OCNI area’s decline. Despite recent efforts to foster economic development, many area residential, commercial and industrial sites remain in need of revitalization.

The OCNI area is designated as “high-stress” based on the City of Tucson Poverty and Urban Stress Index. The distressed 408-unit Tucson House, the target housing, represents 27% of the City’s total public housing inventory. The rate of violent crime in the OCNI area was 2.29 times greater than the City of Tucson’s Part I Violent Crime rates between the years 2014-2016. Many factors have deterred redevelopment efforts and presented numerous challenges in the OCNI area, including a current Poverty/ELI rate of 50.94%; a Target Neighborhood Vacancy Rate of 14.18%; a

Vacancy Rate in the Surrounding County of 4.84%; an estimated shortage ratio of units available to VLI renter; households for the Target Area County of 2.51 (higher than the national ratio of 1.8), limited street connections; an abundance of dilapidated houses, substandard homes, and mobile home parks; piles of debris; and shrinking funding sources. For Part I Violent Crimes, the rates have continued to rise since 2014, with a 3-year average rate of 15.70, more than double that of the City of Tucson. See Exhibit D and Attachment 11.

Among the OCNI area opportunities and assets is its proximity to the US/Mexico border, just 67 miles to the south, offering binational economic opportunities. Additionally, the area is strategically located within a major international economic development corridors, the Arizona Sun Corridor (Sun Corridor). The Sun Corridor -- equivalent to Indiana in both size and population -- is one of the fastest growing megaregions in the United States, and is forecasted to double its population by 2040. Tucson and Phoenix are the two largest metropolitan areas in the Sun Corridor.

Running east/west through the OCNI area is Grant Road, which offers reemerging industries easy access to Interstates 10, 19 and 8. In recent years, *Global Trade Magazine* ranked Tucson as “One of America’s Best Cities for Global Trade,” and *Money Magazine* ranked Tucson as “#4 Best City for Millennials.” The \$1.3 million Choice Neighborhoods Planning and Action Grant funds sought will ensure OCNI’s transformation and benefit the Sun Corridor megaregion.

Within the OCNI area, there are seven neighborhoods, over 500 businesses, two school districts, and an active anchor institution, Pima Community College Downtown Campus. One of the neighborhoods, Old Pascua, is a Pascua Yaqui Tribe Recognized Tribal Community encompassing 76.58 acres. The Pascua Yaqui Tribe has a shortage of 800 housing units needed to house enrolled members of the tribe. Some of this tribal housing shortage could be located in the OCNI area. The Assets Map Series provided in Attachment 22 highlights assets within and nearby the OCNI area.

The City of Tucson began active efforts to address challenges and opportunities in the OCNI area a decade ago when a group of committed residents mobilized to address pressing issues. The group approached the City for planning assistance, which led to the Oracle Area Revitalization Project (OARP) in 2007. The OARP, which included a Citizen Steering Committee; extensive public engagement, including bilingual and youth sessions; and an annual Open House and Tour to celebrate the area's rich history and cultural diversity, resulted in a conceptual plan that was adopted by Mayor and Council in 2011. The OARP aligns with the Choice Neighborhoods goals, livability principles, and objectives. In subsequent years, the City has implemented redevelopment initiatives to encourage reinvestment in the area, including a commitment of Community Development Block Grant (CDBG) funds and development incentives. Choice Neighborhoods funding would help greatly in moving beyond the OARP conceptual plan to a detailed plan with complementary actions to catalyze the OCNI area's transformation.

In 2013 after a three-year, extensive, community-wide public participation process, City of Tucson voters ratified *Plan Tucson, the City of Tucson General and Sustainability Plan*, which reaffirmed goals identified during the OARP, with some key being related to affordable housing, food access, green infrastructure, public safety, multi-modal transportation, jobs, and mixed uses.

On August 4, 2017, the City held an interactive meeting with residents of Tucson House, the target housing, to discuss the Choice Neighborhoods Grant opportunity, to conduct a written survey on residents' perception of access to basic services in the OCNI area, and to undertake an exercise on residents' needs and desires regarding Tucson House. Participants were actively engaged and their input confirmed both challenges and opportunities identified during the earlier OARP process. The process to develop a Transformation Plan for the OCNI area includes robust resident and community engagement (see *Exhibit E*). The indicator of a successful process will be a

Transformation Plan that offers a unifying vision for strengthening community capacity to develop a vibrant mixed-use district that revitalizes existing assets, provides much needed neighborhood services, and honors the past while embracing complementary new facilities and uses.

The *OCNI Organization Chart*, presented on the following page, highlights key partners who will assist the City of Tucson Housing and Community Development Department (COT-HCD) in the development of the Transformation Plan and related action activities. These partners include: (a) the Planning Coordinators – the Planning Center and Poster Frost Mirto, who will work closely with COT-HCD staff on the daily execution of this initiative; (b) the OCNI Transformation Steering Committee members, who represent a cross section of major stakeholders committed to the OCNI area; and (c) the leads and key partners associated with the three Transformation Team -- Housing, Neighborhoods, and People and Education.

Simultaneous with the development of the Transformation Plan, COT-HCD will oversee a series of action activities intended to foster a sense of pride in the OCNI area and provide tangible evidence of progress in the area’s revitalization. Among the “doing while planning activities” will be a workshop on water harvesting in conjunction with the Blue Moon Community Garden located next to Tucson House; an oral history project to capture the stories of Tucson House residents; a farmers’ market and/or mobile food vendors to make fresh produce available in the OCNI area, and a community arts project that pays tribute to the area.

The OCNI area is ripe with opportunities for immediate positive change. A Choice Neighborhood Planning and Action Grant will allow COT-HCD to work with the OCNI community and its committed partners and stakeholder to move forward with detailed planning and with concrete actions to strengthen the area’s sense of place while respecting its history, culture, and diverse population.

Oracle Choice Neighborhoods Initiative (OCNI) Organization Chart



OCNI TRANSFORMATION PLAN PREPARATION

Vision Statement, Guiding Principles, Strategies and Implementation Program

EXHIBIT B
Requirements

City of Tucson

AZ004-ExB-Req.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

EXHIBIT B: REQUIREMENTS

This Choice Neighborhoods Grant Application complies with all applicable Threshold Requirements enumerated in Section III.C of the NOFA as provided below. The City of Tucson Housing and Community Development Department (Applicant) is submitting this FY 2017 Choice Neighborhoods Planning Grant as a single “doing while planning” application with early action activities described in *Exhibit E* and Action Activities to be determined during the planning process. The application is consistent with the Consolidated Plan and the Analysis of Impediments to Fair Housing.

III. C. Threshold Requirements

- 1. Timely Submission of Application:*** Submitted on Time
- 2. Resolution of Civil Rights Matters:*** Tucson has no outstanding civil rights matters, no federal debarments and/or suspensions, and no delinquent federal debts.
- 3. Standard Forms and Certifications:*** See *Attachment 26*, which includes: Application for Federal Assistance (SF-424); Disclosure of Lobbying Activities (SF-LLL); Applicant/Recipient Disclosure/Update Report (Form HUD-2880 (“HUD Applicant Recipient Disclosure Report)); and Third Party Documentation Transmittal (HUD-96011)
- 4. Choice Neighborhoods Application Certifications*** (Form HUD 53156). See *Attachment 25*.
- 5. Number of Applications and Public Housing Projects:*** Only the OCNI area is being submitted for the Choice Neighborhoods Planning Grant Program targeting one public housing site (Tucson House).
- 6. Relation to prior HOPE VI Revitalization Grants:*** The target housing (Tucson House) has not received a HOPE VI Revitalization Grant.

7. Relation to American Recovery and Reinvestment Act (ARRA) Capital Fund Recovery

Competition (CFRC) Grants: Tucson House has not received any ARRA or CFRC funds under Category 2 or 3 or Category 4, Option 1.

8. Relation to Prior Choice Neighborhoods Grants: No public or assisted housing project in the OCNI area has received a prior Choice Neighborhoods Grant.

9. Relation to Rental Assistance Demonstration (RAD) Applicants: Not applicable.

10. Resident Involvement: On August 4, 2017, following release of the Choice Neighborhoods Planning Grant Program NOFA, the City of Tucson Housing and Community Development Department (Applicant) held an interactive meeting with residents of the target housing (Tucson House) to discuss the Choice Neighborhoods grant opportunity, to conduct a written survey on residents' perceptions of access to basic services in the OCNI area, and to undertake an exercise on residents' needs and desires regarding Tucson House. The meeting location was accessible to persons with disabilities, notices for the meeting and survey were provided in alternative forms appropriate for residents with communication-related disabilities, language assistance was available in English and Spanish on request, and the survey instrument was provided in both English and Spanish. (See Resident Involvement Certification (HUD -53232) provided in Attachment 6.)

EXHIBIT C

Capacity

City of Tucson

AZ004-ExC-Capacity.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

EXHIBIT C: CAPACITY

1. Capacity to Lead the Planning Process: The Applicant, the City of Tucson Housing and Community Development Department (COT-HCD), has designated The Planning Center and Poster Frost Mirto as Planning Coordinators for the development of the Oracle Choice Neighborhoods Initiative Transformation Plan (OCNI Transformation Plan). Additionally, COT-HCD has signed a letter of intent with Arizona State University’s School of Social Work (ASU), which will serve as the Research Partner conducting the community assessment and developing the evaluation metrics. The schedule and scope of services outlining how these entities will work with COT-HCD are included in *Attachment 3*.

Capacity and Experience of COT-HCD (Applicant): The City of Tucson Housing and Community Development Department (COT-HCD) is comprised of 141 employees making safe, high-quality, affordable housing possible for thousands of Tucsonans. COT-HCD is both the Public Housing Authority (PHA) and the Community Planning and Development office for the City of Tucson, and as such is well positioned to lead the transformation of the Tucson House (target housing) and the OCNI area (target neighborhood) via the OCNI Transformation Plan. COT-HCD has expertise in planning and administering programs designed to improve neighborhood quality of life, supervising community development projects for public services, public facilities, economic development and housing, and managing accounting and finance data to safeguard assets and resources. COT-HCD manages its public housing and HUD-assisted housing through a comprehensive approach, and is mindful of promoting neighborhood stability and revitalization.

COT-HCD’s experience leading efforts with major planning and action components is demonstrated through four projects that adopted goals, policies, and strategies and produced

outcomes related to affordable housing and mixed-use development. These efforts, which are described in the following paragraphs, incorporated community-wide and area-specific planning, needs assessment, resident and community engagement, and outcome-driven implementation.

COT-HCD First Project Example - Plan Tucson: *Plan Tucson* is the City of Tucson General and Sustainability Plan, which was ratified by the voters in 2013, included an intensive, multi-year public participation program designed, coordinated and facilitated by City staff to draft and vet 25 goals and 188 policies covering elements in four focus areas: the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. *Plan Tucson* includes a growth scenario map that shows the portion of Tucson in which the OCNI area and the target housing are located as a future mixed-use center. The center is described as including a variety of housing options, public gathering places, local access to goods and services, and public multi-modal transportation facilities. COT-HCD staff experience, leadership, technical expertise, and community engagement skills contributed greatly to this successful citywide planning effort.

COT-HCD Second Project Example - 2015-2019 5-year Consolidated Plan and HUD PHA Plans: Prepared by the City of Tucson/Pima County HOME Consortium and the local PHA, and led by COT-HCD, the *Consolidated Plan* allows the Consortium to assess affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The 2015 update employed a comprehensive community engagement and visioning process led by COT-HCD staff, which included fourteen forums attended by 106 people from 48 nonprofits and government agencies, 14 citizen groups, and 16 private sector representatives. The process yielded 229 recommendations to promote decent affordable housing, sustainable communities and economic opportunities. The *Consolidated Plan* is aligned with *Plan Tucson's* goals and policies, 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 16*).

COT-HCD Third Project Example - HOPE VI Neighborhood Revitalization Project: Depot Plaza (2010): This project demonstrates capacity to implement plans and projects. This \$60 million project focused on an obsolete 96-unit public housing facility (Martin Luther King Apartments) that was replaced with a new 68-unit LEED certified apartment tower in a transit-oriented, mixed-use project, plus 28 public housing townhouse units. Additionally, COT-HCD partnered with the private sector and the Rio Nuevo Tax Increment Financing (TIF) district to plan and build a 285-space underground parking garage; renovate the old public housing building to create 85 market-rate and 11 HOME assisted affordable rental units; construct a public plaza; build 5 HOME scattered-site assisted ownership units, and make improvements to an adjacent mixed-use development. COT-HCD staff led this multi-phased project financed with federal, state, local and private funds, including ongoing public engagement in every aspect of the project. The messaging and communication strategies built support at major milestones through an inclusive, empowering, and transparent approach customized for the different audiences.

COT-HCD Fourth Project Example - Oracle Area Revitalization Project (OARP): The OARP, adopted by Mayor and Council in 2011, provides an ideal springboard for the Oracle Choice Neighborhoods Initiative (OCNI) given that the OARP's boundaries are almost identical to the proposed OCNI boundaries. This project was initiated in response to a grassroots effort by residents concerned about the steady decline in the area's neighborhoods. The preliminary and pre-recession **market assessment** completed as part of this plan will be updated as part of the **OCNI Transformation Plan**. The OARP goals and recommendations provided direction for actions to be taken over time depending on availability of resources. Key activities that took place

during or after the completion of the OARP process included: (a) the redevelopment of the historic Ghost Ranch Lodge as award-winning affordable housing; (b) development of the city's first fully accessible community garden located next to the Tucson House site; (c) renovation of the Matus-Meza House, one of the last remaining historic buildings in the Old Pascua Yaqui Neighborhood; (c) enhancement of highly used bus stops in the area, (d) a \$7.5 million capacity improvement at the intersection of Oracle Road and Grant Road in the heart of the OCNI area, and (e) annual open houses and tours to celebrate the area's rich history as the original northern gateway to Tucson and introduce participants to current activities underway.

2. Resident and Community Engagement: Past planning efforts of COT-HCD, TPC, PFM and ASU have successfully engaged a diverse group of residents, community members and stakeholders, utilizing consensus building and engagement activities designed to reach audiences of different ages, means, and abilities. The comprehensive community engagement approach for this initiative will include Transformation Team working meetings; park bench interviews; oral history projects; neighborhood strategy workshops; bilingual resident surveys; design charrettes; and a variety of communications strategies, such as online tools, newsletters, websites, local newspaper articles, television, and radio. In preparation for this Choice Neighborhoods application, COT-HCD, TPC, and ASU worked collaboratively to design a survey administered during the August 4, 2017, meeting with Tucson House residents. The results of this preliminary resident engagement effort, which was conducted in both English and Spanish, are provided in *Attachment 6*. Of the residents surveyed, 20.73% identified a need for a grocery store in the OCNI area. In response, a fresh foods initiative to promote farmers markets and mobile fresh food vendors has been identified as a potential **Early Action Activity**. The proposed resident and

community engagement process for OCNI Transformation Plan is described in *Exhibit E, Items 1 and 2*.

3. Capacity of the Planning Partners/Planning Coordinators/ Research Partner:

For this initiative, COT-HCD (Applicant) is proposing two firms to act as Planning Coordinators in close coordination with the Applicant. These two firms – The Planning Center and Poster Frost Mirto -- are locally based, have undertaken previous work in the OCNI area and with the Applicant, and bring a range of complementary skills and experience, including public engagement, planning, and design. Additionally, The Planning Center will lead the Neighborhood Transformation Team, and Poster Frost Mirto will lead the Housing Transformation Team. (See *Exhibit A, OCNI Organization Chart*.)

Capacity and Experience of The Planning (Planning Coordinator): The Planning Center (TPC) is a leading multi-disciplinary planning and landscape architecture firm in the Southwest with offices in Tucson and Tempe, Arizona. The firm has established a reputation for excellence in all aspects of land planning, community visioning, and urban design.

TPC will augment the Applicant’s planning capacity with 12 highly qualified professionals, including six land and policy planners with expertise in redevelopment and revitalization (two AICP certified, one LEED professional, two bilingual English/Spanish, and two GIS experts); three professional landscape architects and LEED professionals; one landscape designer/illustrator; and two administrative staff. TPC also offers the latest mapping, graphics, analysis, planning, and design tools and technologies, including ARC/GIS, and CAD, as well as software needed to analyze and assess opportunities and constraints and to produce maps and graphics for the community assessment. The firm is SBE/DBE Certified with the City of Tucson, Pima County, and the State of Arizona.

TPC has more than 30 years of experience in neighborhood, place-based, corridor, and comprehensive planning; community revitalization and redevelopment; mixed-use development, and community engagement. The firm's projects range from site specific to neighborhood, regional, and state levels. Recently TPC led the 4-mile **Tucson Modern Streetcar Land Use and Implementation Plan** (Streetcar Plan) in partnership with Poster Frost Mirto (see below). TPC presented strategies for revitalization; identified opportunities for mixed uses; recommended enhancements to the public realm to promote active and healthy lifestyles; and produced guidelines related to character and sense of place. TPC's work on the Streetcar Plan included components relevant to the planning that will be required for the OCNI area, including neighborhood planning, physical assessment, demographic analysis, land assessment, and community engagement. For the latter, TPC coordinated an extensive interactive, public participation process comprised of a week-long design and planning charrette with over 500 stakeholders. The Streetcar Plan Design Charrette won the 2014 American Planning Association Arizona Award for Best Public Participation, and TPC's Design Charrette engagement process has received five statewide awards. The firm was the lead consultant for **Pima Prospers, the Pima County Comprehensive Plan**, which received the 2015 Arizona Planning Association award for Best Comprehensive Plan. TPC's planning approach included an extensive public engagement process with a wide diversity of **HUD Target Communities** in a 9,000-square mile area. TPC has led many of the region's economic development strategies, including corridor studies such as the improvement plan for Grant Road – a portion of which is within the OCNI area. TPC has worked closely with the Pascua Yaqui Tribe since 2002, and in 2015 completed the Tribe's Land Use Study, which addresses Old Pascua, the Recognized Tribal Community located inside the OCNI area. Old Pascua is the historic birthplace of the Pascua Yaqui Tribe in Arizona.

Capacity and Experience of Poster Frost Mirto (Planning Coordinator): A Tucson SBE firm with 40 years of architecture, community planning, preservation, housing, and urban design experience, Poster Frost Mirto (PFM) will complement the Applicant's and TPC's planning capacity by adding three architects with expertise in public, workforce, and affordable housing design, construction, and remodeling, community engagement, and historic preservation; two designers with expertise in all aspects of sustainable design; and one office manager.

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 remodeled nearly 4,000 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 developed comprehensive community development plans (CCDP) that led directly to three HOPE VI projects in Tucson and one HOPE VI project in Phoenix. The Greater Santa Rosa CCDP laid the groundwork for the City of Tucson's successful Posadas Sentinel/Barrio Santa Rosa HOPE VI project. PFM authored the HOPE VI master plan including 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, 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 successfully transformed a divided neighborhood that has been 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.

PFM also led a planning effort in the historically segregated African-American neighborhood of South Park. Working with the Tucson Urban League, PFM oversaw the preparation of the *South Park Area Community Development Plan*, which led to a successful RFK Homes South Park HOPE VI application. PFM 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.

PFM worked with the Applicant to do the preliminary planning and subsequent application for Tucson's third HOPE VI application for the redevelopment of the Martin Luther King Apartments in downtown Tucson (see project description above under *Capacity and Experience of COT-HCD - Applicant*). In the span of 15 years, PFM led the planning and design effort for three remarkably successful HOPE VI projects in Tucson and co-authored a fourth in Phoenix.

Capacity and Experience of Arizona State University School of Social Work (Research Partner):

As the OCNI Research Partner, Arizona State University's School of Social Work (ASU) will lead, coordinate and facilitate the planning and strategy development related to the People and Education component of the Transformation Plan within the **People and Education Transformation Team**. Additionally, ASU will prepare the community assessment and define the metrics for future implementation and evaluation. 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 successful Choice Neighborhoods planning projects,

as well as two Byrne Criminal Justice Innovation (BCJI) planning and implementation initiatives, the U.S. DOJ's White House Neighborhood Revitalization 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. Dr. Brown has been invited on multiple occasions by HUD and DOJ to present at national trainings for Choice Neighborhoods and BCJI grantees on the topics of community engagement, developing and sustaining cross-sector partnerships, and research partnerships. She has served as a subject matter expert for DOJ providing technical assistance to BCJI grantees on community engagement and participatory action research. 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 Choice Neighborhoods promising practices guidebook. See *Exhibit E and Attachment 3*.

EXHIBIT D

Need

City of Tucson

AZ004-ExD-Need.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

EXHIBIT D: NEED

1. Severe Physical Distress of Public and/or Assisted Housing

(a) **Immediate Project Capital Needs:** Michael Becherer, AIA, a Registered Architect in the State of Arizona, completed the Tucson House Physical Needs Assessment (PNA) dated February 5, 2016, and updated it August 24, 2017 for this application. Mr. Becherer determined, and the PNA states, that the Tucson House is severely distressed. The cost to rehabilitate Tucson House, as detailed in *Attachment 8*, is estimated to exceed \$43.1 million in direct construction expenses. Using the City of Tucson Housing and Community Development Department Total Development Cost (TDC) of all building types, the estimated total development costs for Tucson House will be approximately \$55 million, 78% of the total development costs in accordance with HUD TDC standards.

(b) **Structural Deficiencies:** 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 parking lot paving has failed and needs to be replaced. The roofing material is deteriorating and should be replaced. The existing two-pipe heating/cooling system is beyond its useful life, is inefficient, and needs to be completely replaced. The hot water boilers are over 31 years old and need to be replaced. The entire domestic water supply system, including the booster pumps, should be replaced (see also *I. (c) d* below). All of the sanitary sewer piping and the sewer mains are deteriorating and failing, creating unsafe and unsanitary conditions within the building. All the sewer piping and sewer mains need to be replaced. Each dwelling unit has a balcony. Metal fascia added in 1997 is trapping water on the balconies; the balconies are cracked, allowing water to infiltrate the slabs. Due to sagging slabs the balconies slope toward the building causing

water to accumulate and infiltrate the building. Though three-prong (grounded) type electrical receptacles are installed throughout the building, they do not have a ground wire connected. This is a life safety issue and, therefore, the building should be rewired. The elevators have frequent, as often as weekly, service outages and are beyond their useful service life.

(c) **Design Deficiencies:** Tucson House provides housing for elderly and/or disabled public housing clients. Design deficiencies are enumerated below.

a. Inappropriate Building Design or Site Layout: **At 408 units, Tucson House has a high density of elderly and disabled persons with multiple needs**, including many that use aides. Access to individual units is from internal corridors with 7-foot ceilings. The International Building Code (IBC) minimum ceiling height for these corridors is 7 feet 6 inches. In addition, the stair towers are not compliant with the IBC, the guard rails are not the required 42 inches tall, and they do not have the proper lateral strength. Hand rails are installed on one side only instead of both sides of the stairs. These deficiencies are particularly significant given the elderly and disabled population of the building. All the existing guard and hand rails should be replaced with code compliant construction.

b. Inadequate Room Size and or Building Configuration: Tucson House has one main building entrance. The access control system does not prevent intrusion by uninvited/unauthorized persons who vandalize the building and cause discomfort and safety concerns for the residents.

c. Lack of Defensible Space Related to Building Layout and Orientation: The uncontrolled and poorly designed building entrances do not support natural access control, observability, resident and staff safety, or instill a clear sense of arrival. Reconfiguring the main entrance area, stair exits, and sunken courtyards to enhance territorial reinforcement and observability would improve security and create a better sense of arrival and sense of place.

Restructuring the physical layout to allow residents to control the areas around Tucson House, including the building's driveways and grounds outside and its lobbies and corridors inside, will help preserve those areas in which residents can realize their commonly held values and lifestyles.

d. Disproportionally High and Adverse Environmental Health Effects Associated with Ongoing Residency: The domestic water plumbing contains a mix of the original galvanized steel piping and copper piping. This piping is failing and is causing ongoing and nearly daily issues. 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. The carpets are over 30 years old. Although maintained regularly, dust and irritants accumulated in the carpet fibers over the years exacerbate resident and staff allergies, and the carpets release an undesirable odor. All of the sanitary sewer piping and the sewer mains are deteriorating and failing creating unsafe and unsanitary conditions within the building. All the sewer piping and sewer mains need to be replaced.

e. Inaccessibility for Persons with Disabilities: The guard rails in the stair towers are not the required 42 inches 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. All the existing guard and hand rails should be replaced with code compliant construction.

f. Significant Utility Expenses: The fundamental design of the HVAC, domestic hot water, and lighting systems are out of date and highly inefficient by today's energy efficiency 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*.

2 Severe Distress of Targeted Neighborhood

(a) **Neighborhood Poverty:** The Poverty/ELI rate for the Oracle Neighborhood is 50.94%

(see *Attachment 5*);

(b) **Long-term Vacancy Rate:** The long-term vacancy rate is 14.18%, which far exceeds the 4.84% rate for Pima County, the surrounding county (see *Attachment 5*).

(c) **Part I Violent Crime Rate:** The Tucson Police Department (TPD) collects crime statistics utilizing the categories of Operations Divisions, which are the equivalent to a precinct/PSA. There are four Operations Divisions in Tucson. The OCNI area is located within Operations Division West (ODW). In addition to the ODW and City, crime rates from the OCNI have been presented in this application to provide an accurate comparison, as the population represented in the ODW is nearly 13 times greater than the OCNI, within a geographic area 8.7 times larger. The ODW is 22.54 square miles with a population of 110,045; the OCNI target area is 2.6 square miles with a population of 8,535. The TPD Records Supervisor certified the Part I Crime rates for the OCNI area, the ODW, and for the City of Tucson. *Attachment 11* includes a Certification Letter from the TPD and Part I Violent Crime rates for the OCNI, ODW, and City for 2014, 2015 and 2016. Part I Violent Crime rates indicate a concerning crime trend as violent crime continues to increase in the OCNI target area, and the three-year average of Part I violent crime rates from 2014-2016 in the OCNI community is 2.29 times higher than crime rates for the City of Tucson.

