

City of Tucson and Pima County Consortium Consolidated Plan

Covering Fiscal Years July 1, 2005
through June 30, 2010



Prepared by the City of Tucson and Pima County Consortium

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- ❑ Jose Ibarra, Council Member
- ❑ Carol West, Council Member
- ❑ Kathleen Dunbar, Council Member
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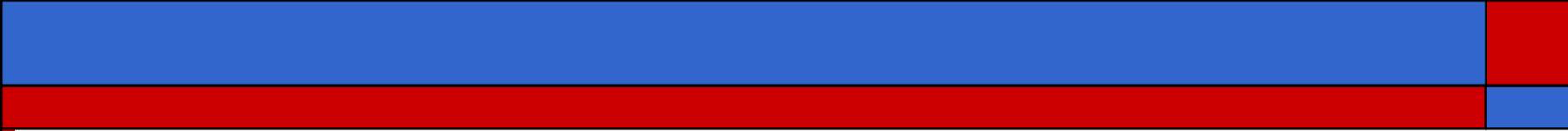
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Introduction



Pima County Consortium Consolidated Plan

- ❑ This Consolidated Plan covers the time period of July 1, 2005 through June 30, 2010.
- ❑ The planning process was a combined effort of the City of Tucson and Pima County.
- ❑ Citizen participation meetings were held targeting four key constituent groups: special needs populations, homeless individuals, housing development organizations, and human service providers.
- ❑ The plan serves as the Consortium's application for funding from HUD.



The Goals of the Consolidated Plan

The plan provides a broad framework for the allocation of resources in providing housing for low-income households, the elderly, disabled and special needs populations; human services programs; and the implementation of non-housing community development strategies.

Goals of this plan include the following:

- ❑ Increasing the homeownership rate
- ❑ Improving the quality of existing housing through rehabilitation programs, code enforcement and housing maintenance counseling programs
- ❑ Decreasing the incidence of homelessness in the community
- ❑ Providing human services and housing to populations with special needs
- ❑ Improving neighborhoods
- ❑ Encouraging self-sufficiency