3. Need for Affordable Housing in the Community

The shortage of housing units affordable to very low-income (VLI) renter households in Pima County is 2.51, which exceeds the national rate of 1.82 (see *Attachment 5*).

Exhibit E
Soundness of Approach

City of Tucson

AZ004-ExE-SoundApproach.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

EXHIBIT E: SOUNDNESS OF APPROACH

Planning frameworks are in place for the Oracle Choice Neighborhood Initiative (OCNI) target area, including a comprehensive vision of smart growth that promotes compact, mixed-use development on infill or existing underutilized properties under the Mixed-use Center designation in *Plan Tucson, the City of Tucson General & Sustainability Plan*, ratified by voters in 2013, and the overall direction provided in the *Oracle Area Revitalization Project (OARP)* conceptual plan, adopted by Mayor and Council in 2011. Both *Plan Tucson* and the OARP are described in Exhibit C. What the OCNI area is lacking is a concrete approach to redeveloping and revitalizing the distressed, historic Tucson House public housing complex (target housing) and capitalizing upon the transformation of the OCNI area to the benefit of the target housing residents, the community, and the region. This is the primary reason the City is pursuing a 2017 Choice Neighborhoods Planning and Action Grant. The OCNI planning process will establish and prioritize the implementation strategies to best meet resident and community needs, to support residents in achieving their full potential and attaining self-sufficiency through better access to healthy foods, health/medical and other needed services, job training, employment opportunities, better education programs, an enhanced sense of place and pride in their community, and increased safety and security. Building on previous efforts, the OCNI planning process will focus on creating a single, integrative vision for the OCNI area with Neighborhoods, Housing, and People and Education Transformation strategies designed to improve connectivity, access, mobility, safety, health, goods and services, cultural amenities, parks, and recreation facilities, to fulfill the City's goals as enumerated in *Plan Tucson*.

In their role as Planning Coordinators, The Planning Center and Poster Frost Mirto, in partnership with the Applicant/City of Tucson Housing and Community Development Department

(COT-HCD) and Research Partner/Arizona State University School of Social Work (ASU), will continue to work with Tucson House residents and the OCNI community to coordinate and facilitate an inclusive, collaborative, and empowering planning process that utilizes lessons learned from previous planning efforts. The OCNI Transformation planning process will result in an implementable and sustainable Transformation Plan for the target housing, its residents, and the OCNI community, capitalizing on existing assets, enhancing the area's sense of place and, and fostering community pride. See also *Attachment 3, Documentation for Planning Coordinators*. This attachment includes the scope of work for the Planning Coordinators and the Research Partner.

RESIDENTS AND COMMUNITY OUTREACH OVERVIEW

The overall outreach strategy will focus on residents from the target housing (Tucson House) and adjacent neighborhoods that comprise the OCNI area, including Coronado Heights; Miracle Manor; Balboa Heights, Old Pascua, the oldest Pascua Yaqui Tribe community in the United States; Ocotillo Oracle; and Barrio Blue Moon, together with area business owners; community nonprofit organizations with established commitments in the OCNI area; and key partners identified in the OCNI Organization Chart included in *Exhibit A*. The **OCNI Transformation Steering Committee (OCNI Steering Committee)**, in an advisory capacity, will provide a forum for educating city departments, local agencies, and consultants and cross-educating its members on the needs of the target housing residents and of the OCNI neighborhoods. The OCNI Steering Committee will support education sessions, general discussion, consensus building, and review the work produced by the **Neighborhoods, Housing, and People and Education Transformation Teams (Transformation Teams)**. The OCNI Steering Committee, which will function as an umbrella organization, will be chaired by COT-HCD and include members representing the target

housing residents, neighborhood groups, and each of the three Transformation Teams. Also participating on the committee will be technical advisors from the different City departments, agencies, and organizations providing services in the OCNI area. The OCNI Steering Committee will hold monthly meetings and recommend direction through consensus. (See Exhibit A, Organization Chart and Attachment 13, Staffing Plan.)

The Transformation Teams are the working groups focusing on the major components of the **OCNI Transformation Plan**. The **OCNI Transformation Teams**' key partners have invested time and resources in the area and are committed to creating a Transformation Plan based on consensus building. Transformation Teams will be a resource for information on members' respective areas of knowledge (e.g., housing, economic development, health care, education, public safety, food security, multi-modal transportation/complete streets, energy efficiency, connectivity, etc.), and will work to gain broad support for the OCNI Transformation planning process. The Transformation Teams will share their guidance on neighborhoods, housing, and people and education respectively with the OCNI Steering Committee, which in turn will advise and recommend direction to the OCNI Planning Coordinators for the preparation of the OCNI Transformation Plan. (See the Attachment 13, Staffing Plan.)

The resident and community engagement strategy will utilize principles of the Consensus Organizing Model, uniting residents and community and cross-sector partners to foster a community anchored in mutual self-interest. Formalized engagement of the residents and community will take place through multiple platforms to sustain interest and momentum, including household-level and community-based surveys, focus groups, Transformation Team working sessions, a Planning and Design Charrette, community meetings at major milestones, and “doing while planning” activities.

OCNI Project Initiation Planning Activities:

☐ **Activity 1 – OCNI Steering Committee and Transformation Teams Kickoff Meeting:** The focus of the kickoff meeting will be a project overview, including roles and commitments, and partners will assist in establishing the mission and bylaws needed for the Steering Committee to successfully guide the OCNI Transformation Plan.

☐ **Activity 2 – Residents and Community Engagement Strategy Revisions: During the first week of the OCNI Transformation planning process,** The Planning Coordinators -- The Planning Center and Poster Frost Mirto -- will refine the resident and community engagement strategies described in this exhibit with assistance from residents, community members, and Transformation Teams represented on the OCNI Steering Committee. A user-friendly booklet describing the engagement strategy will be prepared in English and Spanish and made available on the City website and at COT-HCD and locations throughout the OCNI area.

1. Resident Engagement: As part of this OCNI application, COT-HDC, the Planning Coordinators, and the Research Partner worked proactively and collaboratively with the Tucson House Advisory Board to design and administer a survey during the initial meeting on August 4, 2017, with residents of Tucson House (target housing). *Attachment 6* includes the **Resident Involvement Certification** (HUD-53151). The top three needs cited by Tucson House residents in the survey included grocery stores (20.73%); family-friendly entertainment (12.20%); and medical care and services (10.98%). Lack of access to fresh foods, pharmacies, programs/services for seniors, and general shops (clothing, etc.) were also identified as major needs. While the survey highlighted “access” to services in the immediate area, a subsequent preliminary visioning exercise focused on residents’ primary concerns within the Tucson House – their home. The top concerns reported during this oral exercise were (1) safety/security at the building entrance; (2) the

condition of the carpeting, which is 30 years old; (3) access to grocery stores, especially for people with severe disabilities and low mobility; (4) high cost of utilities; and (5) frequent elevator malfunctions.

Tucson House residents who participated in the OARP -- an earlier planning effort in the same area-- have expressed their excitement about using the skills and knowledge they gained to continue planning for the Tucson House and the area. Other residents were involved with planning and implementation of the Blue Moon Community Garden, which was an early action identified during the OARP effort.

Continuous target housing resident outreach will be achieved by including *two* Tucson House Resident Council members on the OCNI Steering Committee and *one* Tucson House resident with experience in previous OCNI area projects on each Transformation Team. These Tucson House representatives will provide a feedback loop to a wide circle of fellow residents. (See Exhibit A, OCNI Organization Chart.) Meaningful engagement of target housing residents will include the following:

- (a) **Continuous Education** will be provided through presentations on the progress of the development of the OCNI Transformation Plan at major milestones, including ■ community needs and assets assessment ■ physical assessment ■ housing assessment ■ neighborhoods housing assessment ■ market analysis ■ Transformation Plan vision ■ Transformation Plan guiding principles and strategies, including relocation strategies and overarching guidelines for redevelopment ■ design concepts ■ infill plan ■ connectivity plan and complete streets streetscape concepts.
- (b) **Ongoing Feedback Loops** through participation on the OCNI Transformation Steering Committee and the Transformation Team working groups, and engagement in the Planning

and Design Charrette and the “doing while planning” activities. (For additional information on participation opportunities, see also Section 6 – Residents “Doing While Planning” Activities below.

2. Community Engagement: Capacity building is fundamental to the success of any large-scale plan. For COT-HCD, the Project Coordinators, and the Research Partner, the community engagement process was formalized at the application stage with the commitment from partners who have provided ongoing support to the OCNI area over decades. These partners include Pima Community College Downtown Campus; Pima Association of Governments, the region’s federally designated metropolitan planning organization; nonprofit affordable housing organizations, such as La Frontera, Chicanos Por La Causa, and Habitat for Humanity; the Pascua Yaqui Tribe of Arizona; area neighborhood associations; and area businesses. The community engagement process will include extensive training for staff, residents, community members, consultants, and community partners. A part-time Outreach Coordinator will be retained by COT-HCD to handle meeting arrangements, update the OCNI website, and distribute information. The preference is that this role be filled by an individual with direct ties to the OCNI area.

The community engagement process will include ■ a community kick-off meeting with target housing residents, partners, and community stakeholder’s ■ representation on the OCNI Steering Committee ■ representation on the Transformation Teams ■ resident leadership and participation in research activities using a Participatory Action Research framework ■ continuing education and feedback loops. (See Section 1. Resident Engagement (a) and (b) above.)

Planning Activities:

- ❑ **Activity 1 – Planning and Design Charrette:** Planning Coordinator The Planning Center -
- with the assistance of Planning Coordinator Poster Frost Mirto and Research Partner ASU

-- will lead a planning and design charrette following the National Charrette Institute format. The charrette will follow a three-phase collaborative and transparent planning process. The *first phase* involves **Charrette Preparation**, including focused data collection and analysis. The *second phase*, the **charrette** itself, will be a 4-day event with child care and translators. The charrette will be held at a location in the OCNI area, such as the centrally located Ghost Ranch Senior Housing facility, or Pima Community College Downtown Campus. The charrette will include strategy meetings, Transformation Team work groups, and visioning sessions to arrive at the vision, guiding principles, strategies, and design concepts. The *third phase* of the charrette process is **Implementation**, which will entail the preparation of the Transformation Plan. (See also *Attachment 14, Planning Schedule.*)

- ❑ **Activity 2 – Infill Plan:** Based on the results of the community needs, physical, and housing assessments; the market analysis; and the resident and community engagement process undertaken during the Planning and Design Charrette described in Activity 1 above, and other residents and community engagement meetings (See *Attachment 14, Planning Schedule*), the Planning Coordinators will (a) prepare an Infill Plan showing existing vacant property available for redevelopment, and (b) prepare site profiles describing infrastructure availability, access, and other characteristics useful to the master developer and partners involved in economic development.
- ❑ **Activity 3 – Design Concepts:** Drawing on the results of the Planning and Design Charrette described in Activity 1 above, and using the Infill Plan prepared in Activity 2, the Planning Coordinators, with the assistance of the Neighborhood Transformation Teams, will (a) identify the two best sites and prepare two alternative design concepts for a

mixed-used center that includes employment opportunities and a community recreation/activities area, (b) obtain resident and community consensus on the preferred design concept alternative, and (c) prepare cost estimates for the selected alternative.

- ❑ **Activity 4 – Connectivity Plan:** Based on the results of the community needs, assets, and physical assessments; the analysis; and the resident and community engagement process during the Planning and Design Charrette (see *Activity 1* above), the Planning Coordinators will (a) prepare a Connectivity Plan for the OCNI area, and (b) prepare three street cross-sections for arterial, collector, and local roads.

3. Needs Assessment:

- (a) **Resident Needs Assessment:** The needs assessment for Tucson House (target housing), which is already underway, will identify the residents’ housing, relocation, health, jobs, and education needs, as well as their utilization of related services. Using surveys and interviews to gather information, the resident needs assessment will identify specific areas of need that should be addressed in the Transformation Plan, such as gaps in services, support needed to promote self-sufficiency and educational achievement, and community assets necessary to help the target housing residents realize their potential in a setting where people across a range of incomes, backgrounds, abilities/disabilities, and ages can live, work, learn, shop, and play.

Identification of current needs and assets will be complemented by the **Community Needs Assessment** led by ASU (see (b) below). **Continuous outreach** will be provided through the OCNI Steering Committee monthly meetings, resident and community major milestones updates, and the OCNI Transformation Plan Newsletter to be produced by residents of Tucson House (target housing). (See *Attachment 14, Planning Schedule.*)

Needs assessment data will be reviewed by the Transformation Team partners with knowledge and expertise in the identified areas of need. (See Exhibit A, OCNI Organization Chart and Attachment 13, Staffing Plan.)

- (b) Community Needs Assessment:** ASU School of Social Work (ASU), the OCNI Research Partner, will collect and analyze quantitative and qualitative data using a participatory action research framework. ASU will conduct focus groups, interviews, and a neighborhood-level and household-level door-to-door survey; develop the instrumentation; administer the survey; and analyze the social, educational, workforce, safety, health indicators and metrics for evaluation, among other indicators to be determined by the Core Planning Team. (See Section 5 – Partnerships below for makeup of the Core Planning Team.) Systems of trust, openness to transformation, and residents’ willingness to contribute to the process will be evaluated. Data indices that will be also be gathered and analyzed include social capital, sense of community, collaborative partnerships, functioning and effectiveness of community-servicing organizations and associations, and network mapping. Asset mapping and inventories will be conducted by ASU in collaboration with the University of Arizona Drachman Institute. Neighborhood needs and assets will be identified through surveys of households, individual stakeholders, community groups, nonprofit, governmental agencies, businesses, and other professional organizations affiliated with each neighborhood. A series of open-ended targeted focus groups and interviews will triangulate the data gathered from the survey collection effort. Through reports, studies and data analysis, secondary and administrative data will be collected, including Census, assessor, employment, tax revenue, housing, adjudicated properties, transit, public service, crime data, statistics, plans and maps. Preliminary

mapping of community needs and assets was conducted as part of this application by COT-HCD and is included in Attachment 22.

(c) **Other Needs Assessments.**

Swaim Architects will augment the **Public Housing Assessment**, to include Tucson House and scattered public housing in the area, while *Poster Frost Mirto* will conduct the OCNI neighborhoods **housing assessment** based on Bureau of the Census block-level data and windshield surveys of the OCNI area to determine the number of substandard houses showing structural problems, lacking functioning plumbing and kitchens, and/or being overcrowded. Given the desert climate with historic temperatures up to 117 degrees, houses without air conditioning are also considered substandard. The housing assessment will also inventory deteriorated mobile home parks in partnership with Pima County Development Services Department. The Planning Center will conduct a **physical assessment** of the OCNI area based on site investigations and regional agency parcel-level data on topography, hydrology, land use, zoning, tenure, ownership, and land available for infill development. A third-party specialist will prepare a land use-driven **market analysis** that considers vacancy rates, local absorption rates, area needs, and local, regional, state, and national real estate trends utilizing Bureau of the Census, City of Tucson, Pima County, Pima Association of Governments, and adjacent jurisdiction market data, vacancy rate indexes, and real estate markets.

Planning Activities:

- ❑ **Activity 1 – Collection, Analysis and Use of Data:** To develop an effective, implementable, and sustainable Transformation Plan, there must be a common understanding of the OCNI area conditions. The use of consistent baseline data is also

essential to accurately measure progress throughout the planning process. The Planning Coordinators and Research Partner have already begun to compile and collect data from available sources, including demographics, socio-economic conditions, land use, zoning, housing, education, employment, transportation, health, crime, asset, and environmental information. The analysis of such data will be summarized in the **OCNI Background and Current Conditions Technical Report** which will serve as the baseline data and analysis informing the OCNI Steering Committee, the Core Planning Team, the Planning Coordinators, the Research Partner, and the Transformation Teams. This technical report will (a) include market study, assets and service gap analysis, resident and community needs assessment, housing assessments, public housing assessment, physical assessment, etc.; (b) present findings using user-friendly text, tables, graphics, and maps; and (c) provide information pertaining to specific sub-populations, i.e., the elderly, disabled, families with children, non-English speaking families, and Pascua Yaqui Tribe enrolled members, and identify populations with the greatest needs as well as the nature of such needs. The technical report will also include a capacity-building section that defines planning terms and explains how the local planning process works. To be completed during the first six months after the grant award, the report's findings will be presented at a resident/community workshop, in an open house format with experts staffing "topic stations." The Planning Coordinators and Research Partner will use the technical report to identify challenges, opportunities and assets, understand services and amenity gaps, establish the capacity of existing resources, and target strategies to populations with the highest needs.

□ **Activity 2 – Other Research Activity:** In addition to the research that will be conducted by Research Partner ASU, additional data collection methods will be provided by the Planning Coordinators in collaboration with the University of Arizona Drachman Institute and the Public Housing Assessment Team. These methods will include field reconnaissance, GIS mapping, analysis and modeling, adaptive reuse analysis, land use and brownfield analysis, market assessment, transportation and infrastructure analysis, urban design modeling for public land, and assets and constraints analysis. The Planning Coordinators will also prepare a connectivity, parks, recreation and open space analysis. Qualitative and quantitative data and analyses will guide the development of the Transformation Plan, which will in turn strengthen and maximize neighborhood assets, and implement services and redevelopment necessary to address neighborhood needs. In addition, a comprehensive, systematic and inclusive approach will be utilized to further involve community members with the revitalization efforts, an important component in the long-term sustainability of the changes implemented in the neighborhood. Data to be collected includes school performance, health characteristics, and employment projections for the OCNI area compared to the City, County, and State.

The Planning Coordinators will describe existing neighborhood conditions by working with City staff to map the location of existing amenities, including: community gardens, fresh foods, retail, community-serving retail, services, and civic community facilities. This background work will also include a review of other planning documents and efforts with relevance to the OCNI area, including *Plan Tucson, the City of Tucson General and Sustainability Plan*, adopted neighborhood and area plans, the Pascua Yaqui Tribe Land Use Study, the Oracle Area Revitalization Project (OARP), the City of Tucson

Infill Incentive District (IID) Overlay Zone, and the proposed Miracle Mile Historic District under review for listing on the National Register of Historic Places. Poster Frost Mirto will work closely with the Tucson Historic Preservation Foundation to ensure that there are no negative impacts on historic districts or structures and that a positive plan for preservation of historic resources is incorporated in the Transformation Plan.

4. Visioning and Decision-Making: The visioning and decision-making processes are fundamental capacity building and knowledge sharing components of the OCNI Transformation planning process and will specifically focus on developing the skills of local stakeholders to integrate initiatives across disciplines; to develop new and strengthen existing public/private partnerships; to engage in open and transparent planning and implementation processes; to use data to develop programmatic goals; and to measure outcomes across an array of physical, economic, and social indicators. Prior to conducting the visioning process, the results of the physical, housing, market, community, resident and community needs assessments conducted by the Core Planning Team and the Transformation Teams will be shared with the OCNI Steering Committee and with Tucson House residents and the OCNI community at major milestone project update meetings. This educational component will assist participants in making informed decisions during the visioning and prioritization processes that will be part of the Planning and Design Charrette (see *Section 2 - Community Engagement, Activity 1* above) and that subsequent decision-making is reality-based. Knowing where the community is allows participants to envision where the community wants to be. The Planning Coordinators -- The Planning Center and Poster Frost Mirto -- and the Research Partner ASU, in partnership with the Transformation Teams, will coordinate and facilitate a multi-faceted visioning exercise as part of the Planning and Design Charrette (see *Section 2, Activity 1* above) including resident and community visioning sessions

and vision prioritization to distill the unified vision, guiding principles and implementation strategies for inclusion in the OCNI Transformation Plan. The visioning exercise will guide the participants through a scenario ten or more years into the future, and paint a picture in which the OCNI area is achieving tremendous success. This step will serve as the launching point for establishing the OCNI Transformation Plan goals and strategies. The key is to help the participants visualize the various areas of success (e.g., housing, employment, services, health, character, image, sense of place, recreation, healthy foods etc.). The Planning Coordinators will analyze input from the visioning process and document the results in a draft version of the OCNI Transformation Plan. They will also prepare two mixed-use development alternative design concepts for selected sites, as well as a draft circulation and streetscape plan. These drafts will be shared with the OCNI Transformation Teams, the OCNI Steering Committee, Tucson House residents, and the OCNI community for selection of the preferred design concept. The selected concept will be used to prepare cost estimates and connectivity plan. The resulting OCNI Transformation Plan will guide COT-HCD, other City departments, service providers, and City elected and appointed officials in the various aspects of the decision-making process and in the Transformation Plan implementation following its adoption.

5. Partnerships: The **OCNI Steering Committee** includes representatives from Tucson House Resident Advisory Board, OARP Citizen Steering Committee, Oracle Business Alliance, OCNI neighborhoods and active neighborhood associations, and representatives from the Neighborhoods, Housing, and People and Education Transformation Teams. (See OCNI Organization Chart included in *Exhibit A*.) The partners were selected carefully and include City of Tucson and Pima County departments, the regional agency, Pima Association of Governments, the OARP Citizen Steering Committee, the Grant Road Steering Committee, Oracle Business

Alliance; the Pascua Yaqui Tribe of Arizona, non-profit organizations and area businesses and neighborhood organizations. These partners have invested time and resources over the years and are committed to seeing the area revitalized. The **Neighborhoods Transformation Team** partners include Coronado Heights, Miracle Manor, Balboa Heights, Old Pascua, Ocotillo Oracle, and Barrio Blue Moon neighborhood organizations; Tucson Historic Preservation Foundation; Community Gardens of Tucson; Community Food Bank of Southern Arizona; Ward 3 Council Office; and other partners included in *Attachment 12*. The **Housing Transformation Team** partners include: Tucson House Resident Council; La Frontera, the Low-Income Tax Credit (LIHTC) Partners; Southwest Key; the Arizona Housing Alliance – Mobile Home Study Sub-Committee; other partners included in *Attachment 12*. The **People and Education Transformation Team** partners include: Pima Community College as the anchor institution; Amphitheater School District; Arizona State University School of Social Work (ASU); Drachman Institute, United Way, Tucson Youth Development, Pima County One-Stop & Partners; Pima County Health Department, Arizona Association of Community Health Centers; Beacon Foundation; and Gospel Rescue Mission. The Transformation Teams include partners and facilitators with areas of expertise in the housing, neighborhood, public safety, education, employment, economic development, real estate, architecture, historic preservation, and health sectors. (See *Attachment 13*, Staffing Plan and *Exhibit A*, OCNI Organization Chart, and *Attachment 12, Evidence of Partnership*.)

6. Doing While Planning:

To increase confidence among neighborhoods, respond to residents and community concerns in real time, and help convince skeptical stakeholders that positive change is possible, the “Doing While Planning” approach will include the following:

- **Fresh Food Initiative Early Action Activity:** The results of a preliminary survey conducted among Tucson House residents and an exploratory assets survey of the OCNI area completed as part of this application highlighted an unmet need for fresh food and led to the concept of a fresh food initiative to promote the establishment of a farmers’ market and/or provide mobile fresh food vendors access to Tucson House and adjacent neighborhoods. The OCNI Steering Committee will work with the Community Food Bank of Southern Arizona’s Gardening and Fresh Produce programs and Tucson Community Supported Agriculture (TCSA) and other partners to establish a farmers’ market/vendor area on the underutilized City-owned parking area adjacent to the Blue Moon Community Garden at Tucson House. In addition to food vendors, the fresh food initiative could include ongoing workshops on healthy and creative cooking, growing fresh foods, and understanding water harvesting. Blue Moon Community Garden is a Tucson Water certified Water Harvesting Demonstration Site.



Blue Moon Garden, Community Garden at Tucson House Target Housing.

- **Showcasing Grassroots Driven HOPE VI Approach:** Experience and lessons learned from three successful HOPE VI projects completed by the City of Tucson PHA and partners in three low-income neighborhoods in diverse locations in Tucson will serve as local benchmarking instilling confidence and reinforcing positive change. Each of these projects used the leverage of creating a new face for obsolete public housing as a catalyst

for neighborhood transformation. Each informs the OCNI Transformation planning process. (See *Exhibit C* for further description of the Hope VI projects.)



Depot Plaza and Martin Luther King Public Housing Successful HOPE VI Project

- **Capacity Building:** The OCNI Transformation planning process will lead to the development of a comprehensive set of implementable strategies addressing Neighborhoods, Housing, and People and Education needs and concerns and opportunities for improvements. Such strategies will transform the OCNI area neighborhoods into neighborhoods of choice and promise. The OCNI Transformation Plan will also become the unifying implementation tool for all the planning activities and efforts previously accomplished in this area. It will not only address the substantial challenges that currently affect the target housing residents and neighborhoods in the OCNI area, but will also capitalize on renewed momentum supporting the revitalization projects currently underway. The energy and excitement generated by these current projects will ensure that (1) the OCNI Transformation planning process incorporates ample engagement from residents and other community stakeholders to develop a viable Transformation Plan, and (2) the OCNI Transformation planning process secures the support from investors and leadership necessary to implement the Transformation Plan. The collaborative planning process is designed to comprehensively address the range of Neighborhoods, Housing, and People and Education needs in the OCNI area primarily by acquiring insight into the vision

target housing residents and adjacent neighborhoods have for the transformation of their community. This will be achieved through the intensive resident and community outreach and engagement process described in previous sections.

- **OCNI Wayfinding Mobile App:** Area businesses suggested the development of a wayfinding mobile app to improve the OCNI visitor experience by making it easier to navigate the area’s many Gem Show sites (the annual Tucson Gem, Mineral & Fossil Showcase is the largest gem and mineral show in the world) and help users find historic neon signs, local artisans’ markets, restaurants, lodging, and other area businesses. This activity will be carried out with assistance from the City of Tucson’s Office of Economic Initiatives and Pima Community College. (See *Attachment 22, Asset Maps.*)

Tucson House Resident-Identified “Doing While Planning” Activities:

- **Tucson House Oral History Project:** This project was initially suggested at the August 4, 2017, meeting with Tucson House residents, and would consist of recording selected **Tucson House residents** to create digital oral history podcasts and/or videos with assistance from Pima Community College communications students. Podcasts and/or videos will be made available to residents and the community throughout the planning process via local media to (a) empower target housing residents by giving them a voice in the process, (b) encourage community participation in the **OCNI Transformation Plan** (Tucsonans love a strong grassroots approach!), and (c) generate business, employer, and investor interest in the area.
- **Tucson House in Perspective:** Another idea that came out of the August 4, 2017, meeting with Tucson House residents, was the creation of a booklet, titled preliminarily “**Tucson House in Perspective,**” that showcases the rich history of the Tucson House

(one-time home for movie stars such as Lee Marvin), the surrounding neighborhoods, and Oracle Road (originally known as Miracle Mile) the historic northern gateway to the City of Tucson. Tucson House residents are ready to get started on this activity, which will be carried out with assistance from the **Tucson Historic Preservation Foundation**, one of OCNI's key partners.

- **Public Art Program:** Arts for All, another of OCNI's key partners, will organize a public art program with local artists, residents of Tucson House, and the OCNI neighborhoods to create sense of pride for the residents and an enhanced sense of place within the OCNI area through a landmark mural or other creative statement on the exterior of the 195-foot tall Tucson House.

7. Action Activities Process: In addition to the early action activities described in the previous section and identified as needs or desires by target housing residents in the pre-application survey, other physical projects and action activities designed to build social cohesion will evolve from the planning process based on the results of (a) community needs and assets assessment; (b) physical assessment; (c) housing assessment of public and neighborhood housing; (d) market assessment; and (e) resident and community engagement process. These different assessments will identify gaps and barriers that will assist in determining action activities. Maps identifying areas of need and community assets will further aid in identifying physical action activities designed to build social cohesion and spur economic development. Action activities identified during these planning processes will be scored and prioritized during an Action Activities Prioritization exercise to be conducted by the Transformation Team leaders with target housing residents and OCNI community using a dot poll system. Action activities, which will be determined through the OCNI Transformation planning process, may include park improvements,

bicycle safety improvements, transit stop improvements, landscape improvements, beautification, vacant land reclamation, and development project gap funding.

8. Staffing Plan: The Staffing Plan, presented in *Attachment 13*, identifies the various organizations participating in the planning effort and shows their relationship to each other in the governance structure (e.g., decision makers, advisors, stakeholders, working groups); and highlights the principal staff positions and the percentage of their time that will be dedicated to the planning process. As Applicant, COT-HCD will serve as the Project Coordinator for the Choice Neighborhoods planning process. The Core Planning Team will consist of City of Tucson Housing and Community Development Department (Applicant), City of Tucson Planning and Development Services Department, City of Tucson Department of Transportation, City of Tucson Parks and Recreation Department, Arizona State University School of Social Work (ASU), The Planning Center and Poster Frost Mirto. The Planning Center and Poster Frost Mirto, both consulting firms, will serve as the Planning Coordinators. The Planning Center will manage day-to-day administrative activities of the planning coordination and work closely with the Applicant, Poster Frost Mirto and other members of the Core Planning Team, and the Outreach Coordinator (part time position under the Applicant) to ensure that an efficient and collaborative process results in an effective and viable OCNI Transformation Plan. The Public Housing Assessment Team includes Swaim Architects (Building) and Sabino Community Development (Financing). The **People and Education Transformation Team** lead agencies are Arizona State University School of Social Work and the United Way. The **Neighborhood Transformation Team** lead agencies are the City of Tucson Planning and Development Services Department, the Oracle Citizen Steering Committee and Pima Association of Governments (PAG). The **Housing Transformation**

Team is spearheaded by the City of Tucson/Pima County Consortium and Public Housing Authority.

9. Planning Schedule: The detailed and feasible schedule for completing all proposed planning activities within the first 24 months of the effective date of the Grant Agreement is included in *Attachment 14*; responds to the rating factors included in V.A.1.C.9 of the NOFA; and is based on the Applicant’s, Planning Coordinators, and Research Partner’s experience conducting similar projects. The Planning Schedule includes all the required activities listed in Section III.E.1.a of the NOFA and other eligible activities proposed as part of the OCNI Transformation planning process to develop the OCNI Transformation Plan. The schedule also includes proposed start and completion dates and major milestones for tasks required to complete the planning process.

10. Budget: The budget and budget narrative, presented in *Attachment 15*, provides budget lines and information for planning activities related to the Choice Neighborhoods Grant, including required activities listed in Section II.E.1.a of the NOFA, other activities proposed as part of the planning process to develop the OCNI Transformation Plan, proposed “doing while planning” activities, and Action Activities to be determined throughout the course of the planning and resident/community engagement processes. See also *Attachment 19*, Cash Leverage Documentation and *Attachment 20*, Action Activities Leverage Documentation.

11. Consistency with Consolidated Plan and PHA/MTW Plan: The proposed project is consistent with the Consolidated Plan and PHA/MTW Plan. See *Attachment 16* for Certification of Consistency with the Consolidated Plan (Form HUD-2991) and letter from the PHA Executive Director as per rating factors included in V.A.1.C.11 of the NOFA.

Attachment 1

Key Eligibility Data Form (HUD-53152)

City of Tucson

AZ004-Att1-KeyElig.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

CHOICE NEIGHBORHOODS PLANNING GRANTS APPLICATION INFORMATION

ELIGIBLE NEIGHBORHOOD

Name of Neighborhood Oracle Neighborhoods within the Oracle Choice Neighborhoods Initiative (OCNI) Area

ELIGIBLE APPLICANT

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

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

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

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

Co-Applicant (if any): N/A

Type of Eligible Applicant (check one) Public Housing Agency PHA Code: _____ Local Government Tribal Entity
 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: 2 East Congress, Suite 600, 6th Floor, Tucson, Arizona 85701

Executive Officer Name & Title: Linda Morales, CEO/Owner

Telephone: 520-623-6146 *Fax:* 520-622-1950 *Email:* lindamorales@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: Apr-48

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

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

Unit Information as of Application Date

Total Number of Units in Project	<u>408</u>	Number Occupied	<u>396</u>
Number of Public and/or Assisted Units in Project	<u>407</u>	Number Vacant	<u>12</u>

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

Oracle Choice Neighborhoods Initiative (OCNI)

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

August 23, 2017

Dominique Blom
General Deputy Assistant 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 Neighborhoods Planning Grant

Dear Ms. Blom:

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 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 complete rehabilitation of 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 Stang, Management Agent for Tucson House Apartments, LLLP and
Director, City of Tucson, Housing & Community Development Department

Attachment 3

Documentation for Planning Coordinators

City of Tucson

AZ004-Att3-DocPlanCoord.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



CITY OF TUCSON
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATIVE DIVISION

August 24, 2017

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 as a sub-recipient if funded.

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 sub-recipient contract, contingent on the City's receipt of the Choice Neighborhood Planning Grant from the U.S. Department of Housing and Urban Development (HUD).

Thank you for your interest in this exciting project.

Sincerely,

Sally Stang
Director

310 N Commerce Park Loop/PO Box 27210, Tucson, AZ 85726-7210
(520) 791-4171 FAX (520) 791-5407 TDD (520) 791-5481



CITY OF TUCSON
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATIVE DIVISION

August 24, 2017

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 as a sub-recipient if funded.

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 sub-recipient contract, contingent on the City's receipt of the Choice Neighborhood Planning Grant from the U.S. Department of Housing and Urban Development (HUD).

Thank you for your interest in this exciting project.

Sincerely,

Sally Stang
Director

310 N Commerce Park Loop/PO Box 27210, Tucson, AZ 85726-7210
(520) 791-4171 FAX (520) 791-5407 TDD (520) 791-5481

Letter of Agreement for Planning Services
August 2017 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 submitted on behalf of Planning Coordinator, The Planning Center (TPC) and Poster Frost Mirto Planners and Architects (PFM) working in a joint partnership outlines the tasks, time lines and budgets related to planning activities in the City of Tucson Department of Housing and Community Development (HCD) 2017 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 **Oracle Choice Neighborhood Initiative (OCNI) 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*.

Planning Coordinator, Scope of Work, Budget and Timelines are provided on the following page. 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.

The Scope of Work included in the following page describes planning activities and “doing while planning activities described in *Exhibit E*. An Early Planning Activity, a food initiative (farmer’s market and/or food vendor trucks) has been identified by target housing residents and community members. Also see *Attachment 15: Budget*.

Task/Planning Activity	Lead	Description	Budget Per Task		Timeline
			TPC	PFM	
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	Months 1-24
1.2 Agency Coordination	PFM/TPC	Agency coordination and liaison			
Task 0. OCNI Transformation Plan Initial Planning Activities (Exhibit E – Page 4)					
A1. SC/TT Kickoff Meeting	TPC/PFM	OCNI Steering Committee (SC) and Transformation Teams (TT) Kickoff Meeting	23,850.00	13,800.00	Months 1
A2. Engagement Strategy Revisions.	TPC	Resident and Community Engagement Outreach Strategy Revisions			Months 1
A3. Steering Committee Meetings	TPC/PFM	OCNI Steering Committee Monthly Meeting Attendance (Total of 24)			Months 1-24
Task 1. Resident Engagement (Exhibit E. Section E.1)					
A.1 Resident Engagement Mtgs.		Resident Engagement Meetings (Continuous Education & Feedback Loops - Total of 12 Meetings at Major Milestones) Attendance and materials			Months 1-24
Task 2. Community Engagement (Exhibit E – Section E.2)					
A1. Community Engagement Mtgs.	TPC/PFM	Community Engagement Kickoff, Continuous Education & Feedback Loops – Total of 12 Meetings at Major Milestones) Attendance and Materials			Months 1-24
A2. TT Training (All Teams)	TPC/PFM	Housing, Neighborhoods, People and Education Transformation Team Engagement Training – Total of 1 meeting See Task 4 for additional meetings as part of the OCNI Design Charrette.			Month 3-4
A3. TT Meetings.	TPC/PFM	Facilitating 6 Neighborhood Team and 6 Housing Transformation Team Meetings			Month 1-24
Task 3. Needs Assessments (Exhibit E - Section E.3 - Other Needs/Assessments & Other Research Activities)					
A3. Physical Assessment Note: See Schedule (Attachment 14) for A1, A2 and A5.	TPC/PFM	Physical Assessment (With Support of City of Tucson Planning and Development Services Department)	18,400.00	5,740.00	Months 1-5
A.4. Neighborhoods Housing Assessment	PMF/TPC	OCNI Neighborhoods Housing Assessment (with support of COT HCD and COT Planning and Development Services)			Months 1-5

Task/Planning Activity	Lead	Description	Budget Per Task		Timeline
			TPC	PFM	
Other Research Activities A6. Connectivity Assessment	TPC/PFM	Connectivity, Access, Parks, Recreation, and Shared Paths Opportunities and Constraints Analysis.	23,000.00	8,000.00	Months 1-5
A7. OCNI Technical Report	TPC/PFM	Preparation of OCNI Neighborhoods Background and Current Conditions Technical Report			Month 5-6
Task 4. Visioning and Decision-Making (Exhibit E - E.4)					
A1. 4-Day Design Charrette	TPC/PMF	4- Day Housing, Neighborhoods, People and Education Design Charrette	30,500.00	15,200.00	Months 6
A2. Draft Transformation Plan	TPC	Draft Transformation Plan Preparation			Months 7-10
Task 5. Partnerships (Exhibit E – E.5)					
A1. Planning Coordinators Mtgs.	TPC/PFM	Planning Coordinator in-house coordination team meetings (2 hours per month)	22,560.00	20,352.00	Months 1-24
A2. Core Planning Group Meetings	TPC/PFM	Core Planning Group Meetings (Every two weeks/2 hrs. meetings)			Months 1-24
A3. Meetings with Partners	TPC/PFM	Meetings with diverse partners and organizations at different stages of the process (Total of 10 Meetings)			Months 1-24
Task 6. Doing While Planning (Exhibit E-E.6) Pro-bono sessions provided at no cost					
A1. Early Action Activity - Fresh Food Initiative	TPC	Facilitating 3 organizational meetings in partnership with local food growers and including residents and community	0.00	0.00	Months 1-6
A2. Showcasing Grassroots Driven Hope VI Approach	PFM	Three (3) public presentations showcasing the success of other city mixed-use centers including public housing			Months 3-6
A3. Tucson House Oral History Project	TPC	Facilitating one (1) brainstorming session with Tucson residents			Months 8
A4. Tucson House in Perspective	PFM	Facilitating one (1) brainstorming session with Tucson residents in Partnership with Tucson Historical Foundation			Months 11

Task/Planning Activity	Lead	Description	Budget Per Task		Timeline
			TPC	PFM	
Other Planning Activities					
A1. Infill Plan	TPC/PMF	Detailed analysis and site selection for Adaptive Reuse/Infill	29,500.00	30,572.00	Months 3-6
A2. Mixed-Use Districts Design Concepts	TPC/PMF	Prepare concepts for two Mixed-use Districts (2 alternatives) and obtain residents and community consensus of preferred design alternative			Months 6-14
A3. Design Concept Refinement	TPC/PMF	Working with Transformation Teams to refine Mixed-use selected alternative			Months 17-18
A4. Mixed-use Building Prototype	TPC/PMF	Building Prototypes Modeling (Infill/Adaptive Reuse) for selected mixed-use concept			Months 19-20
A5. Selected Concept Cost Estimates	PFM	Prototype Financial Pro-Formas- preliminary costs estimates for selected concept			Months 20-21
A6. Connectivity Plan/Complete Streets Cross-Sections		Connectivity Plan for the OCNI Area and 3 complete streets cross-sections			Months 21-22
A7. Final OCNI Transformation Plan Preparation.	TPC/PMF	Preparation of final Transformation Plan	25,000.00	7600.00	Months 20-24
Total Professional Services Per Firm:			183,270.00	106,232.00	
Total Professional Services Planning Coordinator Team (Both Firms)			289,502.00		

Note: See *Exhibit 14*, Schedule.

Our teams look forward to empower and engage residents and community partners to transform the OCNI area.

Sincerely,



Linda Morales, Owner/CEO/Planner
The Planning Center



Corky Poster, Owner/Architect
Poster Frost Mirto



August 22, 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, one of the firms' three Principals, fully support 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 Coordinators** 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 the Project Coordinators portion of this project, I bring 26 years of experience in project management of high profile projects with budgets ranging from hundred-thousand figures to over a million. I also bring 26 years of experience in regional, community and neighborhood planning, community engagement, redevelopment and revitalization with also 26 years coordinating and facilitating design charrettes and complex community engagement strategies. As a Principal Planner in a 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.



Sally Stang
August 22, 2017
Page 53

Since I joined The Planning Center team in 2000, I have led and authored numerous comprehensive, general, area, neighborhood and area plans, redevelopment revitalization efforts and economic development initiatives in our region. A Masters in Urban and Regional planning, coursework in architecture and urban design, a bachelor 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 integrated and empowering approach.

The main driver of our success at TPC is that we genuinely care about our communities. 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 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 at 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, incomes, cultures, 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 revitalization of the Tucson Streetcar corridor. The vision was embraced unanimously by all constituents. As members of the City of Tucson "on-call" professional services team, TPC serves the City of Tucson in a variety of economic development, planning and urban design and landscape architecture projects.



Sally Stang
August 22, 2017
Page 3

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 1900s. The Planning Center worked successfully with the **Pascua Yaqui Tribe, one of our OCNI partners**, 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 foods, recreation, jobs, services and resources and high index of deteriorated, dilapidated and structurally unsound housing.

The Planning Center has worked with most of the OCNI partners in our region, prepared numerous area and neighborhood plans throughout the City, including the Historic Barrio Anita neighborhood revitalization plan. We have working closely with Pima County Development Services Department, one of our OCNI partners, in the preparation of Pima Prospers, the County Comprehensive 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 neighborhoods. 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.

To achieve these, we will work with our Neighborhoods, Housing, People and Education partners and our community in the development of a comprehensive neighborhood revitalization strategy, or Transformation Plan for the 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 neighborhoods and positive outcomes for families.



Sally Stang
August 22, 2017
Page 3

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 and the Grant Road Improvement Plan. Resumes for our three Principals leading the major divisions of the firm are included in the following pages.

The OCNI area has undergone substantial comprehensive local planning via Tucson Plan, the City of Tucson General Plan, the Oracle Area Redevelopment Plan (OARP), neighborhood plans, the Development Incentive District Overlay (DID) and numerous other local efforts. The OCNI Transformation Plan 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.

Our team is excited about the opportunity to work together in partnership with the City of Tucson Housing and Community Development Department, PFM, our Research Partner, ASU, the OCNI Steering Committee, all our partners at the OCNI Neighborhoods, Housing, People and Education Transformation Teams, Tucson House residents, the OCNI community, The Pascua Yaqui Tribe, Pima Community College and Amphitheater School District in bringing together neighborhood associations, residents, community, elected and appointed officials, investors, and other key stakeholders to transform the OCNI area and become a model Choice Neighborhood community.

Sincerely,

Maria Masque
Principal Community & Regional Planning
The Planning Center
www.azplanningcenter.com



MARIA MASQUE

PRINCIPAL COMMUNITY & REGIONAL PLANNING Principal-In-Charge/PM

YEARS OF EXPERIENCE

27 Years in the Planning/Urban Design Field/
Community Engagement
17 Years with The Planning Center

EDUCATION

MA, Urban and Regional Planning
University of Florida, 1994

BA, Cultural Anthropology
University of Florida, 1987

College of Architecture,
University of Florida, 1984–1986
(completed two years of course work)

AFFILIATIONS

American Planning Association
Arizona Chapter (AzAPA)

Urban Land Institute (ULI)

Southern Arizona Homebuilders Association (SAHBA)

Metropolitan Pima Alliance (MPA)

UA Tech Parks Arizona Design Review
Committee Reviewer (17 years)

UA Tech Parks Arizona
Development Team (17 years)

SELECTED PROJECTS WITH A REVITALIZATION FOCUS

City of Tucson Streetcar Land Use and Development
Implementation Plan (SLUP), Tucson, Arizona

City of Safford General Plan and Downtown Revitalization
Safford, Arizona

Sonoran Economic Development Corridor
Pima County, Arizona

Pima County Comprehensive Plan
Pima County, Arizona

Kayenta Township Comprehensive Plan & Zoning Ordinance
Kayenta, Navajo Nation, Arizona

Historic Barrio Anita Revitalization Plan
Tucson, Arizona

Maria Masque is a Principal with The Planning Center and directs the Community and Regional Planning division of the firm. In addition, she coordinates outreach efforts, moderates public participation programs, and serves as Principal-in-Charge and quality control officer for the long-range and large-scale planning projects of the firm. With 27 years of experience in the urban design/planning field, she has coordinated the preparation of more than 30 comprehensive and general plans; has drafted regulations for zoning codes or land development codes in both Arizona and Florida for jurisdictions, university research parks, and Native American Nations, and has prepared numerous design guidelines, area plans, master plans, specific plans, planned area developments (PAD's), redevelopment and revitalization plans, and historic district overlay zones. She has 17 years of experience working with Arizona cities and towns.

Working at different planning scales, from regional redevelopment efforts like the City of Tucson Streetcar Land Use and Implementation Plan which addresses redevelopment of a 3.9-mile corridor, to site specific redevelopment plans such as Historic Barrio Anita and West Side Sierra Vista with both the public and private sectors, allows Maria to balance the needs of jurisdictions, communities, builders, developers, and investors. Her precise attention to detail, knowledge of current and long-range planning processes and development review process, public engagement skills and understanding of state and federal laws informs her planning and redevelopment approach.

SELECTED PROJECT EXPERIENCE

Invision Safford: City of Safford General Plan
Safford, Arizona

The Safford General Plan encompasses goals, policy framework, implementation strategies and conceptual designs for the redevelopment of Safford Main Street and Safford Downtown. Working Closely with the Safford Downtown Association, business owners and other stakeholders, the General Plan helps implement the Downtown Safford Vision Plan by defining the redevelopment boundaries, promoting business activity, encouraging growth and beautification, supporting downtown revitalization, revitalizing Safford Min Street and administering the Façade Grant Program.

Tucson Streetcar Land Use and Implementation Plan
Tucson, Arizona

The purpose of the Tucson Streetcar Land Use and Implementation Plan is to identify and eliminate barriers to mixed-use livable and walkable development, redevelopment and revitalization strategies, including infill assessment and development review process streamlining by simplify the complex web of overlay zones impacting the 3.9-mile Tucson Streetcar corridor. An extensive public engagement process included a week-long design charrette and numerous one-on-one meetings and meetings with special interest groups and won the APA Arizona 2015 Award for Best Public Participation statewide.

Kayenta Comprehensive Plan and Zoning Ordinance
Town of Kayenta, Navajo Nation, Arizona

These two documents include the goals, policy direction, implementation strategies, design guidelines, economic development strategies and development standards and concepts for redevelopment and mixed-used development for the major growth Center of the Navajo Nation and the main gateway to Monument Valley, Arizona, a world ecotourism and heritage tourism destination manage by the Navajo Nation. The project included an extensive community engagement process in Navajo and English and received the APA Arizona 2014 Award for Best Livable Comprehensive Plan. Kayenta was the first Native Tribe to adopt a Green Code and a Green Plan in the US.



LINDA MORALES, AICP
 PRINCIPAL ENTITLEMENT DIVISION/OWNER/CEO

YEARS OF EXPERIENCE

22 Years in the Planning Field
 22 Years with The Planning Center

EDUCATION

MS, Planning, University of Arizona, 1996

BS, Business Administration, Major in Finance,
 University of Arizona, 1990

AFFILIATIONS

Arizona Chapter of the American Planning Association
 (AZAPA), Director at Large, 1999-2000

American Planning Association (APA)
 American Institute of Certified Planners (AICP)

Urban Land Institute (ULI),
 Southern AZ Steering Committee Chair 2010-2011

Metropolitan Pima Alliance,
 Board of Directors (MPA), 2005-current; President, 2006

SELECTED PROJECTS WITH A REVITALIZATION FOCUS

City of Tucson Streetcar Land Use and Development
 Implementation Plan (SLUP), Tucson, Arizona

Sunset Professional Campus
 Pima County, Arizona

Pima County Comprehensive Plan
 Pima County, Arizona

Grant Road Improvement Plan
 El Mirage, Arizona

Kayenta Township Comprehensive Plan
 Kayenta, Navajo Nation, Arizona

Historic Barrio Anita Neighborhood Plan
 Tucson, Arizona

Sonoran Economic Development Corridor
 Pima County, Arizona

Pima County Comprehensive Plan
 Pima County, Arizona

City of Bisbee General Plan
 Bisbee, Arizona

Linda is the owner and CEO of The Planning Center and leads the entitlements division of the Firm. She holds a Master's degree in Planning from the University of Arizona and has been a planning consultant for over 20 years. Over this time, she gained a wide range of consultant experience working for local, state and federal governments, non-profits, developers, builders and property owners on a variety of projects, including successful master plan communities such as Dove Mountain and Rancho Sahuarita and world resort destinations as Miraval. She works with regional partners in a variety of industry attraction and economic development initiatives with an infill, revitalization and redevelopment focus, such as the Sunset Professional Campus in Pima County and the Tucson Streetcar.

She has worked with numerous jurisdictions in the preparation of their general plans, development standards, redevelopment plans, and specific plans. This diverse experience gives her a unique perspective that allows her to understand both jurisdictional and developer points of view, which brings a balanced perspective to projects. Linda has participated in a major project within the OCNI area like the Grant

While she is a skilled, versatile planner, her true strength lies in her ability to negotiate diverse viewpoints and build consensus around a project. She is a problem solver, using that strength to help guide projects through challenges, whether from physical challenges of a site, jurisdictional obstacles or divergent points of view from neighbors. This ability, combined with her political sensitivity and savvy has resulted in the successful outcome of her projects, and has garnered respect from elected officials, neighborhoods and environmental activists and jurisdictional staff/officials throughout the region.

SELECTED PROJECTS EXPERIENCE

Sunset Professional Campus
 Pima County, Arizona

Linda Morales worked with Pima County in assessing the viability and development options for a major walkable, viable, and sustainable business campus along Interstate-10 and the new Sunset bridge alignment. The scope of this project included opportunities and constraints analysis, conceptual programming, site planning, visioning and community engagement, and phase planning. The completed work was used to market and attract fortune 100 companies to the local market from around the county.

Tucson Streetcar Land Use and Implementation Plan
 Tucson, Arizona

The purpose of the Tucson Streetcar Land Use and Implementation Plan is to identify and eliminate barriers to mixed-use livable and walkable development, redevelopment and revitalization strategies, including infill assessment and development review process streamlining by simplify the complex web of overlay zones impacting the 3.9-mile Tucson Streetcar corridor. An extensive public engagement process included a week-long design charrette and numerous one-on-one meetings and meetings with special interest groups.

Grant Road Improvement Plan
 Tucson (includes OCNI Area), Arizona

The Plan enhances the sustainability and vitality of businesses/residential areas along Grant Road by significantly improving the streetscape, landscape, transit, bicycle, and pedestrian facilities. These goals are accomplished through the creation of a land use inventory and assessment, right of way alignment and acquisition strategies, planning and design for key intersections, mixed-use development, and landscape and streetscape design for a vital economic development corridor.