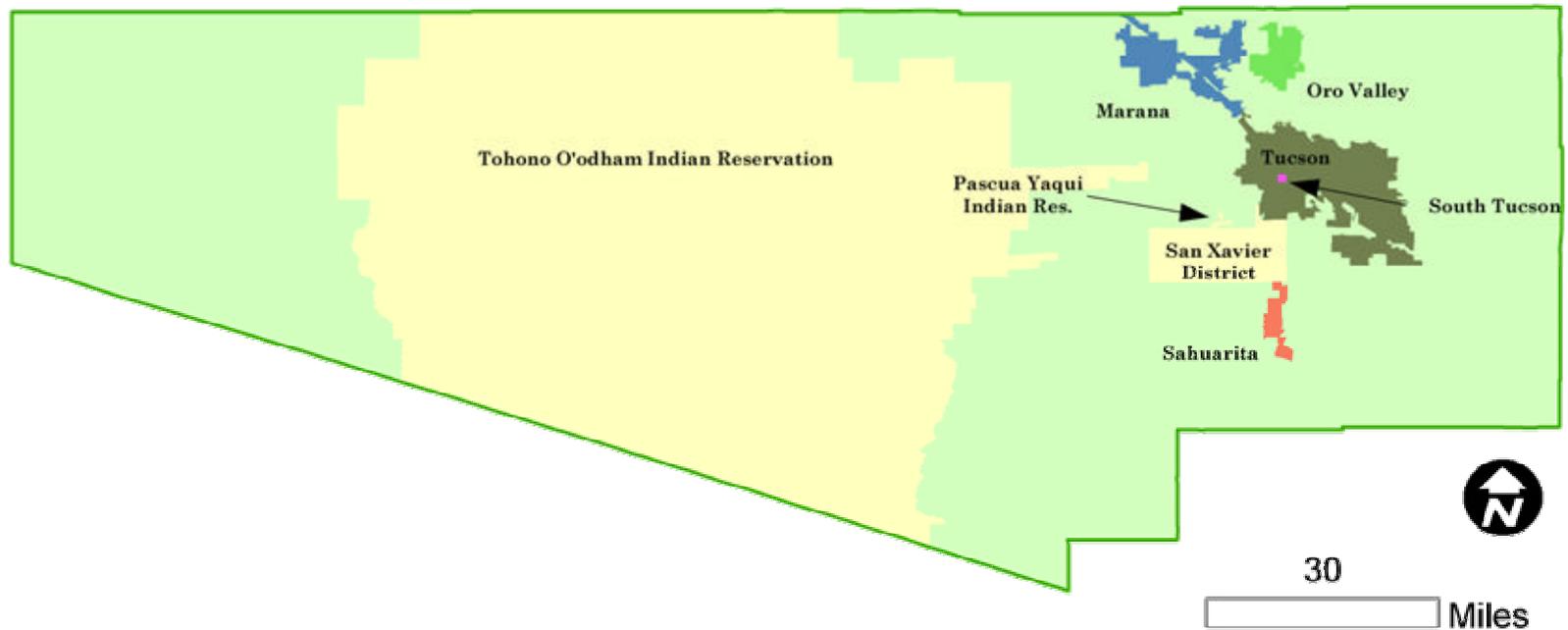


The Pima County Consortium

- ❑ Pima County consists of 9,184 sq. miles, and includes the unincorporated county (minus tribal lands) and the 5 incorporated cities:
 - Tucson
 - South Tucson
 - Marana
 - Oro Valley
 - Sahuarita

- ❑ The Pascua Yaqui, and Tohono O'odham (including San Xavier district) reservations together account for 42.1 % of the land in the county.