YEARS OF EXPERIENCE

18 Years in the Planning Field
15 Years with The Planning Center

EDUCATION

MLA Landscape Architecture, Utah State University, 1999

BA History, Arizona State University, 1996

AFFILIATIONS

American Society of Landscape Architects (ASLA)

Arizona Chapter ASLA

City of Tucson Resource Preservation Committee

United States Green Building Council (USGBC)
Southern Arizona Chapter

City of Tucson Water Harvesting Technical Advisory Group

Metropolitan Pima Alliance,
Board of Directors (MPA), 2005-current; President, 2006

SELECTED PROJECTS WITH A REVITALIZATION FOCUS

City of Tucson Streetcar Land Use and Development
Implementation Plan (SLUP), Tucson, Arizona

Sunset Professional Campus
Pima County, Arizona

Grant Road Improvement Plan
El Mirage, Arizona

City of Tucson Water Harvesting Ordinance
Tucson, Arizona

Sonoran Economic Development Corridor
Pima County, Arizona

Pima County Comprehensive Plan
Pima County, Arizona

City of Bisbee General Plan
Bisbee, Arizona

TIM JOHNSON, PLA, LEED, AP

PRINCIPAL LANDSCAPE ARCHITECTURE AND SITE DESIGN

As the creative mind behind concept development and visioning, Tim translates the community's vision into reality. As the Principal of the Landscape Architecture and Site Design Division, Tim balances creative solutions to meet the project's needs while honoring the environment in which they are designed.

With over 18 years of experience, Tim provides oversight of site design, landscape architecture, water harvesting and water conservation, environmental and riparian mitigation, as well as recreational planning, connectivity, complete streets design, mixed-use urban center design, low-impact development and visual communications. Tim is a registered landscape architect in Arizona, California, Utah, and New Mexico. Tim's experience with the staff and processes of local jurisdictions enables him to help clients navigate the review and approval process in a direct and efficient manner. He can be found in design charrettes surrounded by markers and rolls of paper, busily capturing stakeholder's ideas and translating them into the urban design elements that will form the foundation of the project. He has prepared numerous viable connectivity plans, mixed-use center concepts as part of many revitalization strategies.

SELECTED PROJECTS EXPERIENCE

Sunset Professional Campus

Pima County, Arizona

Tim worked with Pima County in assessing the viability and development options for a major walkable, viable, and sustainable business campus along Interstate-10 and the new Sunset bridge alignment. The scope of this project included opportunities and constraints analysis, conceptual programming, site planning, visioning and community engagement, and phase planning. The completed work was used to market and attract fortune 100 companies to the local market from around the county.

Tucson Streetcar Land Use and Implementation Plan

Tucson, Arizona

The purpose of the Tucson Streetcar Land Use and Implementation Plan is to identify and eliminate barriers to mixed-use livable and walkable development, redevelopment and revitalization strategies, including infill assessment and development review process streamlining by simplify the complex web of overlay zones impacting the 3.9-mile Tucson Streetcar corridor. An extensive public engagement process included a week-long design charrette and numerous one-on-one meetings and meetings with special interest groups.

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POSTER FROST MIRTO

Corky Poster

Architect/Planner/Principal *Poster Frost Mirto*

<http://www.posterfrostmirto.com/>

Role in the Tucson Choice Neighborhoods Oracle Revitalization Project: Project Co-Coordinator

Education: Bachelor of Arts in Architectural Sciences (Magna cum laude) Harvard College (1969) and a Master of Architecture from the Harvard University Graduate School of Design (1973).

Experience: 1984 – Present

Principal/Architect/Planner, Poster Frost Mirto, Inc.

Corky Poster is a Registered Architect in the State of Arizona (#10611) since 1976, a Certified Planner (AICP #074511) since 1990. He has practiced architecture, planning and urban design in Tucson since 1973 (1973-1984 with the Tucson Community Development Design Center.) He is one of three principals at Poster Frost Mirto. Mr. Poster's professional work focuses on:

- ***Social Housing***, having designed and built/remodeled more than 3900 units of affordable housing, public housing or housing for the homeless. He developed strategic housing plans for more than a dozen communities. At Poster Frost Mirto, he has been the Project Architect on two multi-million dollar HOPE VI projects (Posadas Sentinel/Connie Chambers/Santa Rosa HOPE VI Revitalization Project and Robert F. Kennedy Homes/South Park Revitalization Project) in Tucson, prepared the design for a third successful City of Tucson HOPE VI grant (Depot Plaza Martin Luther King HOPE VI Revitalization Plan), and co-authored the successful \$35M City of Phoenix HOPE VI grant application (Matthew Henson Homes Revitalization Project). He has completed four Arizona LIHTC projects (Tucson House, Posadas, South Park, and Escobedo) with two currently under construction (Bowman Senior Residences and Esperanza en Escalante), and one in design (Marist at Cathedral Square). In addition, he has developed five HUD 202/8 senior projects, one HUD 811/8 housing for the disabled, two VA projects, one NSP2 project, and dozens of HOME and CDBG-funded projects. Two of our housing projects are LEED Platinum, one LEED Gold, one LEED Silver, one Net-Zero.
- ***Historic Preservation***, UA Old Main, Tucson Historic Train Depot, Historic Fort Lowell Park, Stone Avenue Temple, Canoa Ranch, Steam Pump Ranch, Roy Place Building, MacArthur Building and Dunbar School.
- ***Community Planning*** include dozens of Neighborhood Plans, Area Plans, Community Development Plans, and Strategic Plans in Tucson and other Arizona communities.
- ***Urban Design***, Streetcar Land Use and Development Implementation Plan, Allen Hall Base Realignment and Closure Act (BRAC) Re-use and Redevelopment Plan, Infill Incentive District Update of the Tucson Land Use Code, Historic Warehouse Arts District Master Plan, the Downtown Links Land Use & Urban Design Plan, and Barrio Santa Rosa Community Development Plan.
- ***Community Buildings***, Ellie Towne Community Center, the Quincie Douglas Center, the Freedom Park Center, the Anamax Park Community Center, the Valenzuela Youth Center and Las Artes Art and Learning Center.

Mr. Poster has won numerous awards including: the Diane LeVan CDBG 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. He is 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).

1981- 2009

The University of Arizona, College of Architecture and Landscape Architecture (CAPLA):

Various titles concluding with Distinguished Professor (now *Emeritus*), Director of the Drachman Institute (with two successful COPC Grants from HUD, 2003 and 2006). Acting Dean of CALA in 2002 and 2003.

August 25, 2017

City of Tucson
Sally Stang, Director
Housing & Community Development Department
310 N. Commerce Park Loop
Tucson, AZ 85726-7210

Subject: Arizona State University proposal no. FP00012963; Brown

This letter confirms the participation of Arizona State University, an Educational Institution, in a collaborative proposal titled, "Tucson Choice Neighborhood Initiative 2018," led by City of Tucson to US Department of Housing and Urban Development (HUD). The project period of performance is 1/1/2018-12/31/2019 for a proposed amount of \$124,999.

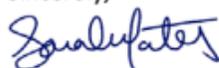
Mary Ellen Brown, of the School of Social Work, is named as key investigator for the proposed sub-award and confirms participation as identified in the proposal.

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.

Arizona State University as a public institution of higher learning considers the nature of this research to be fundamental in accordance with National Security Decision Directive 189, National Policy of the Transfer of Scientific, Technical and Engineering Information, and the Under Secretary of Defense (Acquisition, Technology, and Logistics) memoranda on Fundamental Research, dated May 24, 2010, and on Contracted Fundamental Research, dated June 26, 2008. Further the research proposed herein will not involve "covered defense information" as defined in DFARS 204.7301.

Your consideration of this proposal is appreciated. Questions regarding technical matters should be sent to Dr. Brown at Maryellen.Brown@asu.edu. For administrative, budgetary, or award questions, please email ASU.awards@asu.edu. Please reference the ASU proposal number on future communications. Any award resulting from this proposal should reflect the recipient as "Arizona Board of Regents for and on behalf of Arizona State University."

Sincerely,



Sarah Gates
Grant and Contract Officer Sr.

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: January 1, 2018 – December 31, 2019

	Year 1	Year 2	Total
A. PERSONNEL			
Mary Ellen Brown, Principal Investigator			
1.1 person months – Includes COLA @ 3% Yr2	\$9,687	\$9,978	\$19,665
Katie Cotter, Researcher			
1 summer month – Includes COLA @ 3% Yr2	\$8,611	\$8,869	\$17,480
Cody Telep, Researcher			
0.33 summer month – Includes COLA @ 3% Yr2	\$2,860	\$2,946	\$5,806
TBH Graduate Student			
25% of \$24,960 (9mo) includes COLA @ 3% Yr2	\$4,680	\$4,820	\$9,500
TOTAL PERSONNEL	\$25,838	\$26,613	\$52,451
B. FRINGE BENEFITS			
29.56% Yr 1, 30.45% Yr 2, 31.36% Yr 3 Faculty	\$5,906	\$6,266	\$12,172
1.75% Yr 1, 1.80% Yr 2, 1.85% Yr 3 Students	\$53	\$56	\$109
TOTAL FRINGE BENEFITS	\$5,959	\$6,322	\$12,281
TOTAL PERSONNEL & FRINGE BENEFITS	\$31,797	\$32,935	\$64,732
C. TRAVEL			
Washington DC Area– Conference			
Airfare - \$500 x 1 x 1 trip/year	\$500	\$515	
Lodging - \$242 x 3 nights x 1trip/year	\$726	\$748	
Per Diem - \$59 x 4 days x 1 trip/year	\$236	\$243	
Ground Transportation - \$50 x 1 trip/year	\$50	\$52	
Misc. - \$61 x 1 x 1 trip/year	\$61	\$63	\$3,194
* includes 3% COLA Yr 2			
TOTAL TRAVEL	\$1,573	\$1,621	\$3,194
D. EQUIPMENT	\$0	\$0	\$0
E. SUPPLIES			
Survey supplies (T-shirts, badges); Meeting supplies	\$2,500	\$500	\$3,000

TOTAL SUPPLIES	\$2,500	\$500	\$3,000
F. CONSULTANTS/CONTRACTS			
TBD 2 Consultants	\$9,434	\$4,846	\$14,280
Stipends for surveyors	\$10,000	\$0	\$10,000
TOTAL CONSULTANTS/CONTRACTS	\$ 19,434	\$ 4,846	\$24,280
G. OTHER DIRECT COSTS			
Tablets for surveying (@ \$400 ea. x 10)	\$4,000	\$0	\$4,000
TOTAL OTHER DIRECT COSTS	\$4,000	\$0	\$4,000
H. TOTAL DIRECT COSTS	\$59,304	\$39,902	\$99,206
Indirect Costs: MTDC 26%	\$15,419	\$10,374	\$25,793
TOTAL PROJECT COST	\$74,723	\$50,276	\$124,999

	Year 1	Year 2	Total
BUDGET SUMMARY			
A. PERSONNEL	\$25,838	\$26,613	\$52,451
B. FRINGE BENEFITS	\$5,959	\$6,322	\$12,281
C. TRAVEL	\$1,573	\$1,621	\$3,194
D. EQUIPMENT	\$0	\$0	\$0
E. SUPPLIES	\$2,500	\$500	\$3,000
F. CONSULTANTS/CONTRACTS	\$19,434	\$ 4,846	\$24,280
G. OTHER	\$4,000	\$0	\$4,000
H. TOTAL DIRECT COSTS	\$59,304	\$39,902	\$99,206
I. INDIRECT COSTS	\$15,419	\$10,374	\$25,793
J. TOTAL PROJECT COST	\$74,723	\$50,276	\$124,999

BUDGET NARRATIVE

A. PERSONNEL

Mary Ellen Brown will serve as Principal Investigator (PI) on the project, with a base salary of \$77,500 for 9 month, requesting support of 1.1 person months per year. 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.

Katie Cotter will serve as Researcher on the project, with a base salary of \$77,500 for 9 months, requesting support of 1 summer month per year. Investigator will assume overall responsibility for supporting all aspects of the research project, including participating in research team meetings, conducting focus groups and interviews, surveyor training, survey design, data collection, and analyses, and evaluation activities. Additionally, Dr. Cotter will contribute to federal and local reporting requirements, and will help supervise MSW students involved in the project.

Cody Telep will serve as Researcher on the project, with a base salary of \$78,000 for 9 months, requesting support of 0.33 summer month per year. Investigator will assume overall responsibility for supporting research design, data collection, data analyses, and will participate in research team meetings. Dr. Telep will be primarily responsible for supporting research and planning activities relevant to crime and law enforcement, and related implementation and evaluation activities.

A TBH Graduate student will be hired working 10 hours a week for 9 months @ \$12 an hour for YR 1-2 of the project. They will assist with coordinating and conducting interviews, trainings, and surveys, as well as data collection and data entry of survey data.

3. 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	FY19	FY20
Faculty	27.91%	28.75%
Student Wages	1.13%	1.16%

2. TRAVEL

Meetings/Conferences: Funds are budgeted to cover the travel costs to **Washington, DC** for Choice Neighborhood related meetings and conferences. Travel funds are estimated at a total of one 3-night trip per year, totaling \$3,194 (\$1,573 year I and \$1,621 year II). Costs, including a 3% COLA per year, include airfare (\$500), lodging (\$242/night), per diem (\$59/day), ground transportation (\$50) and miscellaneous costs (\$61). A My ASU Trip fee of

\$10.45 (rounded to \$11) per report is budgeted to cover the cost of each travel expense report issued to each person traveling. This fee is paid to Concur Technologies, the travel system software provided.

D. EQUIPMENT – N/A

E. SUPPLIES

Supplies, totaling \$3,000, 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

A stipend for surveyors of \$10,000 year I is requested. Each surveyor will receive \$10 for every completed survey. Two (2) TBD Consultants, totaling \$9,434 year I and \$4,846 year II, 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 \$400 each, totaling \$4,000.

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.

The total cost for this 2-year study is \$124,999.

Attachment 4

Eligibility Target Housing Documentation

Severe Distress of Targeted Project Certification (HUD 53232)

City of Tucson

AZ004-Att4-SevereDistress.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

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.

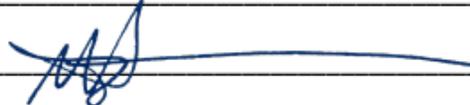
Check one:

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: 8/24/17

License number: 57092 State of Registration: Arizona

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

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

Tucson House - 1501 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

Mapping Tool

City of Tucson

AZ004-Att5-EligNeigh.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

MAPPING TOOL DATA FOR FY2017 CHOICE NEIGHBORHOODS APPLICANTS

Version – 06/10/2017

Oracle Choice Neighborhoods Initiative (OCNI)

Target Area ID: 9558349

Email of User: mmasque@azplanningcenter.com

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

Address of Lead Applicant: 310 Commerce Park Loop Tucson Arizona 85745

Email of Lead Applicant: mmasque@azplanningcenter.com

Name of Target Geography: Oracle Choice Neighborhoods Initiative (OCNI)

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

Development-1: Tucson House (Public Housing)

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 2015): No

Eligible Neighborhood Threshold:

Section III.A.3 of the NOFA describes the criteria used to determine whether the target neighborhood meets the Eligible Neighborhood Threshold. This tool provides information on two of the criteria: the neighborhood poverty/ELI rate and high vacancy. If you are relying on data on crime or substandard housing 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.

III.A.3.a 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): 50.94

III.A.3.b(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; or the rate is greater than 4 percent

Target Neighborhood Vacancy Rate: 14.18

Vacancy Rate In Surrounding County: 4.84

Distress of the Target Neighborhood Rating Factors:

This Mapping Tool provides the data used for two 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 2015) and Concentration of Extremely Low Income (ELI) Households in Target Area (CHAS 2013).

Maximum of previous two criteria, poverty and ELI rate: 50.94

Long-term Vacancy:

Long-term vacancy rate (greater of USPS 2016 / ACS 2015)

In Target Area: 14.18

In Surrounding County/Parish: 4.84

Need for Affordable Housing in the Community Rating Factor:

Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2013)

Target Area County ratio: 2.51

National ratio: 1.82

Eligibility to Include Tenant Based Vouchers as Replacement Housing:

Refer to section III.E.2.b of the NOFA for information related to the one-for-one replacement of housing requirements.

(1) located in a county/parish with a loose rental market: Yes

(2) located in a Core Based Statistical Area (CBSA) or non-CBSA County where vouchers currently in use are primarily in lower poverty neighborhoods: Yes

Eligible for exception: Yes

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 2015** refers to the US Census American Community Survey 2011-2015 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 2013** 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 2009-2013 five-year estimates see <https://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 2016** refers to the United States Postal Service long-term vacancy data as of December, 2016.
5. **PEP** refers to the US Census Population Estimates Program data that includes annual estimates of population at the county level. These annual estimates are used to calculate the average change in population over the previous four years. The most recent PEP estimates are from 2015.
6. **PSH 2016** refers to the Picture of Subsidized Housing dataset, which provides counts of assisted households by HUD program and location. This data can be found at: https://www.huduser.gov/portal/datasets/assthsg.html#2009-2016_query.

ADDITIONAL NOTES ON SPECIFIC VARIABLES:

Concentration of People in Poverty is calculated with data at the block group level from ACS 2015 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 2013. 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 2015 and the USPS 2016, 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 2011-2015 rate. For more information on HUD's USPS dataset, see:

<https://www.huduser.gov/portal/datasets/usps.html>

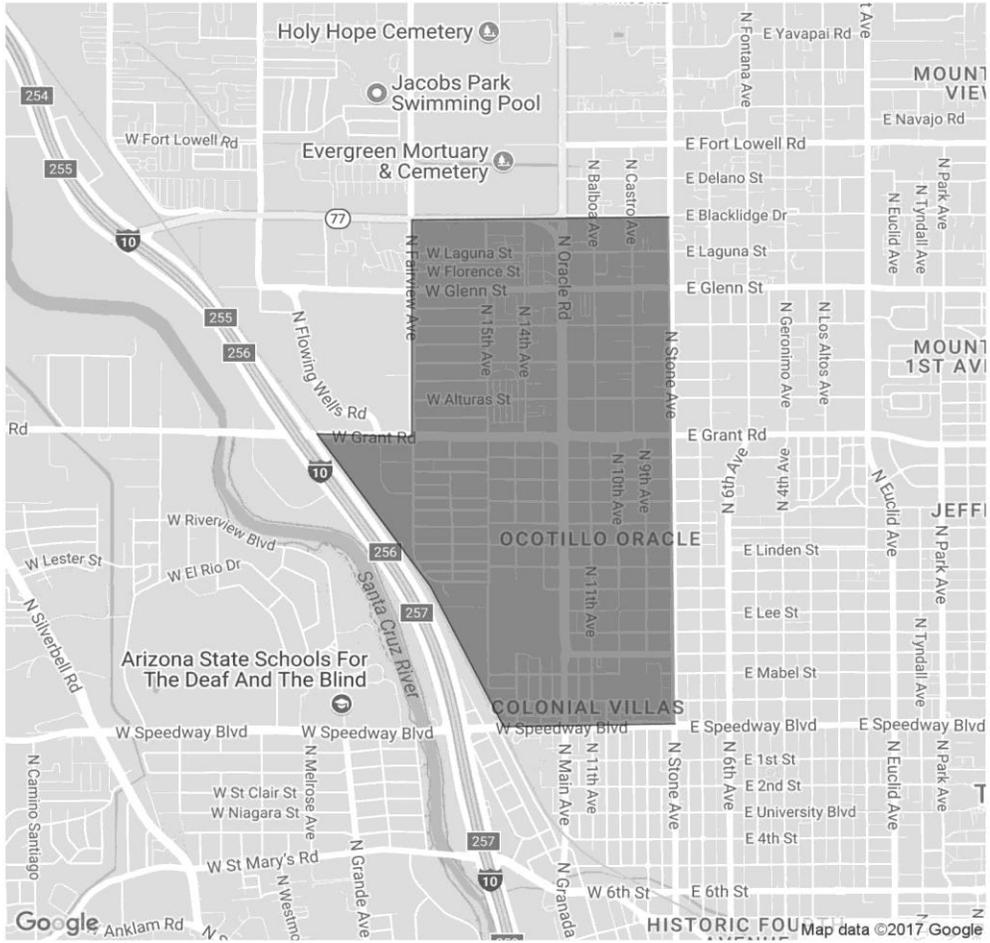
Shortage Ratio of Units Affordable to VLI Renter Households is calculated with data from the CHAS 2013. This indicator is the ratio of very low-income (VLI) renter households (those with household incomes less than 50% of the Area Median Income calculated by HUD) to units affordable and available to 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.

For Eligibility to Use Tenant Based Vouchers as Replacement Housing:

Under Factor 1, a "loose" rental market is a county/parish with a rental vacancy rate that exceeds the HUD conventional range for a "balanced" rental market by a percentage point or more. The threshold rental vacancy rate for a market depends on the rate of population growth. A slow growth county (<1% per year) would be considered to have a loose rental market if its rental vacancy rate is greater than 5.9%. For moderate (1-2.9% per year) and rapid (>3% per year) growth markets, counties would be classified as having loose rental markets if rental vacancy rates exceed 7.4% or 9.0%, respectively. Data for this calculation come from PEP (population change) and ACS 2015 (rental vacancy). The rate of population change is calculated as the average annual change over with last four years (i.e. 2014 to 2015, 2013 to 2014, and 2012 to 2013.)

Under Factor 2, voucher dispersion is calculated using counts of voucher holders from PSH 2016, while poverty and extremely low income rates are from ACS 2015 and CHAS 2013, respectively. Voucher counts are aggregated at the Census Tract level and CBSA level (or County level for non-CBSA counties.) To qualify for this standard, at least 50 percent of all voucher holders within a CBSA (or non-CBSA county) must reside in Census Tracts with poverty rates (or extremely low income rates) at or below 20 percent.

Project Map Snapshot for 9558349



Attachment 6
Resident Involvement Certification

City of Tucson

AZ004-Att6-ResInvolve.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

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 & Community Development Department
Name of Targeted Public and/or Assisted Housing Site(s):
Tucson House

Resident Involvement threshold requirement (from Section III) 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: 8/23/2017

Date of Resident Meeting: 1/14/2016 & 8/4/2017

CHOICE
NEIGHBORHOODS

Inadequate Schools
Form

Complete the following form, if necessary, in response to one of the criterion of the Eligible Neighborhoods threshold which pertains to Inadequate Schools (Section III.C.2 of the NOFA).

Lead Applicant: City of Tucson Housing and Community Development Department

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

Tucson House, 1501 N. Oracle Road, Tucson, Arizona

Name of School:

E.C. Elementary School

In accordance with the Department of Education's definitions (included in Section I.C of the NOFA), the school named above is a:

N/A Low-performing school

N/A Persistently lowest-achieving school

Indicate the school's relationship with the neighborhood:

The school named above is located within the boundaries of the target neighborhood.

At least 20% of children from the target public and/or assisted housing attend the school named above.

You must provide evidence from the State Education Agency that the identified school meets the relevant definition. Acceptable documentation includes a letter of certification, report, or printout from the website listing with URL.

Attachment 7

Need – Immediate Project Capital Needs

City of Tucson

AZ004-Att7-RehabCost.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



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.

4330 NORTH CAMPBELL AVE
SUITE NO. 26B
TUCSON, ARIZONA 85718

520.408.1044 TEL
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		Preliminary Budget	Comments
Project Budget Analysis			
Permits Legal & finance- Acquisition & Building Purchase Wastewater Fees COT A/E Project Management / Constr. COT Facilities Construction Materials Testing Geotechnical Investigation & Report Water Service upgrade Electrical Service upgrade Environmental Costs Reimbursable Expenses SUBTOTAL		35,000 n/a n/a 500,000 30,000 25,000 n/a 85,000 75,000 15,000 30,000 795,000	
SITE WORK & BUILDING COSTS Basement & First Floor Common areas - Corridors - Stairs Floor 2-16 17th Floor Studio Apartments - 172 One Bedroom - 188 Units Two Bedroom - 51 Units Site Work Plumbing systems Fire Protection HVAC Systems Electrical Systems Roofing Elevator Modernization SUBTOTAL FURNITURE, & STORAGE SYSTEMS Furniture Budget SUBTOTAL FURNITURE & STORAGE		1,850,400 3,673,600 1,273,300 8,558,200 11,780,300 4,481,100 303,000 2,271,400 1,867,100 4,097,800 874,800 594,000 1,370,800 43,076,800 150,000 225,000 50,000 425,000	Per CompuSull Estimate Systems Furniture High abuse resistant Does not include high density storage systems
Total building area 445,000 Cost per SF \$96.80			
SUBTOTAL BLDG & FURNITURE		43,501,800	
Telephone / Data Installation Fiber / WAN routing to building SUBTOTAL Other costs Relocation Costs Residents Public Art (constr & a/e) LEED engineering/ submittals Fundamental commissioning Enhanced commissioning Design Contract A/E (estimated at 8% of Construction c SUBTOTAL OTHER COSTS		75,000 250,000 325,000 0 0 75,000 80,000 55,000 3,446,144 3,656,144	city installed phone/data systems COT Communications
ESTIMATED PROJECT COST AT COMPLETION		48,277,944	
OWNER CONTINGENCY 15%		7,241,692	
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 8

Need - Structural Deficiencies Documentation

City of Tucson

AZ004-Att8-StructDefic.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



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 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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SUITE NO. 268
TUCSON, ARIZONA 85718

520.408.1044 1:1



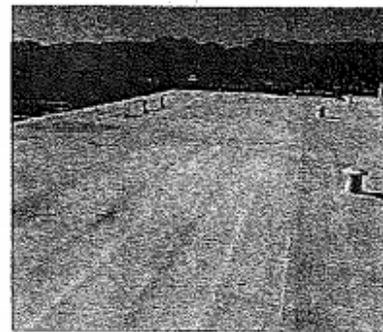
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- The flooring in the dwelling units is showing signs of failure due to age. The VCT has signs of shrinkage and cracking and will continue to deteriorate, replacement is recommended.
- The balcony railings are original to the 1962 construction and 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.



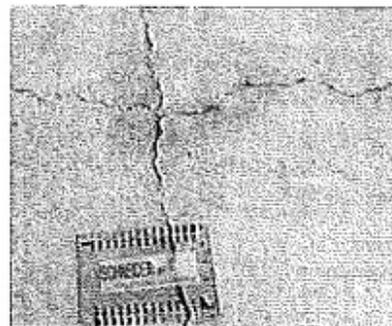
The Building Envelope critical needs are as follows:

- 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:



4330 NORTH CAMPBELL AVE
SUITE NO. 268
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520.408.1044 T11



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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 fascia 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.



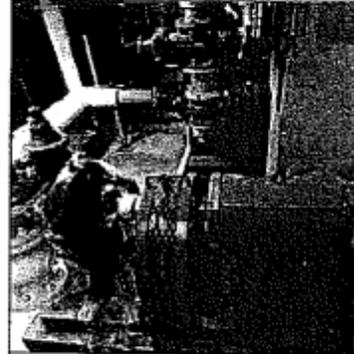
4330 NORTH CAMPBELL AVE
SUITE NO. 268
TUCSON, ARIZONA 85718

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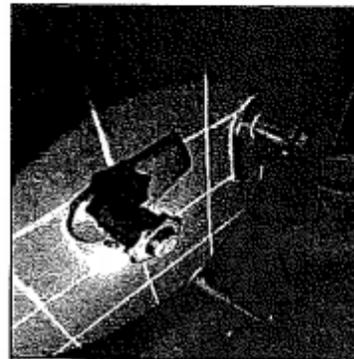
- The current domestic hot water system was installed in 1986 and is beyond its service life. New equipment would provide greater efficiency and an energy savings to COT HCD. It is recommended that the domestic hot water system be replaced.
- All of the plumbing fixtures in the building date from 1997 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.

4330 NORTH CAMPBELL AVE
SUITE NO. 268
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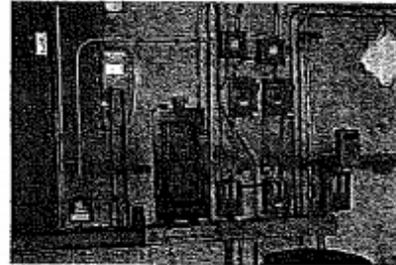
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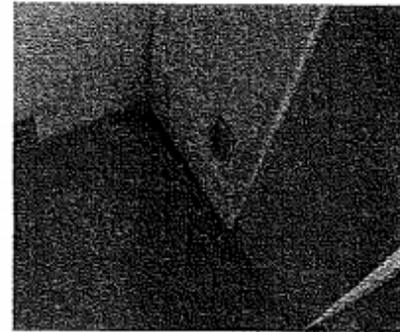
The Common Area critical needs are as follows:

- 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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SUITE NO. 268
TUCSON, ARIZONA 85718

520.408.1044 111

Attachment 9

Need - Design Deficiencies Documentation

City of Tucson

AZ004-Att9-DesignDefic.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

August 24, 2017

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

RE: Tucson House – Design Deficiencies

Sally,

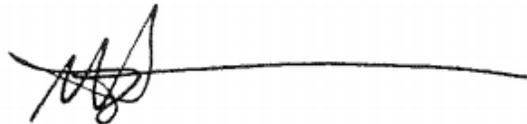
As a supplement to the report from WSM Architects in February of 2016, we have documented the following design deficiencies present in the Tucson House for your consideration.

The Tucson House was originally built in 1962 as high-end apartment. Due to the economic decline in the area, the original Tucson House went bankrupt in the 1970 and was then bought by the City of Tucson and converted into Low Income housing. The original design does not accommodate many of the best practices and challenges seen in contemporary public housing design.

1. The Tucson House has over 400 housing units concentrated on a 4.4-acre site. The surrounding neighborhood is comprised of mostly single-family residences on .18 acre lots. The current design and site layout of the Tucson House concentrates the residents onto a small lot, and effectively segregates them from the community.
2. The overall building layout on the site is problematic from a security perspective, the building has several recesses and sunken courtyards that are difficult to monitor and allow spaces for non-residents to either hide or privacy to gain access to the building.
3. The first floor and lower level of the building have several points on entry. While staff monitors these for security, they create opportunities for unauthorized persons to access the facility. Many of these on the lower level are in the north sunken courtyard and are concealed from the street, providing privacy for a non-resident to force entry into the building.
4. The main lobby has gone through some reconfiguration since the original construction, but the security issues present have been a challenge to address. Inadequate site lines out into the parking present a security risk to the residents, and the entry doors, although they do have key card access for residents, have been difficult to secure and allow non-residents to “follow” residents into the building.
5. The current parking layout/design is not in compliance with the ADA.
6. The three main egress stairs discharge directly to the exterior of the building, these points of egress have been an ongoing issue, with the doors being blocked open to allow non-residents into the building. The east and west stair exits are concealed and allow a non-resident privacy to force entry.

7. As was noted in the original report, the existing design of the guardrails and hand rails in all the egress stairs are not compliant with the 2012 IBC (International Building Code) and presents a life/safety risk.
8. As was noted in the original report, the design of the existing corridors ceiling heights are 7'-0". This is a code violation (2012 IBC requires a min. of 7'-6" ceiling height) and a life/safety issue (7'-6" is required for Fire department access), but will be difficult to remedy due to the design of the mechanical and electrical systems throughout the building.
9. The design of all the public restrooms are out of compliance with the ADA.
10. As was noted in the original report the aging infrastructure is failing, specifically the domestic water supply piping and the sanitary sewer waste piping. All this piping is failing and causing both water and sewage to leak into the dwelling units. This presents an immediate life/safety issue. While staff addresses and repairs the leaks as they occur, the ongoing introduction of water and biological material into the building chases and concealed spaces creates opportunities for the growth of mold in the facility. In addition, the water damage can compromise the gypsum board assemblies, potentially falling onto residents.
11. The original construction included a pool at the ground level, which still exists today. This presents an ongoing maintenance issue as well as a potential risk to the City of Tucson.
12. The current design and layout of the CCTV system is inadequate to fully monitor the facility. In addition, the existing equipment is not expandable to add the necessary number of cameras.
13. Throughout the facility, approximately 70% of the door hardware is not in compliance with the ADA.

Sincerely,



Michael Becherer, AIA



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 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 GOT 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.



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

520.408.1044 TEL
520.408.1170 FAX

- 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 that 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

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520.408.1170 FAX

- 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

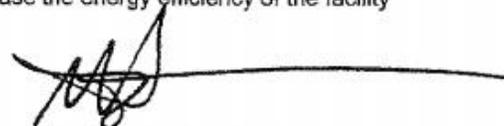
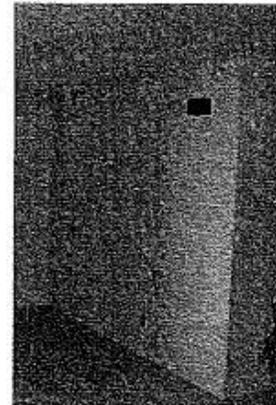
- The system does not have an adequate number of cameras to properly monitor the facility. The existing system equipment is not capable of expansion. It is recommended that the entire system be replaced with an IP based camera system and expanded to cover the entire facility.

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
Registered Architect, State of
Arizona License Number 57092
Project Manager
WSM Architects, Inc.

Attachment 10

Need – Substandard Housing Documentation

N/A

City of Tucson

AZ004-Att10-SustandHsg.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

Attachment 11

Need – Part I Violent Crimes Documentation

City of Tucson

AZ004-Att11-ViolentCrimes.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

2014 Crime Categories	OCNI AREA	OCNI Crime Rate (Per 1000, pop. 8535 ¹)	Operations Division West (ODW)/PSA	ODW/PSA Rate (Per 1000, pop. 83,634 ²)	City of Tucson	City of Tucson Rate (Per 1000, pop. 529,962 ³)
Homicide/manslaughter	1	0.12	8	0.10	37	0.07
Aggravated assault	68	7.97	351	4.20	2022	3.82
Robbery	44	5.20	208 ⁴	2.49	988	1.86
Sexual assault	9	1.05	85	1.02	399	0.75
<i>Part I Violent crime total</i>	122⁵	14.29	652⁶	7.80	3446⁷	6.50

2015 Crime Categories	OCNI AREA	OCNI Rate (Per 1000, pop. 8535)	Operations Division West (ODW)/PSA	ODW/PSA Rate (per 1000, pop. 83,634)	City of Tucson	City of Tucson Rate (per 1000, pop. 537,129)
Homicide/manslaughter	1	0.12	9	0.11	31	0.06
Aggravated assault	78	9.14	331	3.96	1960	3.65
Robbery	39	4.57	213	2.55	1059	1.97
Sexual assault	12	1.41	77	0.92	422	0.79
<i>Part I Violent crime total</i>	130	15.23	630	7.53	3472	6.46

¹ Population rate for OCNI obtained using ESRI Community Analyst for the target area (2017)

² Population rate for ODW obtained from Tucson Police Department (2017)

³ Population rate for City of Tucson obtained from Tucson Police Department (2017)

⁴ Robbery rates for ODW obtained from Tucson Police Department data from 2014 to 2016, verified by Tucson Police Department Records Supervisor http://gisdata.tucsonaz.gov/datasets?group_ids=b6a49faa168647d8b56e1a06bd53600f

⁵ Incident rates determined using shapefile of Tucson Police Department data from 2014 to 2016, verified by Tucson Police Department Records Supervisor http://gisdata.tucsonaz.gov/datasets?group_ids=b6a49faa168647d8b56e1a06bd53600f

⁶ Crime data for ODW/Team 2 obtained from Tucson Police Department Records Supervisor (2017)

⁷ Crime data for City of Tucson obtained from Tucson Police Department Records Supervisor (2017)

2016 Crime Categories	OCNI AREA	OCNI Rate (Per 1000, pop. 8535)	Operations Division West (ODW)/PSA	ODW/PSA Rate (per 1000, pop. 110,045 ⁸)	City of Tucson	City of Tucson Rate (per 1000, pop. 545,092)
Homicide/manslaughter	1	0.12	8	0.07	31	0.06
Aggravated assault	75	8.79	528	4.80	2411	4.42
Robbery	56	6.56	712	6.47	1235	2.27
Sexual assault	18	2.11	90	0.82	469	0.86
<i>Part I Violent crime total</i>	150	17.58	1338	12.16	4146	7.61

OCNI 3-yr. average crime rate per 1000 = **15.70**

Operations Division West/PSA 3-yr. average crime rate per 1000 = **9.16**

City-wide 3-yr. average crime rate per 1000 = **6.86**

*** **OCNI area 3-yr. average crime rate per 1000 = 2.29 x the City's 3-yr average crime rate**

⁸ Population rate increase from 2015 to 2016 based on Tucson Police Department redrawing ODW to include downtown Tucson area (2017)



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

August 22, 2017

Subject: Crime Statistics

To Whom It May Concern:

This is to certify that the attached document presents true and accurate Part I Violent Crime Statistics for the City of Tucson from 2014 through 2016.

Erica Smith
Records Supervisor
Tucson Police Department

Attachment 12
Evidence of Partnerships

City of Tucson

AZ004-Att12-Partners.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



Tucson House Council
1501 N Oracle Road
Tucson, AZ 85705
(520) 791-6830

August 18, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

Several residents of Tucson House have participated in previous planning efforts in the OCNI area and bring a wealth of knowledge to the planning process. In addition to the activities described in Exhibit E of the OCNI Transformation Plan CN Planning Grant application for target housing resident involvement, in order to ensure Tucson House residents **continuous outreach** throughout the planning process of the OCNI Transformation Plan, three (3) residents with experience in the OARP and other related OCNI Transformation Area previous projects, will serve in the **OCNI Transformation Steering Committee**. This will allow the residents to: (1) have continuous meaningful engagement throughout the decision-making process of the transformation plan; (2) build upon what has been accomplished; and (3) advocate for the Tucson Housing residents by serving as ambassadors and participating in the decision-making process of the OCNI Transformation Plan. Each Tucson House resident serving in the OCNI Transformation Steering Committee will also participate in one of the transformation teams (**People, Housing, and Neighborhood Transformation Teams**) to update each other and other residents during Tucson House residents OCNI Transformation Plan update meetings. This will ensure that the target residents voices are carried throughout the resident and community engagement processes through continuous outreach. (See OCNI Organization Chart provided in the Application). In addition, several activities and ongoing outreach will ensure Tucson Housing residents are being designed with Tucson House residents ideas and provide continuous outreach.

Sincerely,

Tucson House Resident Council



OFFICE OF LEGAL COUNSEL

Michelle H. Tong, J.D.

Associate to the Superintendent

(520) 696-5155 • FAX (520) 696-5074

701 W. Wetmore Road • Tucson, AZ 85705 • (520) 696-5000 • www.amphi.com

GOVERNING BOARD MEMBERS

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Deanna M. Day, M.Ed.
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Vicki Cox Golder

Scott A. Leska

SUPERINTENDENT
Todd A. Jaeger, J.D.

August 22, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

Dear Ms. Stang,

I am pleased to provide this letter on behalf of Amphitheater Unified School District No. 10 dba Amphitheater Public Schools (“Amphi”) to show support for City of Tucson Housing and Community Development Department’s application for Choice Neighborhood Planning Grant Program 2017 funds. There is a clear need in the City for a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. The District has willingly committed to participate with the City and other community partners on the People Transformation Team for the OCNI, as the work to be accomplished through the initiative provides much need assistance to students, families, and community members residing in the Amphitheater District boundaries.

Amphitheater Public Schools, an AdvancED accredited school district, was organized in 1893. Since then, it has grown to include 21 campuses with more than 14,000 students. Amphi focuses on the individual educational needs of its students and encourages all students to develop their creativity, innovation, critical thinking, communication, and collaboration skills in manner that leads today’s students to excel in tomorrow’s changing world. Amphi’s 21st Century Classroom integrates technological skills, traditional and non-traditional learning methods with the real world learning of the Parents as Teachers Program to elevate each student to their highest achievement. Native American Education, English Language Acquisition, and Special Education ensures that all of our students are given the tools needed to be their most successful. The collaborative work with the community partners for the revitalization of the OCNI area would certainly assist Amphi and enable it to continue this path for 21st Century learning for the students attending the Amphi schools in the OCNI area.

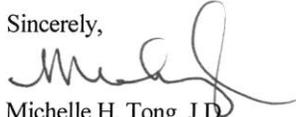
Amphi also serves students, families and community members in the OCNI area by providing them with much needed basic necessities through its partnership with the Amphi Foundation, a non-profit foundation that promotes academic excellence through the expansion of resources that enrich the education, development and well-being of the students and families of our District, to provide services to families in the area. These services include a Family Resource and Wellness Clinic and a Clothing Bank and Resource Center. These efforts would certainly be fostered and likely improve their reach through the OCNI. The District strives to continue these efforts since they are important in helping at-risk students remain in school and obtain their high school degree.

Amphitheater High School • Canyon del Oro High School • Ironwood Ridge High School
Amphitheater Middle School • Coronado K-8 School • Cross Middle School • La Cima Middle School • Wilson K-8 School
Copper Creek Elementary • Donaldson Elementary • Harelson Elementary • Holaway Elementary • Innovation Academy • Keeling Elementary
Mesa Verde Elementary • Nash Elementary • Painted Sky Elementary • Prince Elementary • Rio Vista Elementary • Walker Elementary • Rillito Center

Sally Stang, Director
August 22, 2017
Page 2

The OCNI area would greatly benefit from the assistance that can be provided through the Grant Program. We appreciate the opportunity to be a part of the application process, and we look forward to our collaboration with community partnership for the OCNI.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michelle H. Tong', with a stylized flourish at the end.

Michelle H. Tong, J.D.
Associate to the Superintendent
and General Counsel

333 E. Wetmore Road, Suite 500
Tucson, AZ 85705
866.495.6738
Fax: 800.398.6182
www.cenpaticointegratedcareaz.com



August 18, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As community partners, Cenpatico Integrated Care fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds. We are excited to be partners in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the People Transformation Team for the duration of the planning grant and beyond.

Cenpatico Integrated Care, as a Managed Care Organization serving the Medicaid/AHCCCS population, directly shares the "People" goal of the initiative: to improve outcomes of households living in the target housing related to employment and income, health, and children's education. We work with our network of Providers in the targeted area to provide housing, in-home supportive services, and whole person healthcare addressing physical and behavioral health as well as the social determinants that impact health.

Our most recent partnership with the City of Tucson Public Housing Authority (PHA) and our Provider network has been the Bridge Subsidy Program (BSP), through which the state of Arizona, Cenpatico Integrated Care and the PHA have partnered to provide rent assistance for medically vulnerable city residents awaiting openings in Section 8 or other housing programs. Our contracted Providers have assisted BSP tenants with support and healthcare concerns, and many now partner with the city under the Housing Choice Voucher program and other HUD-funded projects. As the Medicaid MCO, Cenpatico Integrated Care helps to insure that residents can access needed care, improve their health outcomes, and also pursue goals such as employment and vocational training. We have intensified our focus on the social determinants of health in recent years. We view this partnership as an exciting opportunity to leverage our work with all community partners in the immediate area in order to effect meaningful improvements in the quality of life.

We hope that HUD awards Tucson this grant, and stand ready to assist with planning and implementation moving forward.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay Gray", is written over a horizontal line.

Jay Gray, PhD
Chief Officer of Integrated Care



Chicanos Por La Causa, Inc.

A PROMISE OF OPPORTUNITY

August 22, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As community partners, Chicanos Por La Causa, Inc. (CPLC) fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds. We are excited to be partners in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the Housing Transformation Team for the duration of the planning grant and beyond.

CPLC has recently relocated its housing counseling services to the proposed target area and serves many of the residents in the surrounding neighborhoods. The proposed project will complement our efforts in assisting residents and their families.

CPLC hopes you will give the City of Tucson favorable consideration to their application. Should you have any questions, please feel free to contact me at 520-882-0018.

Respectfully,

Magdalena Verdugo
Vice President

ORACLE CHOICE NEIGHBORHOODS GROUP

August 14, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As community partners, *the Balboa Heights, Barrio Blue Moon, Coronado Heights and Miracle Manor Neighborhood Associations* fully support the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds. We are excited to be partners in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the Neighborhood Transformation Team for the duration of the planning grant and beyond.

There are seven (7) registered neighborhood associations and the Resident Council for the Tucson House (part of Barrio Blue Moon) that 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. The following paragraphs highlight distinctive aspects of each neighborhood:

Balboa Heights Neighborhood – Located in the center of the OCNI transformation area, representatives from Balboa Heights served on the OARP Citizen Steering Committee. Jane Baker, President, has strong ties with the Tucson Police Department, and her leadership of The Oracle Project (TOP) citizen group (established in 2004) was the effort out of which in the area OARP effort grew. Past advocacy from Balboa has centered on decreasing crime, increasing activities for young people, and establishing the *Marty Birdman* neighborhood pocket park. In an April of 2017 ceremony, the park's Splash Pad water features were dedicated to Jane Baker.

Barrio Blue Moon Neighborhood – Barrio Blue Moon lies in the southwestern corner of the OCNI transformation area. Business and resident representatives from Blue Moon also served on the OARP Citizen 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*.

Coronado Heights Neighborhood- Making up the northeastern portion of the OCNI transformation area, Coronado Heights is the newest organized neighborhood in the area. Representatives served on the OARP Citizen 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 northwestern section of the OCNI transformation area, Miracle Manor also participated on the OARP Citizen Steering Committee. Recent advocacy from neighborhood representatives has resulted in major enhancements to *Jacinto Park*, more active Neighborhood Watch teams, and improved relations with *Nash Elementary School*, located in the neighborhood.

Ocotillo / Oracle Neighborhood – Primarily a commercial area, Ocotillo/Oracle representatives also served on the OARP Citizen Steering Committee. While the neighborhood association has been inactive in recent years, it maintains a positive presence with resources such as the *Beau Brummel African American Social Club* and the *Pima Community College Downtown Campus*. See separate letter from *Pima Community College*

Old Pascua Village / San Ignacio – Old Pascua Yaqui Village is located in the OCNI 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

ORACLE CHOICE NEIGHBORHOODS GROUP

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 Council*

Tucson House Resident Council – Tucson House, with more than 400 units, is the public housing facility in the area. Several Tucson House residents served on the OARP Citizen Steering Committee. While the Tucson House is located in the Barrio Blue Moon Neighborhood, it has its own Resident Council, which provides a forum for residents' concerns and ideas regarding the Tucson House. The Council participated in the development of the Blue Moon Community Garden, which is located on the Tucson House property. *See separate letter from the Tucson House Resident Council*

Over the years, representatives from each one of these groups have participated in a wide range of projects and activities to enhance the area's neighborhoods, and the signatures below represent their ongoing willingness to continue engagement through this Choice Neighborhoods Planning Grant if it were to be awarded.



Jane Baker
Balboa Heights Neighborhood Association President



Bobbie Martinez
Barrio Blue Moon Neighborhood Resident



Lois Miller
Coronado Heights Neighborhood Association President



Henry Johnson
Miracle Manor Neighborhood Association Vice President



CITY OF
TUCSON

August 24, 2017

Office of the
City Manager

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

Dear Ms. Stang:

As the economic development division of the City Manager's Office, Economic Initiatives (EI) fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhoods Planning Grant Program 2017 funds. EI is excited to partner in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the Neighborhood Transformation Team for the duration of the planning grant and beyond.

In 2012, the City of Tucson Mayor and Council created EI to both commit staff and resources to downtown development and revitalization efforts, and to serve as a liaison to the business community for any Planning & Development Services issues or needs. Along with the establishment of EI, Mayor and Council established over twenty tools, incentives, and process changes that provide financial benefit, regulatory relief, and streamlined development review for businesses and property owners in the community. These tools and development incentives have proven to be effective, as Tucson has seen numerous companies relocate to the City in recent years. Some of these relocations include top tier employers providing quality jobs such as Caterpillar Inc., Comcast Communications and Sante. Additionally, EI has also played a significant role in locating a large scale HomeGoods distribution center to the City, bringing the total number of jobs associated with EI projects to nearly 7,000.

In regards to the OCNI area specifically, a successful EI project that has located in the area is Brother John's Beer Bourbon & BBQ. This new business was made possible by the use of the City's Government Property Lease Excise Tax incentive, which abates the property tax of a specific property within a designated redevelopment area for a period of eight years if the property is improved by a minimum of 100%. Brother John's easily met these criteria by revitalizing a blighted property that had been shuttered for years, into a thriving neighborhood restaurant that has become a local favorite in an area that is designated as a food desert.

Moving forward, the City of Tucson and EI look forward to continue these economic development efforts by working with the neighbors, organizations and surrounding businesses in the Oracle area to bring much needed resources to a highly underserved and vital area of our city.

Sincerely,

Camila Bekat
Economic Development Manager

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www.tucsonaz.gov

August 24, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As a community partner, Cook Tucson supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhoods Planning Grant Program 2017 funds. We are excited to partner in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the Neighborhoods Transformation Team for the duration of the planning grant and beyond.

Cook Tucson, a culinary incubator and commissary kitchen, opened this year on Stone Avenue within the OCNI area. There has been a great need for more community kitchens in Tucson, and Cook Tucson helps to fulfill this need. The kitchen will serve entrepreneurs requiring a licensed kitchen to get started or existing small businesses wanting more production room. The licensed commercial kitchen and equipment are available 24 hours a day / 7 days a week and can be rented by the hour or the month.

Cook Tucson is a model of transformative investment that not only contributes to the improvement of physical space, but also provides opportunities for people to initiate or expand their own businesses. Additionally, it may serve to encourage the use of local produce such as that grown at the Blue Moon Community Garden, located adjacent to the target public housing.

Cook Tucson is excited to be in the OCNI area, and if the Choice funds should be awarded, looks forward to participating in a planning process that results in more entrepreneurs locating in the OCNI area and providing more jobs and services for residents.

Sincerely,

A handwritten signature in black ink that reads "Corinne Tso".

Corinne Tso
Owner & Founder





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

August 21, 2017

Re: HUD Choice Neighborhoods Planning Grant Program 2017

Pastor Roy E. Tullgren III
Executive Director

Pastor Danny Hansen
Associate Executive Director

Board of Directors

Bart Schannep
President

VJ Vonk
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Jan Preideaux

Dr. Rev. Andy Ross

Jeannie Cormier

Thom Dwan

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Administrative Office
707 W. Miracle Mile
Tucson, AZ 85705

Men's Center
312 W. 28th Street
Tucson, AZ 85713

**Women's &
Children's Center**
707 W. Miracle Mile
Tucson, AZ 85705

**Family Services
Volunteer Office
Donation Center**
326 W. 28th Street
Tucson, AZ 85713



*A higher standard
A higher purpose*



Dear Ms. Stang:

As a community partner, *the Gospel Rescue Mission* fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhoods Planning Grant Program 2017 funds. The Foundation is excited to partner in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the People Transformation Team for the duration of the planning grant and beyond.

Gospel Rescue Mission provides emergency shelter, food, and clothing to those in need, along with addiction recovery and education services. The organization was located on Miracle Mile just outside the OCNI area from 1990 – 2009. In 2009, we purchased the Wayward Winds Lodge, an old motel on Miracle Mile within the OCNI area, and renovated it as the Gospel Rescue Mission Women and Children's Center. This new facility has rooms for women, women with children, a large kitchen, dining area/chapel, class rooms, office space for case managers, a children's center/day care, and a room available for police to bring victims of human trafficking. In keeping with the effort to celebrate the rich history of this area, we also preserved the Wayward Winds Lodge historic neon sign.