Figure 1- Pima County Political Boundaries

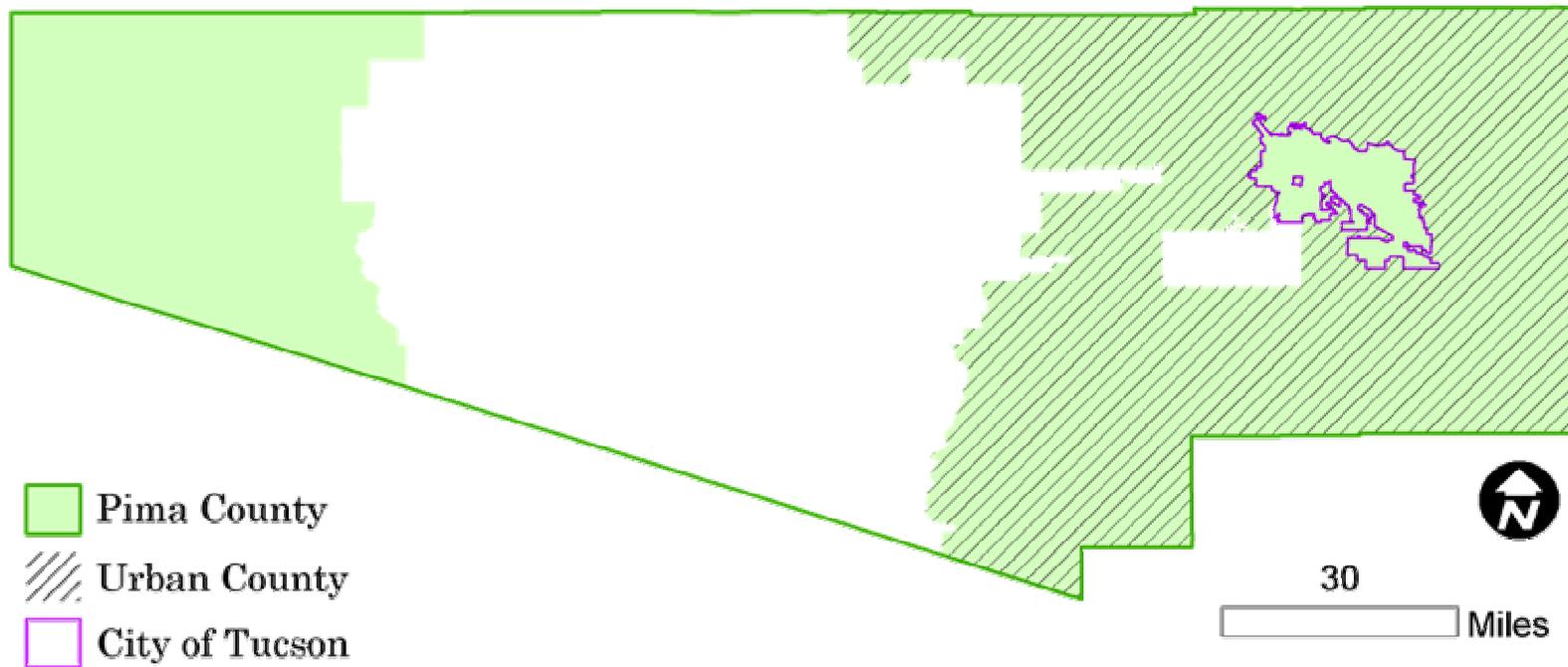




The Subregions of Pima County

- ❑ In accordance with the City of Tucson and the Pima County Consortium, four geographic subregions have been identified for this analysis.
- ❑ These regions are: Pima County, City of Tucson, Urban County, and Rural County.

Figure 2 - Pima County Consortium Subregions





Rural County

- ❑ Rural County is the fourth subregion and consists of Pima County Community Development Target Areas, Census Designated Places, and designated Colonias.

- ❑ Pima County Community Development Target Areas are communities designated for assistance based on household income.
 - To be eligible, the target area must have more than 51% of the households below 80% of the median family income as determined by HUD, based on the decennial census.
 - These target areas are delineated every ten years based on HUD's income estimates. There are currently 19 target areas.
 - 59,081 people reside in these target areas. This represents 7% of Pima County's total population.
 - 39% of the people are Hispanic or Latino, and 61% are low- or moderate-income.