We are committed not only to the immediate work of the Gospel Rescue Mission, but also to the longer term revitalization of the surrounding area. To that end, we have participated regularly with the Tucson Oracle Project (TOP), which is a coalition of neighbors, organizations, and businesses residing along the Oracle corridor and Miracle Mile. TOP was originally organized to combat crime and urban decay and to create a better quality of life for all. Gospel Rescue Mission also took part in the Oracle Area Revitalization Project (OARP), which was an outgrowth of TOP. OARP brought stakeholders together to help encourage the development of employment options, more services to meet surrounding needs, social and recreational opportunities, a variety of housing options, sensitivity to the area's historic character, and overall improvement of the built environment. We participated in several of the Open Houses and Tours that were initiated through the OARP. These events provided an opportunity to showcase the area's rich history as the northern gateway to Tucson and to introduce attendees to current efforts, such as the work being undertaken at the Gospel Rescue Mission's Miracle Mile facility to assist women and children who have suffered tremendous hardships to move on with their lives.

We are very enthusiastic about the opportunities receipt of a Choice Neighborhoods Planning Grant would provide to build on both the grassroots and City-led efforts to continue the revitalization of this area. We can attest that while there are great needs to be met in the OCNI area, there are also residents, businesses, and organizations committed to being part of a transformation that is sensitive to the diverse population with diverse needs.

Sincerely,

Roy Tullgren
Executive Director - Pastor

"Where homelessness ends and lives are restored"
There's Something You Can Do



August 14, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

Dear Ms. Stang:

As community partners, Habitat for Humanity Tucson fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds. We are excited to be partners in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the Housing Transformation Team for the duration of the planning grant and beyond.

For 36 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 clean-ups, community gardens, free lending libraries and other neighborhood-based activities.

Habitat Tucson can offer four opportunities to transform the Oracle Choice Neighborhoods Initiative (OCNI) area:

- 1) New housing development;
- 2) Homeowner support through an existing partnership with the Pascua Yaqui Tribe;
- 3) Home repair and neighborhood improvement projects; and
- 4) Affordable construction supplies and household goods at the Habistore which is located on the western boundary of the Choice Neighborhoods area.

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, neighborhood services 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 Avenue
Tucson, AZ 85719



TUCSON
HISTORIC PRESERVATION
FOUNDATION

August 14, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As a community partner, the *Tucson Historic Preservation Foundation* fully **supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhoods Planning Grant Program 2017 funds**. The Foundation is excited to partner in the development of a comprehensive transformation and revitalization plan for the **Oracle Choice Neighborhoods Initiative (OCNI) area**. We are committed to participating in the **Neighborhoods Transformation Team for the duration of the planning grant and beyond**.

Since 2008, on behalf of thousands of supporters and members throughout southern Arizona, 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. Following are several initiatives the Tucson Historic Preservation Foundation has participated in with the goal of contributing to the area's transformation:

As a community partner, the Foundation has supported a National Register of Historic Places Historic District Nomination within the Oracle Choice Neighborhoods Planning area. Currently in review by the National Register of Historic Places, National Park Service, U.S. Department of the Interior, 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 in the reinstallation of these signs 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 in this area has totaled more than \$350,000 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 Project* 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, review and charrettes. We are committed to remaining a partner with the City of Tucson as part of the Choice Neighborhoods Planning Grant, and we are incredibly hopeful that HUD sees the importance of this opportunity for community partners to transform the Oracle area.

A handwritten signature in black ink, appearing to read "Demion Clinco". The signature is fluid and cursive, with a large initial "D" and a long horizontal stroke at the end.

Demion Clinco
Executive Director
Tucson Historic Preservation Foundation

August 23, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As a community partner, Monterey Court Studio Galleries LLC fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhoods Planning Grant Program 2017 funds. Monterey Court is excited to partner in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the Neighborhood Transformation Team for the duration of the planning grant and beyond.

Monterey Court, built in the 1930s, served as a motel for weary travelers for many years. Today it is an example of adaptive reuse that retains much of the ambiance of the original site, while offering new uses, including a restaurant, live music venue, and a collection of galleries and artisan shops that are patronized by residents from the surrounding neighborhoods, other parts of Tucson, the surrounding region, and out of town visitors.

Like so many businesses in the OCNI area, Monterey Court began its slow decline with the introduction of the Interstate Highway System in the 1950s. The Monterey Court had only one owner until the 1980s, but after that was resold nine times until we bought the property in 2011. We began an extensive restoration during which we utilized many special, historic features that had been covered over by previous owners. These included some of the original wood ceilings, the original façade on which was written "Monterey Court," and brickwork from the first 1800's local brick factory. We upgraded and repurposed the original casitas into studio gallery spaces, gave the original parking areas between the casitas attractive covered ramadas, added new porches and patios, and built a beautiful pavilion and covered performance stage to serve as the centerpiece of the courtyard. Finally, we renovated the original office & manager quarters, which now house the new cafe, bar and kitchen, and we preserved the historic neon sign. The restoration of the Monterey Court has not only contributed to the revitalization of this property, but also to the revitalization of Miracle Mile.

Now committed to the ongoing growth and vitality of the area, we have become involved with such efforts as the Tucson Oracle Project (TOP), which is a coalition of neighborhoods, businesses, and organizations focused on combatting crime and urban decay and creating a better quality of life along the Oracle and Miracle Mile corridors. We also offered our site as a stop on several Historic Miracle Mile Open Houses and Tours, allowing participants an opportunity to see firsthand the transformation of the motel into thriving, new uses.

We are delighted that the City is applying for the 2017 Choice Neighborhoods Planning Grant. We care greatly about this area as demonstrated through our investment of time and money over the past six year, and are excited about the opportunities a 2017 Choice Neighborhood Planning grant could provide for a larger-scale collaborative planning effort that builds on the planning, building, and renovation that has already taken place.

Sincerely,

Greg Haver *Kelly McLearn*

Co Owners/LLC Members



August 15, 2017

CITY OF
TUCSON

KARIN UHLICH
COUNCIL MEMBER

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

Re: HUD Choice Neighborhoods Planning and Action Grant Program 2017

As the Ward 3 Tucson City Council member representing the proposed planning area, I fully support the City of Tucson Housing and Community Development Department's application for Choice Neighborhoods Planning Grant Program 2017 funds. The City of Tucson will be a dedicated partner in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area, and I believe we have a wide array of committed, resourceful organizations at the table with us.

For the majority of my term as City Councilwoman, my office and the City organization have worked closely with community partners in the proposed Choice Neighborhoods planning area. We've aimed to build synergy across disciplines, organizations, and City departments, and to focus the very limited resources we've had. As a historically significant part of our City, the focus on this area has drawn enthusiastic attention from many segments of the community, and we've achieved some small successes with minimal investment. To date our efforts have had the following results:

- Between 2008 and 2015, the City and community partners held the Annual Historic Miracle Mile Open House and Tours. Each year, hundreds of people from throughout the County attended these events.
- The Tucson City Sign Code was modified to allow for the restoration and reinstallation of historic neon signs. From this ordinance change, ten (10) neon signs were restored and reinstalled by the Tucson Historic Preservation Foundation, business owners and private donors.
- The City of Tucson expanded several of its Economic Development incentive programs to include the OCNI area in the targeted zones.
- Community Gardens of Tucson developed the Blue Moon Community Garden at the Tucson House, the large public housing facility in the area.
- In 2017, an area park's Splash Pad water feature was dedicated to a longtime neighborhood leader.

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(520) 791-4711 • FAX (520) 791-5391 • TTY (520) 791-2639
tucsonaz.gov



CITY OF
TUCSON

KARIN UHLICH
COUNCIL MEMBER

The Choice Neighborhoods Planning Grant Program provides the opportunity to turn our modest foundational work into lasting transformation for area residents, businesses, and schools. If funded, the City will serve on the Steering Committee and Transformation Teams, and I will continue to advocate that we leverage City resources and infrastructure investment with other public and private investment to include but not limited to:

- Using City CDBG and HOME funds for housing projects in the area to increase affordable housing options.
- Applying discretionary funds from City Parks department to make playground improvements to Jacinto Park.
- Promoting our Economic Development programs and streamlining processes for area businesses.

Sincerely,

Karin Uhlich, Ward 3 Council Member
City of Tucson

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tucsonaz.gov



August 14, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As a community partner, Pima Association of Government (PAG) fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds. We are excited to partner in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the Neighborhoods Transformation Team for the duration of the planning grant and beyond.

PAG conducts long-range and short-range transportation planning for the metropolitan area and manages the Regional Transportation Authority (RTA) and its 20-year voter-approved regional transportation plan. Our transportation planning vision supports maintenance of a quality transit system as well as expansion of our transit system. Our long-range regional planning efforts support adding bus rapid transit routes, adding extensions to the streetcar system, increasing bus frequency in the urban core, enhancing system efficiencies, and expanding paratransit service. Oracle Road has been identified as a desirable corridor for bus rapid transit investments and is a candidate corridor in PAG's High Capacity Transit Improvement Plan.

The RTA has provided funding for transit service improvements since 2009 along the Oracle corridor. These improvements include Sun Shuttle Route 401, which operates from Ina Road to Golder Ranch Road, Sun Express Route 107X, which operates from downtown to Rancho Vistoso, frequency improvements to Sun Tran Route 16, and Sun Shuttle Dial-a-Ride complementary paratransit service along the entire Oracle corridor.

Currently, the RTA is constructing a new signalized pedestrian crosswalk to improve pedestrian safety at the intersection of Las Lomas Road and Oracle.

Oracle Road is a key corridor in our region and we fully support the city's revitalization planning efforts in this area.

Sincerely,

A handwritten signature in black ink, appearing to read "Farhad Moghimi", is written over a light blue horizontal line.

Farhad Moghimi
Executive Director

Regional Transportation Authority 1 E. Broadway Blvd., Suite 401 Tucson, AZ 85701 (520) 770-9410 [tel] (520) 620-6981 [fax] RTAmobility.com [web]

Pima Association of Governments 1 E. Broadway Blvd., Suite 401 Tucson, AZ 85701 (520) 792-1093 [tel] (520) 620-6981 [fax] PAGregion.com [web]

PASCUA YAQUI TRIBE

OFFICE OF THE CHAIRMAN



August 23, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

Dear Ms. Stang,

As a community partner, the *Pascua Yaqui Tribe* fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds. We are excited to be partners in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area, and are committed to participating in the Neighborhoods Transformation Team for the duration of the planning grant and beyond.

Old Pascua Village 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 house 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. Other programs and services that the Tribe and its partners provide at the Pascua Center in Old Pascua include: youth and senior services/programs, art, special medical services, WIC, tobacco prevention programs, cultural ceremonies and a kids snack program.

One of the OCNI Planning Coordinators, the *Planning Center* completed a land study for the Pascua Yaqui Tribe in 2015 in which it identified opportunities and challenges for all Pascua tribal lands in the State of Arizona. One such opportunity is the special consideration given for housing and economic development that flows from the Tribal Council resolution, identifying

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1-800-443-0044

Old Pascua as a recognized tribal community. This same study highlighted a shortage of 800 housing units, which will be a primary focus of this project.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'R. Valencia', with a long horizontal flourish extending to the right.

Robert Valencia
Chairman, Pascua Yaqui Tribe



Old Pascua Museum & Yaqui Culture Center
856 W. Calle Santa Ana
Tucson, Arizona 85705

August 22, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As a community partner, the Old Pascua Museum and Yaqui Culture Center, an initiative of the San Ignacio Yaqui Council of Old Pascua Village (SIYC), fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds. We are excited to be partners in the development of a comprehensive transformation and revitalization plan for the **Oracle Choice Neighborhoods Initiative (OCNI) area**, and are committed to participating in the **Neighborhoods Transformation Team** for the duration of the planning grant and beyond.

Old Pascua Yaqui Village is the original settlement for Pascua Yaqui tribal members in Pima County, 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, as a representative of the San Ignacio Yaqui Council, I participated in a collaborative effort called the 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 *Old Pascua Museum and Yaqui Culture Center* is now housed in the renovated historic building. Other programs and services that the SIYC, along with Pascua Yaqui Tribe and other partners provide in Old Pascua include: support and assistance for maintaining traditional cultural and ceremonial activities, youth and senior services/programs and meals, youth art and culture education, special medical services, WIC, tobacco prevention programs, and after school recreation program.

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

Sincerely,

Guillermo "Bill" Quiroga
Director
Old Pascua Museum and Yaqui Culture Center



PimaCountyCommunityCollegeDistrict

Downtown Campus

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

August 22, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As a community partner, Pima Community College Downtown Campus fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhoods Planning Grant Program 2017 funds. We are excited to partner in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area and are committed to participating in the Education Transformation Team for the duration of the planning grant and beyond.

Pima Community College Downtown Campus, which serves approximately 15,000 students annually, 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 2015, as part of a Trade Adjustment Assistance Community College and Career Training (TAACCCT) grant, the TAACCCT program and our Welding Department partnered with CAID Industries to offer job shadowing for our students. As of August 2017, CAID has hired 11 Pima Welding students.
- On October 6, 2017, Pima Community College will host over 120 employers at a Center of Excellence summit. The purpose of the summit is to elicit industry input on the design and focus of the Applied Technology Center of Excellence that will be based at Pima's Downtown Campus. Additional Centers of Excellence will be planned throughout the District.
- Another initiative of the TAACCCT program is the development of a Mechatronics pathway that will prepare students for careers in advanced manufacturing. Four Mechatronics courses will be offered in Fall 2017 and four more will be offered in Spring 2018. These courses will address automation, electronics, control systems, hydraulics, pneumatics, and other competencies crucial to Industry 4.0.

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

- PCC formally adopted its 2017-2021 Strategic Plan with the Institutional Goal for 2030 of Achieve 60 Pima County. Achieve 60 Pima County aligns with the statewide Achieve 60 AZ initiative and commits PCC to the long-term goal of "ensuring 60 percent of Pima County residents aged 25 and over have a certificate or college degree by 2030." This goal will help determine enrollment targets and meeting it will only be



PimaCountyCommunityCollegeDistrict

Downtown Campus

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

possible by actively engaging community partners such as K-12 schools, universities, and agencies supporting county residents.

- An additional priority of the 2017-2021 Strategic Plan is to ensure equal access to College services and support for all students regardless of their academic focus. This includes students enrolled in credit classes, adult basic education, center for training and development, and continuing education.
- The College's 2017-2020 Diversity, Equity, and Inclusion Plan is focused on closing the achievement gap between White non-Hispanic and Hispanic residents. The College's Diversity & Inclusion Officer will help lead implementation of the plan.
- PCC recently celebrated graduation of 23 students from its third cohort of graduates from the Behavior Health Services iBest certificate program. This unique program integrates basic skills instruction with career and technical course content. iBest students who do not have a high school equivalency diploma can pursue their GED and the BHS certificate simultaneously.

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, additional PCC campuses, and the City of Tucson to effect positive change in the Oracle Choice Neighborhoods Initiative 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 Neighborhoods Planning funds.

Sincerely,

David Doré, Ed.D., M.B.A.
President, Downtown & Northwest Campuses
Pima Community College



August 14, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As a community partner, Pima County Development Services fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds. We are pleased to partner in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the Neighborhoods Transformation Team for the duration of the planning grant and beyond.

Flowing Wells is an adjacent neighborhood to the west of the OCNI area. It is in Pima County's jurisdiction and shares many of the same attributes of the OCNI area. Pima County is currently working on an Infill Incentive District for that area and could share in the data gleaned from the needs assessment and community engagement process. The resulting revitalization strategies will assist both the county and the city in promoting economic development, healthy community concepts, and addressing substandard housing.

This area has an aging low income population, many in substandard mobile homes. Presently the city has been working with the county on a task force to develop strategies to rehab these homes for health and safety purposes. This planning grant program will provide additional opportunities to address this issue.

Sincerely,

A handwritten signature in black ink that reads "Carla L. Blackwell". The signature is written in a cursive style.

Carla L. Blackwell
Development Services Director

August 04, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

Dear Ms. Stang,

As a community partner, Pima County Health Department fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds. We are excited to be partners in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the People Transformation Team for the duration of the planning grant and beyond.

The City of Tucson Housing and Community Development Department is an important partner in southern Arizona for partnership development and community engagement. The Pima County Health Department values the work and shared vision we have with the City of Tucson Housing and Community Development Department and can help bring expertise and assistance to the development of a revitalization plan in the areas of healthy foods, active lifestyles, multimodal circulation and complete streets initiatives.

Promoting and supporting healthy lifestyles and neighborhoods is a key priority that has been articulated by our community stakeholders. This application is very much in keeping with that priority and with the strategic plan of the Pima County Health Department. We are pleased to be partners in this process.

Sincerely,



Marcy M. Flanagan, DBA, MA
Director

August 24, 2017

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

Re: FY2017 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 2017 Community Impact Report on June 11, 2017. 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



St. Elizabeth's

† HEALTH CENTER †

August 14, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As community partners located in the Oracle Choice Neighborhoods Initiative (OCNI) area, St. Elizabeth's Health Center fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds. We are excited to partner in the development of a comprehensive transformation and revitalization plan for the OCNI area. We are committed to participating in the Neighborhoods Transformation Team for the duration of the planning grant and beyond.

St. Elizabeth's Health Center is a faith-based community health center that supports the healthcare needs of the uninsured and underserved in Southern Arizona. We commit to provide high quality healthcare with respect and dignity by responding to individual needs and encouraging health and well-being.

St. Elizabeth's was first founded in 1961 by our lady of Victory Noll Missionary Sisters, along with a group of visionary doctors. It was transformed from a school to a clinic. Over the years, both the clinic and the services provided have grown to now include primary medical services, chronic disease management, obstetrics and newborn, integrated behavioral health care, health education, nutrition services such as Woman Infant and Children programs (WIC) and dental care services. We provide more than 25,000 visits per year. Our unique model consists of pairing a small paid staff with volunteer physicians, nurses, dentist, dental hygienist and other healthcare professionals to provide services at the lowest cost possible.

Located within the OCNI area, we provide continuous health care and support to adjacent neighborhoods. This grant opportunity will provide needed resource to address the OCNI area needs. We hope you will give strong consideration to this important initiative for our community.

Jane Bakos
Chief Executive Officer



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

August 14, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

As community partners, Tucson Youth Development fully **supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhood Planning Grant Program 2017 funds**. We are excited to be partners in the development of a comprehensive transformation and revitalization plan for the **Oracle Choice Neighborhoods Initiative (OCNI) area**. We are committed to participating in the **People Transformation Team for the duration of the planning grant and beyond**.

Established in 1965, Tucson Youth Development's mission is to equip Pima County youth to gain employment, achieve self-sufficiency and reach career potential through education and training. In addition to workforce development programs for youth, TYD is the governing district of alternative education centers ACE (north campus) and YouthWorks (south campus) Charter High Schools. The majority of these students have not been successful in traditional high school settings and need additional support to earn their high school diploma.

TYD's headquarters and ACE Charter are directly located and provide services within the revitalization area of the Oracle Choice Neighborhoods Initiative to youth, and their families. In support of this effort, Tucson Youth Development and ACE Charter High School commit to participate in the Educational Transformational Team.

Presently, Tucson Youth Development provides internship programming for a small cohort of youth exploring careers in logistics supported by funding from the City of Tucson. The proposed program would increase our partnership with the City of Tucson and other organizations and better serve our community.

Once again, we are fully committed to the work of the proposed program and look forward to our contribution to the Educational Transformational Team working group.

Jay Slauter
Executive Director

"Equipping Pima County Youth to gain employment, achieve self-sufficiency, and reach career potential through education and training."
TUCSONYOUTH.ORG



1801 North Stone Avenue | Tucson, AZ | 85705

August 22, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

Dear Ms. Stang:

As a community partner, *Brother John's restaurant* fully supports the City of Tucson Housing and Community Development Department's application for Choice Neighborhoods Planning Grant Program 2017 funds. Brother John's is excited to partner in the development of a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. We are committed to participating in the Neighborhood Transformation Team for the duration of the planning grant and beyond.

In 2015, Brother John's opened its restaurant on Stone Avenue in a renovated building, which itself once served as a popular restaurant. To undertake this project, Brother John's utilized the Government Property Lease Excise Tax incentive, a reinvestment tool offered by the City, which waived our property and renter's tax for eight years. Our hope is that this effort will serve as a catalyst for ongoing revitalization along the Stone Avenue corridor and in the surrounding neighborhoods, helping strengthen the area's identity.

We look forward to this opportunity to work side-by-side with the City of Tucson and surrounding businesses, neighbors, organizations, and institutions that have and will continue to invest time, energy, and resources in this historic area, which is poised to once again be a vital place in its own right and an important connection to Tucson's downtown.

Sincerely,

John Aldecoa
Managing Partner
Brother John's Beer, Bourbon & BBQ
1801 North Stone Avenue | Tucson, AZ | 85705
Phone: 520-867-6787 | Cell: 520-990-1444 | BrotherJohnsBBQ.com

Attachment 13

Staffing Plan

City of Tucson

AZ004-Att13-StaffPlan.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

Attachment 13: Oracle Choice Neighborhoods Initiative (OCNI) STAFFING PLAN

Decision Makers:

OCNI LEAD APPLICANT/PROJECT COORDINATOR
 City of Tucson Department of Housing and Community Development (HCD)/Tucson PHA
 Roles: Public Housing Assessment and Project Manager Time on this Project 50 %
 Sally Stang, Director

Advisory Capacity:

OCNI STEERING COMMITTEE
 (See OCNI Organization Chart Included in Exhibit A for Membership)

Work Groups:

CORE PLANNING TEAM

PUBLIC HOUSING ASSESSMENT TEAM
 WSM Architects
 Sabino Community Development

OUTREACH COORDINATOR
 Part-Time Position
 Throughout Project Duration

PLANNING COORDINATORS
 The Planning Center
 Poster Frost Mirto

RESEARCH PARTNERS
 ASU School of Social Work
 Drachman Institute

Roles: Public Housing Assessment

Percent time: 30 Percent

**Meeting Rooms and
 Communications Coordination**
 100 Percent

**Physical & Housing Assessments
 Engagement Process Coordination**
 80 Percent

**Needs Assessment/
 Community Assessment**
 60 Percent

Transformation TEAMS:

NEIGHBORHOODS
 Lead: The Planning Center
 Maria Masque, Principal

HOUSING
 Lead: Poster Frost Mirto
 Corky Poster, Principal

PEOPLE & EDUCATION
 Dr. Mary Ellen Brown

Lead Agency:

Key Partners/Stakeholders:
 (See Attachment 12 for Complete list of Key Partners)

COT Planning & Development Services

- Miracle Minor, Balboa Heights, Coronado Heights, And Barrio New Moon Neighborhood Associations
- Pascua Yaqui Tribe/Old Pueblo
- Pima Association of Governments (PAG)
- Tucson Historic Preservation Foundation
- Amphitheater School District
- OCNI Business Owners

COT HCD

- Tucson House Resident Council
- Habitat for Humanity
- Chicanos Por La Causa
- La Frontera
- Southwest Key Refugee Center

ASU School of Social Work

- Pima Community College (Anchor)
- United Way of Tucson
- Pima County One Stop
- Amphitheater School District
- Tucson Youth

Attachment 14
Planning Schedule

City of Tucson

AZ004-Att14-PlanSchedule.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

Attachment 14: Schedule - Oracle Choice Neighborhoods Initiative (OCNI)

Key: Neighborhoods, Housing, People & Education Transformation Teams (TT)

Engagement Type	R Residents	C Community	SC Steering C.	TT Transformation Teams
	K1 Kickoff Mtg. SC/TT	K2 Kickoff Mtg. Residents	K3 Kickoff Mtg. Community	

Tasks/Activities

Months

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Project Management																								
1.1 Project Management																								
1.2 Agency Coordination																								
Task 0: Initial Project Activities																								
A1 - SC/TT Kickoff Meeting	K1																							
A2 - Engagement Strategy Revisions																								
A3 - Steering Committee Meetings	SC																							
Task 1: Residents Engagement																								
A1- Resident Engagement Mtgs.	K2	R		R		R		R		R		R		R		R		R		R		R		
Task 2: Community Eng.																								
A1 - Community Engagement Mtgs.	K3	C		C		C		C		C		C		C		C		C		C		C		
A2 - TT Training (All Teams)			TT	TT																				
A3 - TT Meetings (6 for Each TT)							TT																	
Task 3: Needs																								
A1. Community Assessment (ASU)																								
A2. Public Housing Asses. (Swaim)																								
A3. Physical Assessment (TPC)																								
A4. Neigh. Housing Assessment (PFM)																								
A5. Market Assessment (3rd Party)																								
A6. Connectivity Assess. (TPC)																								
A7. OCNI Technical Report (TPC/PFM)																								
Task 4: Visioning & D. Making																								
A1. 4- Day Charrette (All Groups)																								
A2. Draft Transformation Plan																								
Task 5: Partnerships																								
A1. Planning Coordinators Mtgs.																								
A2. Core Planning Group Meetings																								
A3. Meeting with Partners																								

Attachment 14: Schedule - Oracle Choice Neighborhoods Initiative (OCNI)

Key: Neighborhoods, Housing, People & Education Transformation Teams (TT)

Engagement Type	R Residents	C Community	SC Steering C.	TT Transformation Teams
	K1 Kickoff Mtg. SC/TT	K2 Kickoff Mtg. Residents	K3 Kickoff Mtg. Community	

Tasks/Activities

Months

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Task 6: Doing While Planning																								
A1. Early Action Activity - Fresh Food																								
A2. Showcasing HOPE VI Approach																								
A3. Tucson House Oral History Project																								
A4. Tucson House in Perspective																								
Other Planning Activities																								
A1. Infill Plan																								
A2. Mixed-Use District Design Concepts																								
A3. Design Concept Refinement																								
A4. Mixed-Use Building Prototypes																								
A5. Selected Concept Cost Estimates																								
A6. Connectivity Plan/Comp. Streets																								
A7. Final OCNI Transformation Plan																								
A8. Student Involvement ASU, PCC, UA																								

Note: Also See Attachment 3, Documentation for Planning Coordinators , for detailed Scope of Work and Budget for TPC & PFM (Planning Coordinators) and ASU (Research Partner) and Attachment 15, Budget .