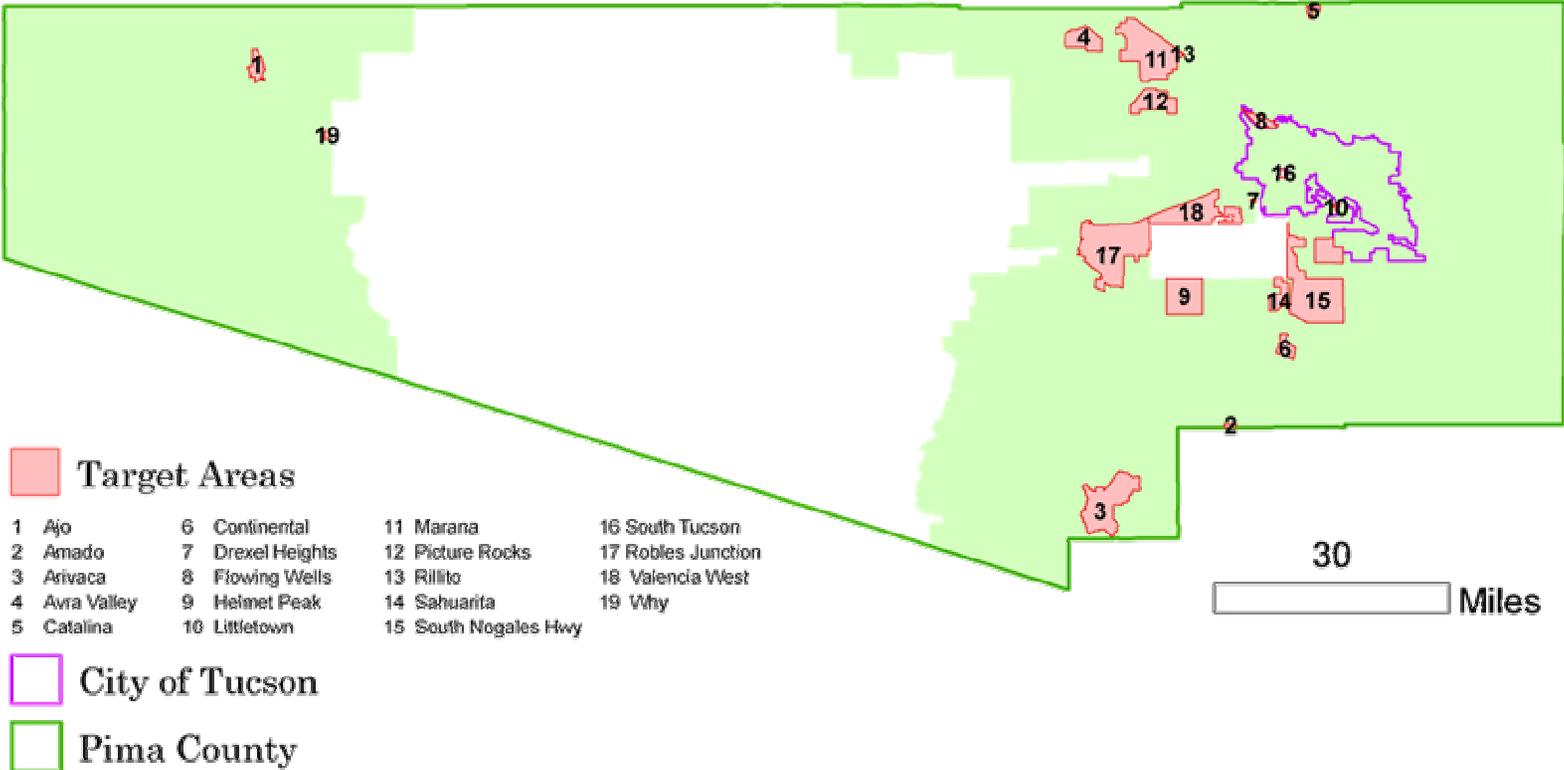


Low- and Moderate-Income Target Areas, 2000

- ❑ A low- and moderate-income target area is defined as a census block group that has more than 51% of the households at or below 80% of the median family income as determined by HUD, based on the U.S. Decennial Census. Surveys are also conducted to define some target areas.
- ❑ The median family income for Pima County is \$44,446 (US Census, 2000).
- ❑ The median family income for the entire U.S. is \$50,046 (US Census, 2000).



Figure 3 – Pima County Target Areas





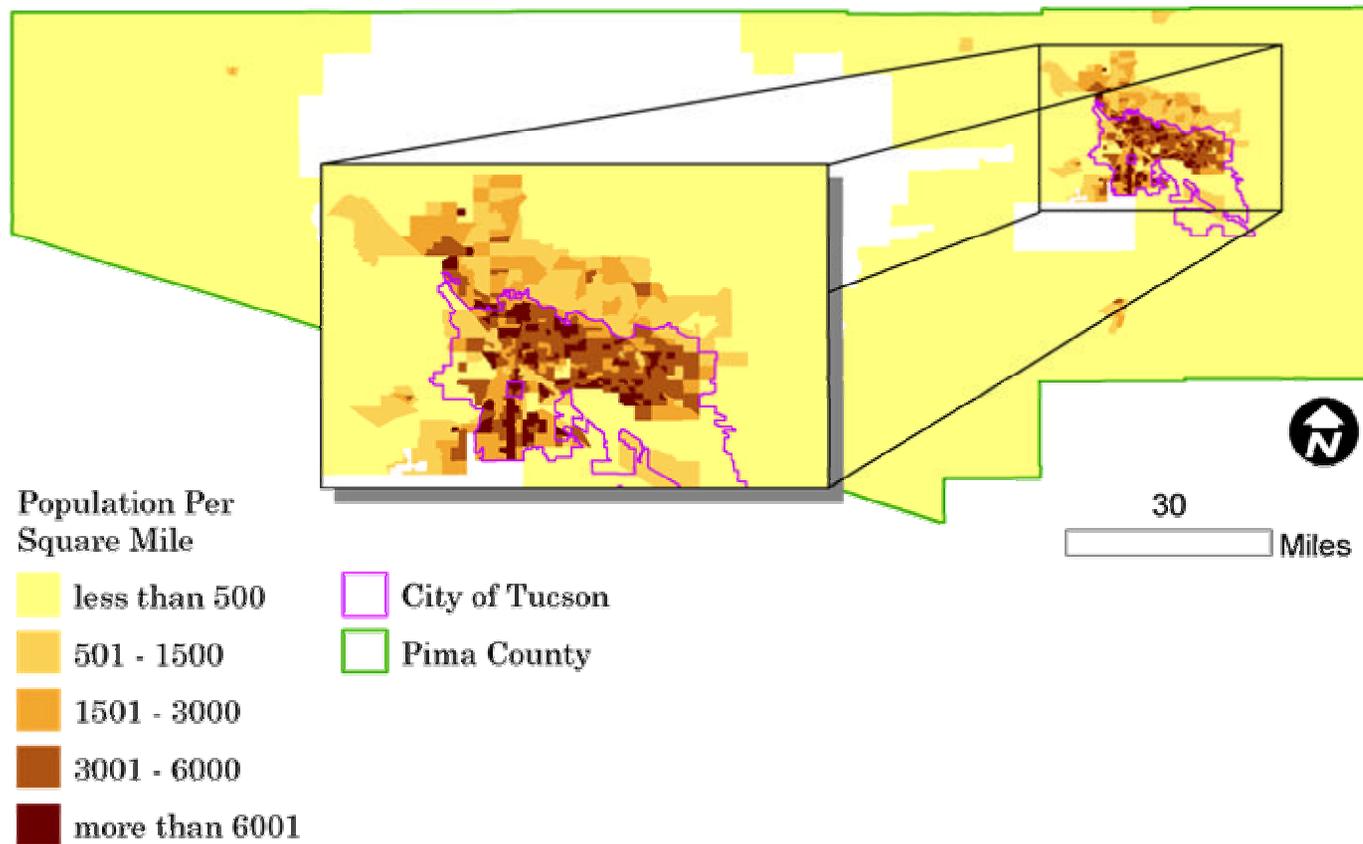
Pima County Population, 2000

- ❑ 843,746 persons
 - 431,738 females
 - 412,008 males

- ❑ 331,241 households
 - 192,875 in Tucson
 - 135,819 in Urban County

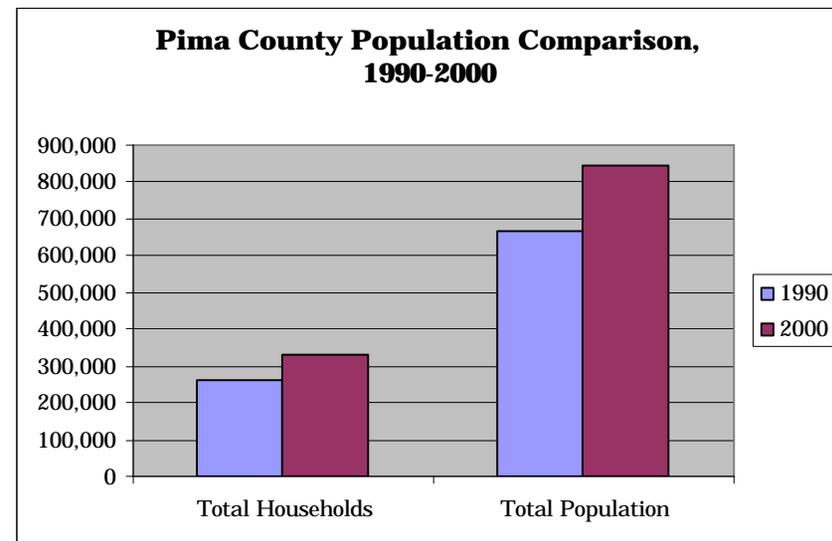
Source: US Census, 2000

Figure 4 – Pima County Population Density (Census 2000)