Other than the Early Action Activity (food initiative) identified by residents and community, Action Activities will be identified during planning process as provided in the narrative sections.

Attachment 15

Budget

City of Tucson

AZ004-Att15-Budget.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

The budget includes \$1,300,000 in Choice Neighborhoods Planning and Action Grant funds. A total of \$486,702 will be used for development of the Transformation plan by funding the Project Coordinator at the City of Tucson Housing and Community Development Department, the activities of the Planning Coordinator, the Planning Center and Poster-Frost-Mirto, and the activities of the Research Coordinator, ASU School of Social Work. In addition, \$813,298 will be used for action activities. The City of Tucson Housing & Community Development Department will match \$500,000 in CDBG project funds for action activities and \$32,645 in CDBG administrative funds to fund the 15% of the Planning and Community Development Administrator and the 15% of an Accountant in the Housing and Community Development Department. The Central Office Cost Center of the Public Housing Authority will provide \$12,283 for 10% of the Public Housing Authority Administrator. The City's General Fund will provide \$5,000 for the completion of the Environmental Assessment.

In kind contributions include City of Tucson Department of Transportation projects totaling \$5,236,500 for transportation improvements slated to be completed in the target area in the next five years including new buses, bus shelters, roadway improvements, and intersection improvements. Additional in-kind contributions come from a Government Property Lease Excise Tax incentive provided by the City's Economic Initiatives office that is creating 41 jobs in the target area. A final in-kind contribution of \$10,000 is from La Frontera who as a member of the Housing Transformation Team is providing the market study for Storacle Point to the Oracle Choice Neighborhoods Initiative. See also [Attachment 19](#).



City of Tucson - Department of Housing and Community Development
 August 2017 Choice Neighborhoods Planning Grant Application
 Oracle Choice Neighborhoods Initiative



Budget and Leveraging Form

Sources	CNI Grant	Match/Leverage		Total
		Cash	Supporting	
CN Planning Grant	\$486,702			\$486,702
CN Action Items Grant	\$813,298			\$813,298
COT/HCD CDBG -Action Items & Admin		\$532,645		\$532,645
COT/HCD Central Office Cost Center		\$12,283		\$12,283
COT/HCD General Fund		\$5,000		\$5,000
COT Dept. of Transportation			\$5,236,500	\$5,236,500
COT Economic Initiatives			\$286,000	\$286,000
La Frontera			\$10,000	\$10,000
Total Sources	\$1,300,000	\$549,928	\$5,532,500	\$7,382,428

Uses	CNI Grant	Match/Leverage		Total
		Cash	Supporting	
Planning Coordination				
Lead Applicant Project Coordinator	\$72,201			\$72,201
Lead Applicant PCD Administrator 15%		\$20,246		\$20,246
Lead Applicant PHA Administrator 10%		\$12,283		\$12,283
Lead Applicant Accountant 15%		\$12,399		\$12,399
Planning Coordinator - The Planning Center/Poster Frost Mirto	\$289,502			\$289,502
Community Engagement & Capacity Building				
Community Assessment Stipends	\$10,000			\$10,000
ASU School of Social Work	\$114,999			\$114,999
Housing, Neighborhood, & People				
Tucson House Environ. Assess		\$5,000		\$5,000
Brother Johns Economic Incentive 41 jobs			\$286,000	\$286,000
Action Items - To Be Determined	\$813,298	\$500,000		\$1,313,298
Speedway/Stone Bus Pullout			\$200,000	\$200,000
Stone/Glenn Bus Pullout			\$200,000	\$200,000
2 Single Saguaro Bus Shelters			\$17,000	\$17,000
1 ACI Shelter			\$3,500	\$3,500
Resurfacing Grant/Oracle and Stone Ave to Fort Lowell			\$620,000	\$620,000
Road Improvements Grant Rd - Oracle Rd to Stone Ave			\$1,850,000	\$1,850,000
Transit Service Improvements			\$2,346,000	\$2,346,000
La Frontera Market Study			\$10,000	\$10,000
Total Uses	\$1,300,000	\$549,928	\$5,532,500	\$7,382,428

Attachment 16

Documentation to Support Consistency with Other Planning Documents

City of Tucson

AZ004-Att16-ConsOtherPlans.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

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: City of Tucson, Housing & Community Development Department

Project Name: Oracle Choice Neighborhoods Initiative (OCNI)

Location of the Project: The Oracle Area Revitalization Project, the 2.6 sq mile area with the
following boundaries - South-Speedway, North-Miracle Mile, East-
Stone, and West-Fairview/I10

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

Name of
Certifying Jurisdiction: City of Tucson

Certifying Official
of the Jurisdiction
Name: Sally Stang

Title: Director, Housing & Community Development Department

Signature: 

Date: 08/23/2017

B.2

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.**
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

- In 2016 the City of Tucson applied for a Choice Neighborhoods Planning and Action Grant from the U.S. Department of Housing and Urban Development (HUD). This application was not selected for funding in this national competition. The application incorporated a physical needs assessment of a 408 unit seventeen-story public housing building that represents 27% of the local PHA public housing portfolio, the Tucson House. The physical needs assessment resulted in a "severely distressed" designation, due to the antiquated systems in the building. This elderly and disabled high rise public housing building is located in a high-stress neighborhood with an adopted revitalization area plan, the Oracle Area Revitalization Project (OARP). The PHA has continued to investigate the options for making the needed improvements to Tucson House, and is considering a resubmission of a grant application under the Choice Neighborhoods program and the possibility of a RAD conversion. The intent is to plan for the transformation of 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. The agency will build on the previous Choice Neighborhoods application and will continue to integrate the Tucson House residents and neighbors in a collective processes and projects to benefit all area residents. Should HUD provide the opportunity for a Choice Neighborhoods application the PHA will pursue a planning and/or an implementation grant.
- The PHA has done some preliminary evaluation to consider an energy performance contract for the entire portfolio of public housing buildings 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.
- The PHA continues to partner with multiple agencies such as Smoke-Free Arizona and Ashline to assist with the development of policies and a proactive plan to convert the portfolio to smoke-free housing. The projected implementation date for the smoke-free policy is July 2018.
- The Agency has been approved to use 260 Housing Choice Vouchers for project-based activities. Sixty are dedicated to homeless projects while the balance is used to support LIHTC projects for affordable housing development in the community. Requests for Proposals have been successful to award 30 vouchers to Rally Point, 40 to Esperanza En Escalante, 56 to West End Stations, and 40 to Miracle Point. Alvord Court was awarded 14 through the non-competitive regulations and there is a preliminary award to Storacle Point for 54 vouchers. It is the intent of the Agency to seek approval to convert 100 vouchers to expand housing opportunities and preserve affordable housing through leveraging LIHTC projects.

The OCNI is also consistent with *Plan Tucson*, the OARP, and the Pascua Yaqui Tribe Land Study and other City efforts listed in the following pages.

Attachment 16: Consistency with Other Planning Documents – Integrated Planning Matrix

City of Tucson Plans	Choice Neighborhoods Categories and Corresponding Existing Plans for Integrated Planning Approach					
	Housing	Neighborhoods	Public Safety	Education	Employment	Public Health
2013 Voter-approved General & Sustainability Plan	Eleven polices in the Housing Element	Neighborhood as ‘Foundation’ Seven polices in the Public Infrastructure, Facilities and Cost of Development Element; and seven polices in the Redevelopment and Revitalization element	Nine polices in the Public Safety element	Seven polices in the Education element	Seven polices in Jobs and Workforce Development element; nine polices in the Business Climate element; ten polices in the Tourism & Quality of Life element	Eight polices in the Public Health element; and four polices in the Urban Agricultural element
2011 Oracle Area Revitalization Project (OARP) Report	Housing – Three goals and seven 7 actions	Historic Preservation – Two goals and eight actions Transportation and Circulation – Seven goals and nine actions Land Use and Urban Design –five goals and seven actions			Economic Development – five goals and seven actions	

City of Tucson Plans	Choice Neighborhoods Categories and Corresponding Existing Plans for Integrated Planning Approach					
	Housing	Neighborhoods	Public Safety	Education	Employment	Public Health
2015 5-year Consolidated Plan	5-year goals for mixed affordable housing and addressing homelessness	5-year goals for public facilities and infrastructure	5-year goals for demolition of unsafe/vacant structures; lead based paint removal and housing rehab	5-year goals for human/public services and employment supports	5-year goals for human services, employment supports and job creation	5-year goals for demolition of unsafe/vacant structures and lead based paint removal and housing rehab
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/IDA 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

City of Tucson Plans	Choice Neighborhoods Categories and Corresponding Existing Plans for Integrated Planning Approach					
	Housing	Neighborhoods	Public Safety	Education	Employment	Public Health
2014 CDBG Target Area and Poverty and Urban Stress Report	Benchmarks for discussing desired outcomes and investment	Benchmarks for discussing desired outcomes and investment	Benchmarks for discussing desired outcomes and investment	Benchmarks for discussing desired outcomes and investment	Benchmarks for discussing desired outcomes and investment	Benchmarks for discussing desired outcomes and investment
2013 Voter-approved General & Sustainability Plan	Eleven polices in the Housing Element	Neighborhood as ‘Foundation’ Seven polices in the Public Infrastructure, Facilities and Cost of Development Element; and seven polices in the Redevelopment and Revitalization element	Nine policies in the Public Safety element	Seven polices in the Education element	Seven polices in Jobs and Workforce Development element; nine policies in the Business Climate element; ten policies in the Tourism & Quality of Life element	Eight polices in the Public Health element; and four policies in the Urban Agricultural element

Attachment 17

Alignment with Existing Efforts

City of Tucson

AZ004-Att17-AlignExEfforts.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

August 24, 2017

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

**Re: Oracle Choice Neighborhoods Initiative (OCNI)
Confirmation of Location in Redevelopment Area**

Dear Ms. Stang:

This letter is to confirm that the area proposed for the referenced Choice Neighborhoods Planning 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. 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

Scott Clark
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

Attachment 18

Evidence of Local Government and School District Support

City of Tucson

AZ004-Att18-GovernSchSup.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



JONATHAN ROTHSCHILD
MAYOR

CITY OF TUCSON
OFFICE OF THE MAYOR

255 WEST ALAMEDA ST.
P.O. BOX 27210
TUCSON, ARIZONA 85726-721
PHONE: (520) 791-4201

August 23, 2017

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

Dear Secretary Carson:

We are writing to express our support for the City of Tucson's Choice Neighborhood Planning Grant application. We believe that the Tucson House Public Housing Renovation and Oracle Area Revitalization Project is an ideal fit for the Choice Neighborhood Program.

A comprehensive physical needs assessment completed in January 2016 found that the city's Tucson House public housing facility is severely distressed and that estimated costs to renovate the building exceed \$55.5 million. Despite this high price tag, it is unlikely that either one, or multiple, new facilities could be built for this amount to replace the existing 408 housing units. The city's capital fund and other funding opportunities are grossly inadequate to complete the critically-needed repairs.

The City of Tucson's grant application incorporates the Oracle Area Revitalization Project (OARP), which includes the 2.6 square miles surrounding Tucson House. In 2007, the city initiated a grassroots effort to develop a plan to revitalize this section of Oracle, which was once the northern gateway to Tucson's downtown. This plan was completed and endorsed in 2011 by the City Council. Although several OARP goals have been achieved in its first five years, a Choice Neighborhoods Planning and Action Grant would provide much-needed investment to update and further the goals of the OARP.

The City of Tucson has a strong record of successful grant management and effective leveraging of federal funds, including three HOPE VI projects which provided 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 our 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 and implementation of a comprehensive transformation plan for Tucson House and the surrounding neighborhood.

Sincerely,

Jonathan Rothschild
Mayor

Michael J. Ortega P.E.
City Manager



OFFICE OF LEGAL COUNSEL

Michelle H. Tong, J.D.

Associate to the Superintendent

(520) 696-5155 • FAX (520) 696-5074

701 W. Wetmore Road • Tucson, AZ 85705 • (520) 696-5000 • www.amphi.com

GOVERNING BOARD MEMBERS

Jo Grant
President

Deanna M. Day, M.Ed.
Vice President

Scott K. Baker, Ph.D.

Vicki Cox Golder

Scott A. Leska

SUPERINTENDENT

Todd A. Jaeger, J.D.

August 22, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

Dear Ms. Stang,

I am pleased to provide this letter on behalf of Amphitheater Unified School District No. 10 dba Amphitheater Public Schools (“Amphi”) to show support for City of Tucson Housing and Community Development Department’s application for Choice Neighborhood Planning Grant Program 2017 funds. There is a clear need in the City for a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. The District has willingly committed to participate with the City and other community partners on the People Transformation Team for the OCNI, as the work to be accomplished through the initiative provides much need assistance to students, families, and community members residing in the Amphitheater District boundaries.

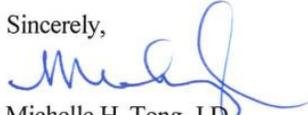
Amphitheater Public Schools, an AdvancED accredited school district, was organized in 1893. Since then, it has grown to include 21 campuses with more than 14,000 students. Amphi focuses on the individual educational needs of its students and encourages all students to develop their creativity, innovation, critical thinking, communication, and collaboration skills in manner that leads today’s students to excel in tomorrow’s changing world. Amphi’s 21st Century Classroom integrates technological skills, traditional and non-traditional learning methods with the real world learning of the Parents as Teachers Program to elevate each student to their highest achievement. Native American Education, English Language Acquisition, and Special Education ensures that all of our students are given the tools needed to be their most successful. The collaborative work with the community partners for the revitalization of the OCNI area would certainly assist Amphi and enable it to continue this path for 21st Century learning for the students attending the Amphi schools in the OCNI area.

Amphi also serves students, families and community members in the OCNI area by providing them with much needed basic necessities through its partnership with the Amphi Foundation, a non-profit foundation that promotes academic excellence through the expansion of resources that enrich the education, development and well-being of the students and families of our District, to provide services to families in the area. These services include a Family Resource and Wellness Clinic and a Clothing Bank and Resource Center. These efforts would certainly be fostered and likely improve their reach through the OCNI. The District strives to continue these efforts since they are important in helping at-risk students remain in school and obtain their high school degree.

Amphitheater High School • Canyon del Oro High School • Ironwood Ridge High School
Amphitheater Middle School • Coronado K-8 School • Cross Middle School • La Cima Middle School • Wilson K-8 School
Copper Creek Elementary • Donaldson Elementary • Harelson Elementary • Holaway Elementary • Innovation Academy • Keeling Elementary
Mesa Verde Elementary • Nash Elementary • Painted Sky Elementary • Prince Elementary • Rio Vista Elementary • Walker Elementary • Rillito Center

The OCNI area would greatly benefit from the assistance that can be provided through the Grant Program. We appreciate the opportunity to be a part of the application process, and we look forward to our collaboration with community partnership for the OCNI.

Sincerely,



Michelle H. Tong, J.D.
Associate to the Superintendent
and General Counsel

Note: For additional evidence of local government and school support, please refer to the following letters included in Attachment 12, Evidence of Partnerships: a) City of Tucson Ward 3 Council Member Karin Uhlich; b) City of Tucson Economic Development Division of the City Manager's Office, Economic Initiatives; c) Pima Association of Governments (PAG); d) Pima County Development Services Department; e) Office of the Chairman of the Pascua Yaqui Tribe of Arizona; f) Pima County Community College District; and g) Pima County Health Department. Also, see City of Tucson Planning and Development Services Department letter included in Attachment 17, Alignment with Existing Efforts.

Attachment 19

Planning Process Leverage Documentation

City of Tucson

AZ004-Att19-Leverage.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



JONATHAN ROTHSCHILD
MAYOR

CITY OF TUCSON
OFFICE OF THE MAYOR

255 WEST ALAMEDA ST.
P.O. BOX 27210
TUCSON, ARIZONA 85726-721
PHONE: (520) 791-4201

August 23, 2017

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

Dear Secretary Carson:

We are writing to express our support for the City of Tucson's Choice Neighborhood Planning Grant application. We believe that the Tucson House Public Housing Renovation and Oracle Area Revitalization Project is an ideal fit for the Choice Neighborhood Program.

A comprehensive physical needs assessment completed in January 2016 found that the city's Tucson House public housing facility is severely distressed and that estimated costs to renovate the building exceed \$55.5 million. Despite this high price tag, it is unlikely that either one, or multiple, new facilities could be built for this amount to replace the existing 408 housing units. The city's capital fund and other funding opportunities are grossly inadequate to complete the critically-needed repairs.

The City of Tucson's grant application incorporates the Oracle Area Revitalization Project (OARP), which includes the 2.6 square miles surrounding Tucson House. In 2007, the city initiated a grassroots effort to develop a plan to revitalize this section of Oracle, which was once the northern gateway to Tucson's downtown. This plan was completed and endorsed in 2011 by the City Council. Although several OARP goals have been achieved in its first five years, a Choice Neighborhoods Planning and Action Grant would provide much-needed investment to update and further the goals of the OARP.

The City of Tucson has a strong record of successful grant management and effective leveraging of federal funds, including three HOPE VI projects which provided 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 our 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 and implementation of a comprehensive transformation plan for Tucson House and the surrounding neighborhood.

Sincerely,

Jonathan Rothschild
Mayor

Michael J. Ortega P.E.
City Manager



CITY OF TUCSON
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATIVE DIVISION

August 25, 2017

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

Re: Oracle Choice Neighborhoods Initiative

Dear Secretary Carson:

The City of Tucson Housing and Community Development Department is proud to provide \$549,928 as match should they be awarded at \$1,300,000 Choice Neighborhoods Planning and Action Grant in the 2017 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 2019 and 2020 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 \$32,645 in CDBG administrative funds to fund oversight and accounting, \$12,283 in City of Tucson Public Housing Authority Central Office Cost Center funds for PHA planning and oversight, and \$5,000 in General Funds for the completion of the Environmental Assessment.

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 and Action 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/PO Box 27210, Tucson, AZ 85726-7210
(520) 791-4171 FAX (520) 791-5407 TDD (520) 791-5481



LA FRONTERA PARTNERS, INC.

August 28, 2017

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

Re: Storacle Point Apartments, Market Study

Dear Ms. Stang,

La Frontera Partners, Inc. is pleased to share the market study for Storacle Point Apartments, a Low Income Housing Tax Credit project, with the City of Tucson for the Choice Neighborhood Planning process. The study was completed in January 2017 by Griffin Consulting and cost was \$10,000.

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

Sincerely,


Daniella Zepeda
Director of Housing Development

504 West 29th Street | Tucson, Arizona 85713-3353 | 520.838.5526 | Fax 520.792.0654
www.lafronteraaz.org

Attachment 16

Documentation to Support Consistency with Other Planning Documents

City of Tucson

AZ004-Att16-ConsOtherPlans.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

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: City of Tucson, Housing & Community Development Department

Project Name: Oracle Choice Neighborhoods Initiative (OCNI)

Location of the Project: The Oracle Area Revitalization Project, the 2.6 sq mile area with the
following boundaries - South-Speedway, North-Miracle Mile, East-
Stone, and West-Fairview/I10

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

Name of
Certifying Jurisdiction: City of Tucson

Certifying Official
of the Jurisdiction
Name: Sally Stang

Title: Director, Housing & Community Development Department

Signature: 

Date: 08/23/2017

B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 5%;">Y</th> <th style="text-align: left; width: 5%;">N</th> <th></th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Hope VI or Choice Neighborhoods.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Mixed Finance Modernization or Development.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Demolition and/or Disposition.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Designated Housing for Elderly and/or Disabled Families.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Conversion of Public Housing to Tenant-Based Assistance.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Conversion of Public Housing to Project-Based Assistance under RAD.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Occupancy by Over-Income Families.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Occupancy by Police Officers.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Non-Smoking Policies.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Project-Based Vouchers.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Units with Approved Vacancies for Modernization.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td> </tr> </tbody> </table> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <ul style="list-style-type: none"> • In 2016 the City of Tucson applied for a Choice Neighborhoods Planning and Action Grant from the U.S. Department of Housing and Urban Development (HUD). This application was not selected for funding in this national competition. The application incorporated a physical needs assessment of a 408 unit seventeen-story public housing building that represents 27% of the local PHA public housing portfolio, the Tucson House. The physical needs assessment resulted in a "severely distressed" designation, due to the antiquated systems in the building. This elderly and disabled high rise public housing building is located in a high-stress neighborhood with an adopted revitalization area plan, the Oracle Area Revitalization Project (OARP). The PHA has continued to investigate the options for making the needed improvements to Tucson House, and is considering a resubmission of a grant application under the Choice Neighborhoods program and the possibility of a RAD conversion. The intent is to plan for the transformation of 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. The agency will build on the previous Choice Neighborhoods application and will continue to integrate the Tucson House residents and neighbors in a collective processes and projects to benefit all area residents. Should HUD provide the opportunity for a Choice Neighborhoods application the PHA will pursue a planning and/or an implementation grant. • The PHA has done some preliminary evaluation to consider an energy performance contract for the entire portfolio of public housing buildings 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. • The PHA continues to partner with multiple agencies such as Smoke-Free Arizona and Ashline to assist with the development of policies and a proactive plan to convert the portfolio to smoke-free housing. The projected implementation date for the smoke-free policy is July 2018. • The Agency has been approved to use 260 Housing Choice Vouchers for project-based activities. Sixty are dedicated to homeless projects while the balance is used to support LIHTC projects for affordable housing development in the community. Requests for Proposals have been successful to award 30 vouchers to Rally Point, 40 to Esperanza En Escalante, 56 to West End Stations, and 40 to Miracle Point. Alvord Court was awarded 14 through the non-competitive regulations and there is a preliminary award to Storacle Point for 54 vouchers. It is the intent of the Agency to seek approval to convert 100 vouchers to expand housing opportunities and preserve affordable housing through leveraging LIHTC projects. 	Y	N		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hope VI or Choice Neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mixed Finance Modernization or Development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Demolition and/or Disposition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Housing for Elderly and/or Disabled Families.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant-Based Assistance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Project-Based Assistance under RAD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Occupancy by Over-Income Families.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Police Officers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non-Smoking Policies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project-Based Vouchers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Units with Approved Vacancies for Modernization.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
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The OCNI is also consistent with *Plan Tucson*, the OARP, and the Pascua Yaqui Tribe Land Study and other City efforts listed in the following pages.

Attachment 16: Consistency with Other Planning Documents – Integrated Planning Matrix

City of Tucson Plans	Choice Neighborhoods Categories and Corresponding Existing Plans for Integrated Planning Approach					
	Housing	Neighborhoods	Public Safety	Education	Employment	Public Health
2013 Voter-approved General & Sustainability Plan	Eleven polices in the Housing Element	Neighborhood as ‘Foundation’ Seven polices in the Public Infrastructure, Facilities and Cost of Development Element; and seven polices in the Redevelopment and Revitalization element	Nine polices in the Public Safety element	Seven polices in the Education element	Seven polices in Jobs and Workforce Development element; nine polices in the Business Climate element; ten polices in the Tourism & Quality of Life element	Eight polices in the Public Health element; and four polices in the Urban Agricultural element
2011 Oracle Area Revitalization Project (OARP) Report	Housing – Three goals and seven 7 actions	Historic Preservation – Two goals and eight actions Transportation and Circulation – Seven goals and nine actions Land Use and Urban Design –five goals and seven actions			Economic Development – five goals and seven actions	

City of Tucson Plans	Choice Neighborhoods Categories and Corresponding Existing Plans for Integrated Planning Approach					
	Housing	Neighborhoods	Public Safety	Education	Employment	Public Health
2015 5-year Consolidated Plan	5-year goals for mixed affordable housing and addressing homelessness	5-year goals for public facilities and infrastructure	5-year goals for demolition of unsafe/vacant structures; lead based paint removal and housing rehab	5-year goals for human/public services and employment supports	5-year goals for human services, employment supports and job creation	5-year goals for demolition of unsafe/vacant structures and lead based paint removal and housing rehab
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/IDA 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

City of Tucson Plans	Choice Neighborhoods Categories and Corresponding Existing Plans for Integrated Planning Approach					
	Housing	Neighborhoods	Public Safety	Education	Employment	Public Health
2014 CDBG Target Area and Poverty and Urban Stress Report	Benchmarks for discussing desired outcomes and investment	Benchmarks for discussing desired outcomes and investment	Benchmarks for discussing desired outcomes and investment	Benchmarks for discussing desired outcomes and investment	Benchmarks for discussing desired outcomes and investment	Benchmarks for discussing desired outcomes and investment
2013 Voter-approved General & Sustainability Plan	Eleven polices in the Housing Element	Neighborhood as ‘Foundation’ Seven polices in the Public Infrastructure, Facilities and Cost of Development Element; and seven policies in the Redevelopment and Revitalization element	Nine policies in the Public Safety element	Seven polices in the Education element	Seven polices in Jobs and Workforce Development element; nine policies in the Business Climate element; ten policies in the Tourism & Quality of Life element	Eight polices in the Public Health element; and four policies in the Urban Agricultural element

Attachment 17

Alignment with Existing Efforts

City of Tucson

AZ004-Att17-AlignExEfforts.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

August 24, 2017

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

**Re: Oracle Choice Neighborhoods Initiative (OCNI)
Confirmation of Location in Redevelopment Area**

Dear Ms. Stang:

This letter is to confirm that the area proposed for the referenced Choice Neighborhoods Planning 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. 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

Scott Clark
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

Attachment 18

Evidence of Local Government and School District Support

City of Tucson

AZ004-Att18-GovernSchSup.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



JONATHAN ROTHSCHILD
MAYOR

CITY OF TUCSON
OFFICE OF THE MAYOR

255 WEST ALAMEDA ST.
P.O. BOX 27210
TUCSON, ARIZONA 85726-721
PHONE: (520) 791-4201

August 23, 2017

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

Dear Secretary Carson:

We are writing to express our support for the City of Tucson's Choice Neighborhood Planning Grant application. We believe that the Tucson House Public Housing Renovation and Oracle Area Revitalization Project is an ideal fit for the Choice Neighborhood Program.