Pima County Population Growth

- ❑ The population in Pima County grew nearly 27% between 1990 and 2000, from 666,880 to 843,746.
- ❑ The number of households in Pima County experienced similar growth during this timeframe, increasing from 261,792 to 331,241.
- ❑ Marana and Oro Valley experienced particularly high population growth between 1990 and 2000. In this decade, Marana's population grew by 520%, while Oro Valley's increased by 345% (US Census 1990, 2000).

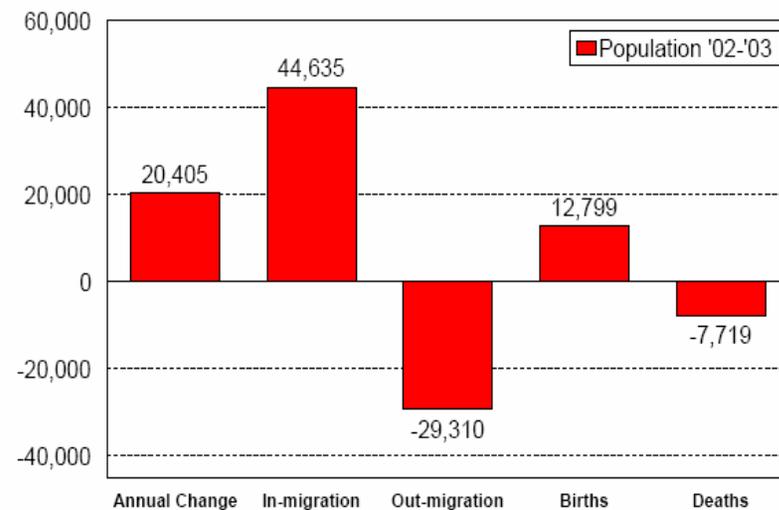


Components of Population Change

- ❑ In recent years, trends have indicated that for every 3 people who move to Pima County, 2 move out.
- ❑ Of the 20,405 new persons in Pima County from 2002-2003, 25% are the result of births, while 75% are a result of net migration (Tucson Planning Department).