A comprehensive physical needs assessment completed in January 2016 found that the city's Tucson House public housing facility is severely distressed and that estimated costs to renovate the building exceed \$55.5 million. Despite this high price tag, it is unlikely that either one, or multiple, new facilities could be built for this amount to replace the existing 408 housing units. The city's capital fund and other funding opportunities are grossly inadequate to complete the critically-needed repairs.

The City of Tucson's grant application incorporates the Oracle Area Revitalization Project (OARP), which includes the 2.6 square miles surrounding Tucson House. In 2007, the city initiated a grassroots effort to develop a plan to revitalize this section of Oracle, which was once the northern gateway to Tucson's downtown. This plan was completed and endorsed in 2011 by the City Council. Although several OARP goals have been achieved in its first five years, a Choice Neighborhoods Planning and Action Grant would provide much-needed investment to update and further the goals of the OARP.

The City of Tucson has a strong record of successful grant management and effective leveraging of federal funds, including three HOPE VI projects which provided 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 our 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 and implementation of a comprehensive transformation plan for Tucson House and the surrounding neighborhood.

Sincerely,

Jonathan Rothschild
Mayor

Michael J. Ortega P.E.
City Manager



OFFICE OF LEGAL COUNSEL

Michelle H. Tong, J.D.

Associate to the Superintendent

(520) 696-5155 • FAX (520) 696-5074

701 W. Wetmore Road • Tucson, AZ 85705 • (520) 696-5000 • www.amphi.com

GOVERNING BOARD MEMBERS

Jo Grant
President

Deanna M. Day, M.Ed.
Vice President

Scott K. Baker, Ph.D.

Vicki Cox Golder

Scott A. Leska

SUPERINTENDENT
Todd A. Jaeger, J.D.

August 22, 2017

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

Re: HUD Choice Neighborhoods Planning Grant Program 2017

Dear Ms. Stang,

I am pleased to provide this letter on behalf of Amphitheater Unified School District No. 10 dba Amphitheater Public Schools (“Amphi”) to show support for City of Tucson Housing and Community Development Department’s application for Choice Neighborhood Planning Grant Program 2017 funds. There is a clear need in the City for a comprehensive transformation and revitalization plan for the Oracle Choice Neighborhoods Initiative (OCNI) area. The District has willingly committed to participate with the City and other community partners on the People Transformation Team for the OCNI, as the work to be accomplished through the initiative provides much need assistance to students, families, and community members residing in the Amphitheater District boundaries.

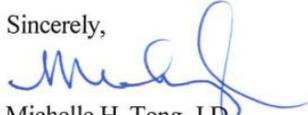
Amphitheater Public Schools, an AdvancED accredited school district, was organized in 1893. Since then, it has grown to include 21 campuses with more than 14,000 students. Amphi focuses on the individual educational needs of its students and encourages all students to develop their creativity, innovation, critical thinking, communication, and collaboration skills in manner that leads today’s students to excel in tomorrow’s changing world. Amphi’s 21st Century Classroom integrates technological skills, traditional and non-traditional learning methods with the real world learning of the Parents as Teachers Program to elevate each student to their highest achievement. Native American Education, English Language Acquisition, and Special Education ensures that all of our students are given the tools needed to be their most successful. The collaborative work with the community partners for the revitalization of the OCNI area would certainly assist Amphi and enable it to continue this path for 21st Century learning for the students attending the Amphi schools in the OCNI area.

Amphi also serves students, families and community members in the OCNI area by providing them with much needed basic necessities through its partnership with the Amphi Foundation, a non-profit foundation that promotes academic excellence through the expansion of resources that enrich the education, development and well-being of the students and families of our District, to provide services to families in the area. These services include a Family Resource and Wellness Clinic and a Clothing Bank and Resource Center. These efforts would certainly be fostered and likely improve their reach through the OCNI. The District strives to continue these efforts since they are important in helping at-risk students remain in school and obtain their high school degree.

Amphitheater High School • Canyon del Oro High School • Ironwood Ridge High School
Amphitheater Middle School • Coronado K-8 School • Cross Middle School • La Cima Middle School • Wilson K-8 School
Copper Creek Elementary • Donaldson Elementary • Harelson Elementary • Holaway Elementary • Innovation Academy • Keeling Elementary
Mesa Verde Elementary • Nash Elementary • Painted Sky Elementary • Prince Elementary • Rio Vista Elementary • Walker Elementary • Rillito Center

The OCNI area would greatly benefit from the assistance that can be provided through the Grant Program. We appreciate the opportunity to be a part of the application process, and we look forward to our collaboration with community partnership for the OCNI.

Sincerely,



Michelle H. Tong, J.D.
Associate to the Superintendent
and General Counsel

Note: For additional evidence of local government and school support, please refer to the following letters included in Attachment 12, Evidence of Partnerships: a) City of Tucson Ward 3 Council Member Karin Uhlich; b) City of Tucson Economic Development Division of the City Manager's Office, Economic Initiatives; c) Pima Association of Governments (PAG); d) Pima County Development Services Department; e) Office of the Chairman of the Pascua Yaqui Tribe of Arizona; f) Pima County Community College District; and g) Pima County Health Department. Also, see City of Tucson Planning and Development Services Department letter included in Attachment 17, Alignment with Existing Efforts.

Attachment 19

Planning Process Leverage Documentation

City of Tucson

AZ004-Att19-Leverage.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



JONATHAN ROTHSCHILD
MAYOR

CITY OF TUCSON
OFFICE OF THE MAYOR

255 WEST ALAMEDA ST.
P.O. BOX 27210
TUCSON, ARIZONA 85726-721
PHONE: (520) 791-4201

August 23, 2017

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

Dear Secretary Carson:

We are writing to express our support for the City of Tucson's Choice Neighborhood Planning Grant application. We believe that the Tucson House Public Housing Renovation and Oracle Area Revitalization Project is an ideal fit for the Choice Neighborhood Program.

A comprehensive physical needs assessment completed in January 2016 found that the city's Tucson House public housing facility is severely distressed and that estimated costs to renovate the building exceed \$55.5 million. Despite this high price tag, it is unlikely that either one, or multiple, new facilities could be built for this amount to replace the existing 408 housing units. The city's capital fund and other funding opportunities are grossly inadequate to complete the critically-needed repairs.

The City of Tucson's grant application incorporates the Oracle Area Revitalization Project (OARP), which includes the 2.6 square miles surrounding Tucson House. In 2007, the city initiated a grassroots effort to develop a plan to revitalize this section of Oracle, which was once the northern gateway to Tucson's downtown. This plan was completed and endorsed in 2011 by the City Council. Although several OARP goals have been achieved in its first five years, a Choice Neighborhoods Planning and Action Grant would provide much-needed investment to update and further the goals of the OARP.

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The City of Tucson is dedicated to this project and, if funded, will commit all applicable city departments to participate in the development and implementation of a comprehensive transformation plan for Tucson House and the surrounding neighborhood.

Sincerely,

Jonathan Rothschild
Mayor

Michael J. Ortega P.E.
City Manager



CITY OF TUCSON
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATIVE DIVISION

August 25, 2017

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

Re: Oracle Choice Neighborhoods Initiative

Dear Secretary Carson:

The City of Tucson Housing and Community Development Department is proud to provide \$549,928 as match should they be awarded at \$1,300,000 Choice Neighborhoods Planning and Action Grant in the 2017 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 2019 and 2020 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 \$32,645 in CDBG administrative funds to fund oversight and accounting, \$12,283 in City of Tucson Public Housing Authority Central Office Cost Center funds for PHA planning and oversight, and \$5,000 in General Funds for the completion of the Environmental Assessment.

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 and Action 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/PO Box 27210, Tucson, AZ 85726-7210
(520) 791-4171 FAX (520) 791-5407 TDD (520) 791-5481



LA FRONTERA PARTNERS, INC.

August 28, 2017

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

Re: Storacle Point Apartments, Market Study

Dear Ms. Stang,

La Frontera Partners, Inc. is pleased to share the market study for Storacle Point Apartments, a Low Income Housing Tax Credit project, with the City of Tucson for the Choice Neighborhood Planning process. The study was completed in January 2017 by Griffin Consulting and cost was \$10,000.

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

Sincerely,


Daniella Zepeda
Director of Housing Development

504 West 29th Street | Tucson, Arizona 85713-3353 | 520.838.5526 | Fax 520.792.0654
www.lafronteraaz.org

Attachment 20

Action Activities Leverage Documentation

City of Tucson

AZ004-Att20-ActionActivities.pdf

Oracle Choice Neighborhoods Initiative (OCNI)



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

SS/NOV04-15-180

- 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



CITY OF TUCSON
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATIVE DIVISION

August 25, 2017

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

Re: Oracle Choice Neighborhoods Initiative

Dear Secretary Carson:

The City of Tucson Housing and Community Development Department is proud to provide \$549,928 as match should they be awarded at \$1,300,000 Choice Neighborhoods Planning and Action Grant in the 2017 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 2019 and 2020 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 \$32,645 in CDBG administrative funds to fund oversight and accounting, \$12,283 in City of Tucson Public Housing Authority Central Office Cost Center funds for PHA planning and oversight, and \$5,000 in General Funds for the completion of the Environmental Assessment.

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 and Action 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/PO Box 27210, Tucson, AZ 85726-7210
(520) 791-4171 FAX (520) 791-5407 TDD (520) 791-5481



CITY OF TUCSON
DEPARTMENT OF TRANSPORTATION

August 25, 2017

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

Subject: Choice Neighborhoods Grant

RE: Transportation (Roadway and Transit investments)

Road Repair/Improvements:

Last 5 Years:

- Grant/Oracle Intersection Improvements- \$7.5M
- Stone Ave: Drachman to Speedway - Roadway improvements - \$3.1M
- Prop 409 Roadway Maintenance/Repairs - \$110,000
- Stone: Drachman to Ft Lowell
- Glenn: Oracle to Stone
- Oracle: Lee to Ft Lowell
- Speedway: 13th to Stone

Underway:

- Grant: Oracle to Stone - Roadway improvements - \$1.85M (just a portion of the project)

Next 5 Years:

- Prop 409 and Prop 101 Roadway Maintenance/Repairs \$620,000
- Grant/Oracle intersection resurfacing
- Stone Avenue: Speedway to Ft Lowell

Roadway Summary Table:

	Last 5 years (with underway)	Next 5 years
Roadway Improvements (total)	\$12,560,000	\$620,000

Transit Service Improvements:

Last 5 years:

- Increasing frequency seven days a week for Rt 16 - \$37,000
- Increasing frequency (weekdays)/service span (7 days) for Rt 9/20 merge - \$58,000
- Rt 9/20 merge/route extension increased service span from Campbell/to Pima College West from 530p to 1130p weekdays, Saturday and Sunday from 600p to 900p

Next 5 years:

- Rt 10 add to the weekday FTN - \$726,000 (annual operator cost is included in this estimate)
- 3 new buses are estimated to cost \$540,000 each

Bus Stops:

Last 5 Years

- 8 refurbished G-style bus shelters: \$9,600 (\$1,200 each)
- 5 single saguaro-style shelters w/benches and installation: \$42,500 (\$8,500 each)
- A total of 57 bus stops in this area got new bus stop signs, Rts. 5, 9, 10, 16, & 19.
- 22 horizontal one-sided signs for \$572.00.
- 35 vertical two-sided signs for \$2100.00.

Next 5 Years

- 1 new ACI shelter: \$3,500
- 2 new single-saguaro shelters: \$17,000

Bus Pullouts:

Last 5 Years:

- Oracle/Glenn SB (Pkg.11): \$200,000

Next 5 Years:

- Stone/Glenn SB (Pkg. 16): \$200,000
- Speedway/Stone WB (Pkg. 17): \$200,000

Transit Summary Table:

	Last 5 years	Next 5 Years
Service Improvements	\$95,000	\$2,346,000
Bus Stops	\$54,772	\$20,500
Bus Pullouts	\$200,000	\$400,000
TOTAL	\$349,772	\$2,766,500

If you have any questions or need more information, please contact me.

Sincerely,



Carlos de Leon, Deputy Director
City of Tucson Department of Transportation

201 N Stone, 6th Floor • TUCSON, AZ 85726-7210
(520) 791-4371 • FAX (520) 791-5902
www.cityoftucson.org

Attachment 21
Preference Points

N/A

Not in a “Preference Zone”

City of Tucson

AZ004-Att21-PrefPoints.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

Attachment 22

City and Neighborhoods Maps

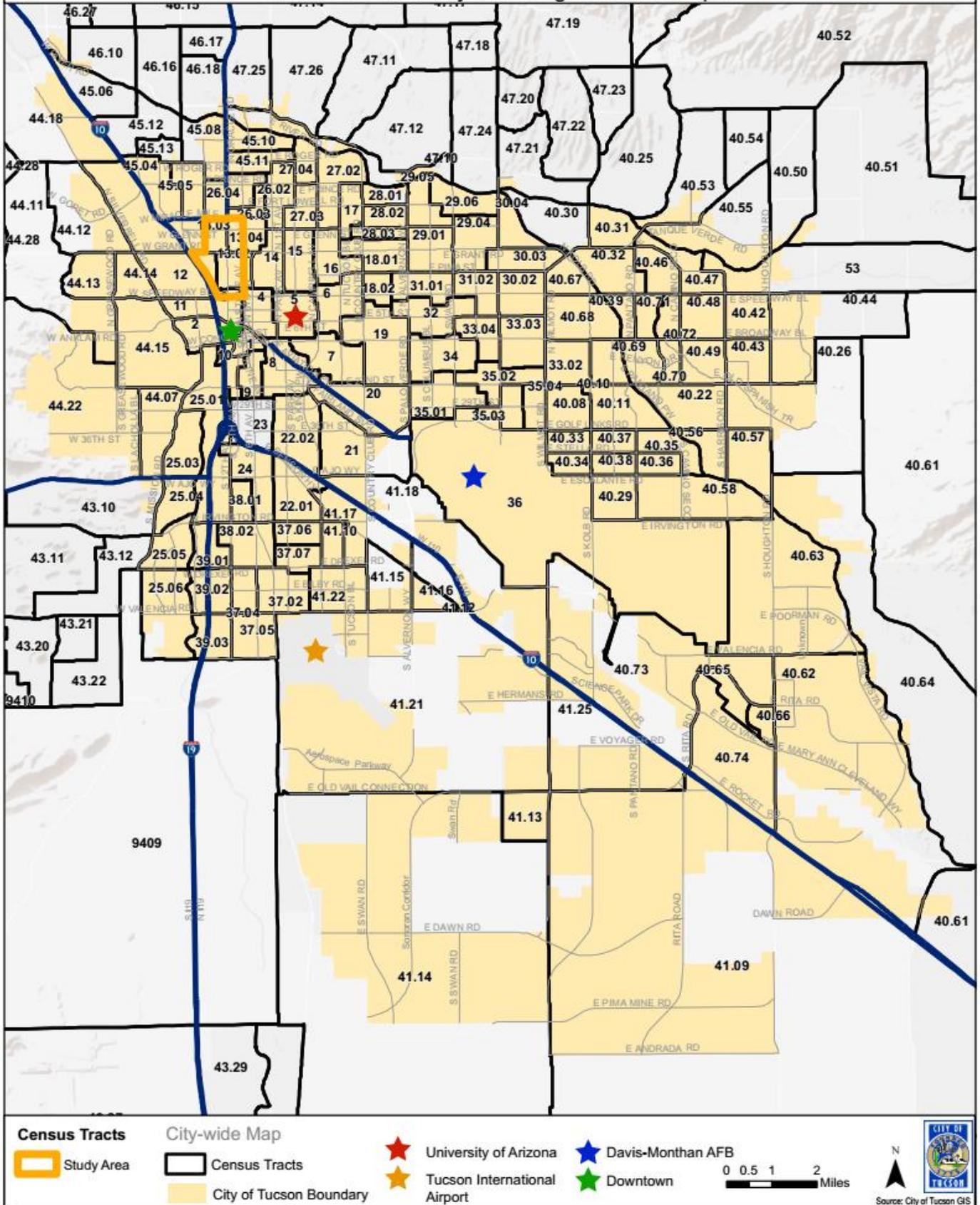
City of Tucson

AZ004-Att22-CandNmaps.pdf

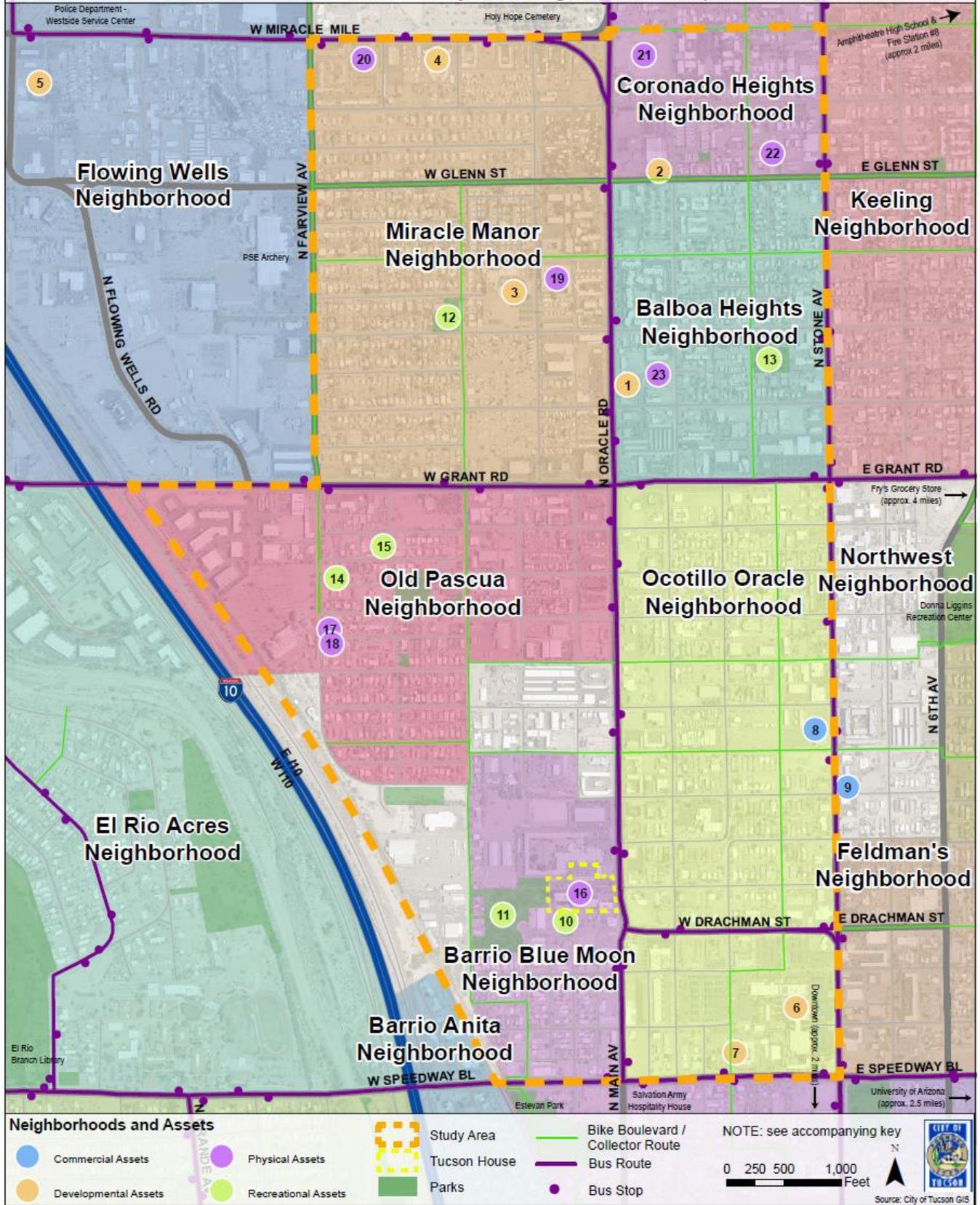
Oracle Choice Neighborhoods Initiative (OCNI)

Oracle Choice Neighborhoods Initiative (OCNI)

Attachment 22: City and Neighborhood Maps



Oracle Choice Neighborhoods Initiative (OCNI) Attachment 22: City and Neighborhood Maps



Key to Asset Within OCNI Area Provided in Previous Page

Numbers correspond with assets listed on Asset Map included previous page.

DEVELOPMENTAL ASSETS

1. **Arts for All**
2520 N. Oracle Rd.
2. **Beacon Group**
308 W. Glenn St.
3. **EC Nash Elementary School** (in Amphitheater School District)
515 W. Kelso
4. **Gospel Rescue Mission**
707 W. Miracle Mile
5. **House Sonora/La Frontera Center** (addiction center)
1367 W. Miracle Mile
6. **Pima Community College Downtown Campus**
1225 N. Stone Ave.
7. **St. Elizabeth's Health Center**
140 W. Speedway Blvd.

COMMERCIAL ASSETS

8. **Brother John's (GPLET)**
1801 N. Stone Ave.
9. **Cook Tucson (Community Kitchen)**
1702 N. Stone Ave.

RECREATIONAL ASSETS

10. **Blue Moon Community Garden** (located on Tucson House site)
501 N. Oracle Rd.
11. **Francisco Elias Esquer Park**
1331 N. 14th Ave.
12. **Jacinto Park**
2600 N. 15th Ave.
13. **Marty Birdman Neighborhood Center** (in the Balboa Heights Neighborhood; Naida Jane Baker Splash Pad dedicated in 2017)
2536 N. Castro
14. **Old Pascua Museum and Yaqui Cultural Center**
856 W. Calle Santa Ana
15. **Pascua Neighborhood Center**
785 W. Saguaro St.

PHYSICAL ASSETS *Housing*

16. **Tucson House** (TARGET HOUSING FOR GRANT)
1501 N. Oracle Rd.
17. **870 W. Calle Sur** - #1 and #2 (Public housing)
18. **871 W. Calle Sur** - #1 through #4 (Public housing)
2820 N. Castro Ave. (12 units, targeted to chronically homeless w/preference for vets)

19. **455 W. Kelso** - #228, #229, and #230 (City-owned affordable units)
801 W. Miracle Mile
20. **Ghost Ranch** (Low income tax credits project; received National Trust for Historic Preservation Honor)
21. **Miracle Point Apartments**
375 W. Blackledge Drive
22. **Storacle Point Apartments**
2525 N. Balboa Ave. (21 units total, 11 targeted to chronically homeless with preference for vets; remaining 10 for low income families)

Additional Assets Nearby OCNI Area (approx. mileage calculated from "asset" to Grant/Oracle)

- Amphitheatre High School
125 W. Yavapai Rd., approx. 1.8 miles from Target Area
- Arizona School for the Deaf & Blind
1200 W. Speedway, approx. 2.0 miles from Target Area
- Donna Liggins Recreation Center
2160 N. 6th Ave., approx. 0.9 miles from Target Area
- Downtown Tucson
approx. 2 miles from Target Area
- El Rio Branch Library
1390 W. Speedway Blvd., approx. 2.43 miles from Target Area
- Estevan Park
1000 N. Main St., approx. 1.3 miles from Target Area
- Fire Station #8
250 W. King Rd., approx. 2.07 miles from Target Area
- Fry's Grocery Store
3920 W. Grant Rd., approx. 4 miles from Target Area
- Holy Hope Cemetery
3555 N. Oracle Rd., approx. 2.3 miles from Target Area
- PSE Archery
2727 N. Fairview Ave., approx. 1.2 miles from Target Area
- Police Dept. Westside Service Center
1310 W. Miracle Mile, approx. 1.7 miles from Target Area
- Salvation Army Hospitality House
1002 N. Main Ave., approx. 1.2 miles from Target Area
- University of Arizona
Approximately 2.5 miles from target area

Attachment 23
Current Site Plan

City of Tucson

AZ004-Att23-SitePlan.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

Oracle Choice Neighborhoods Initiative (OCNI)

Attachment 23: Current Site Plan



Attachment 24

Photographs of The Target Housing and Neighborhoods

City of Tucson

AZ004-Att24-THPhotos.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

Severely Distressed Target Housing and Neighborhood Photographs

Tucson House (Target Housing)



Adjacent Neighborhoods Lack of Connectivity/Walkability/Streetscapes/Sense of Place



OCNI Area Residential, Commercial, and Industrial Park Revitalization Efforts



Ghost Ranch – Low-Income Housing and Community Facilities

La Frontera located in Grant Industrial Park

Attachment 25

Application Certifications – Planning Grants

City of Tucson

AZ004-Att25-CNAppliCert.pdf

Oracle Choice Neighborhoods Initiative (OCNI)

**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: City of Tucson Housing & Community Development Dept.

Co-Applicant (if any): _____

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

Tucson House

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: Sally Stang

Title: Director

Signature: 

Date: 8/23/17

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

Title: _____

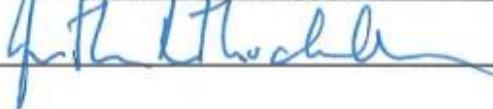
Signature: _____

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: 

Date: 8/23/17

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)