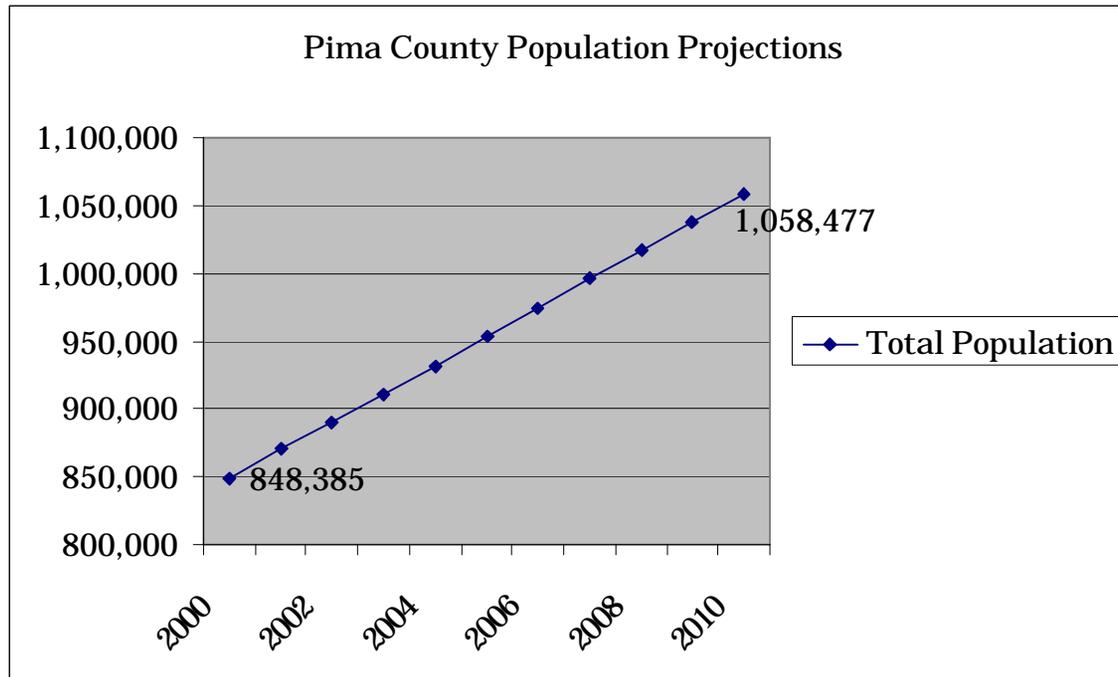
Pima County: 2002-2003

Components of Population Change



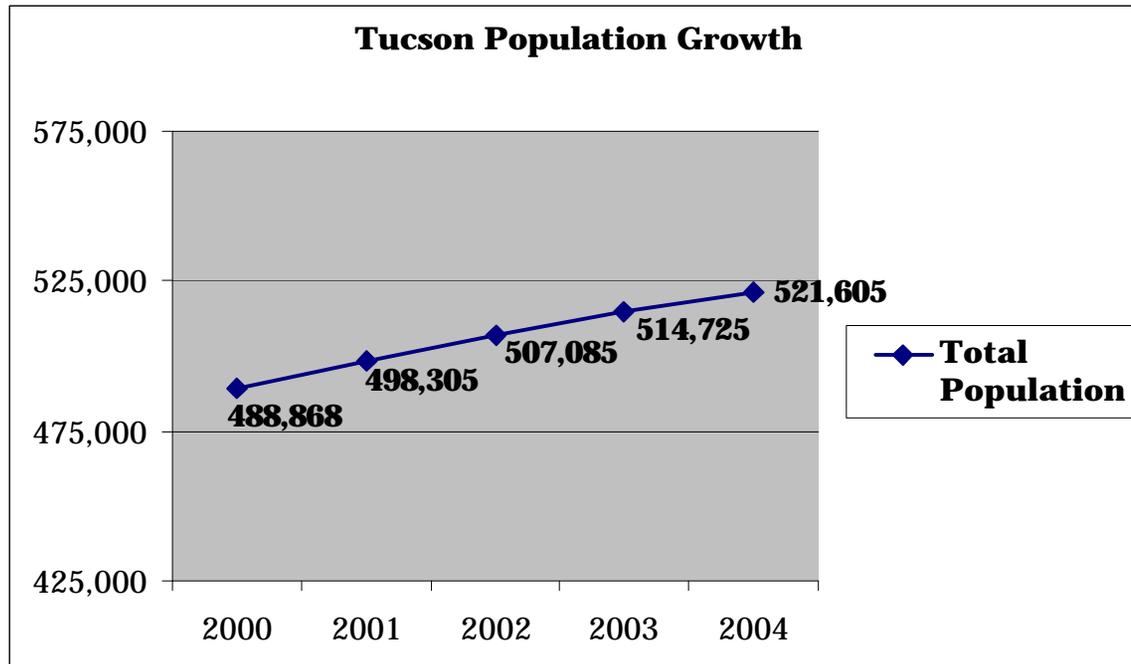
Tucson Planning

Population Projections



- From 2000 – 2010, the population of Pima County is expected to grow by 25%, to 1,056,477 (Pima Association of Governments, 2004).

Tucson Population Growth



- ❑ From 2000 – 2004, the population of Tucson was estimated to have grown by over 25,000 persons, an increase of 5.3%

Source: Pima Association of Governments, 2005



Population Estimates

- The Pima Association of Governments estimates the population in 2004 for the incorporated cities and countywide to be:

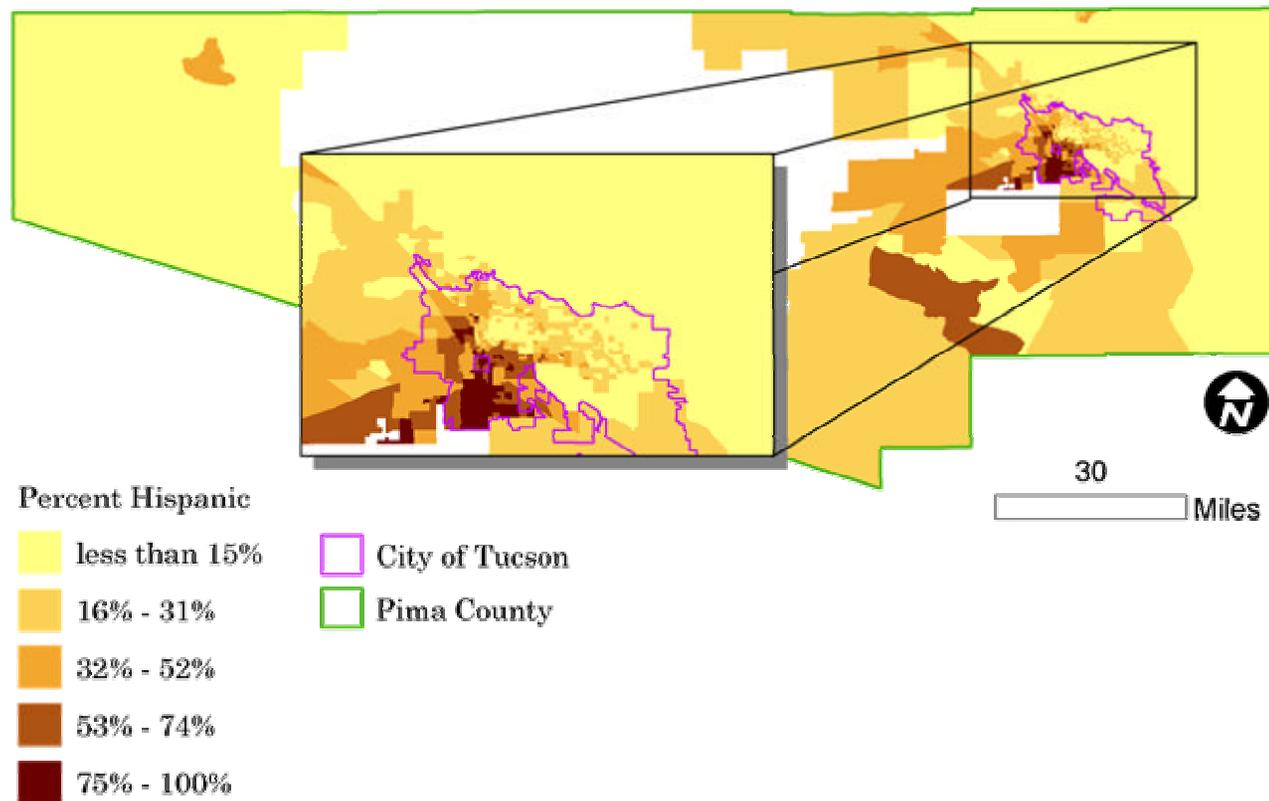
<u>Jurisdiction</u>	<u>Population</u>
Marana	23,520
Oro Valley	38,280
Sahuarita	38,280
South Tucson	5,580
Tucson	521,605
Pima County	931,210



Hispanic Population Trends

- ❑ There are 247,861 Hispanic persons in Pima County according to the 2000 US Census.
- ❑ This number represents a 54% growth in the Hispanic population since 1990.
- ❑ Hispanics are the most rapidly growing segment of the population – especially young Hispanic families.
- ❑ Hispanics are the largest minority, and are projected to be a major minority in the near future.
- ❑ The Hispanic population has a low home-ownership rate of 57% compared to the White population at 68%. There is also a high poverty rate in the Hispanic population.

Figure 5 – Pima County Hispanic Distribution (Census 2000)

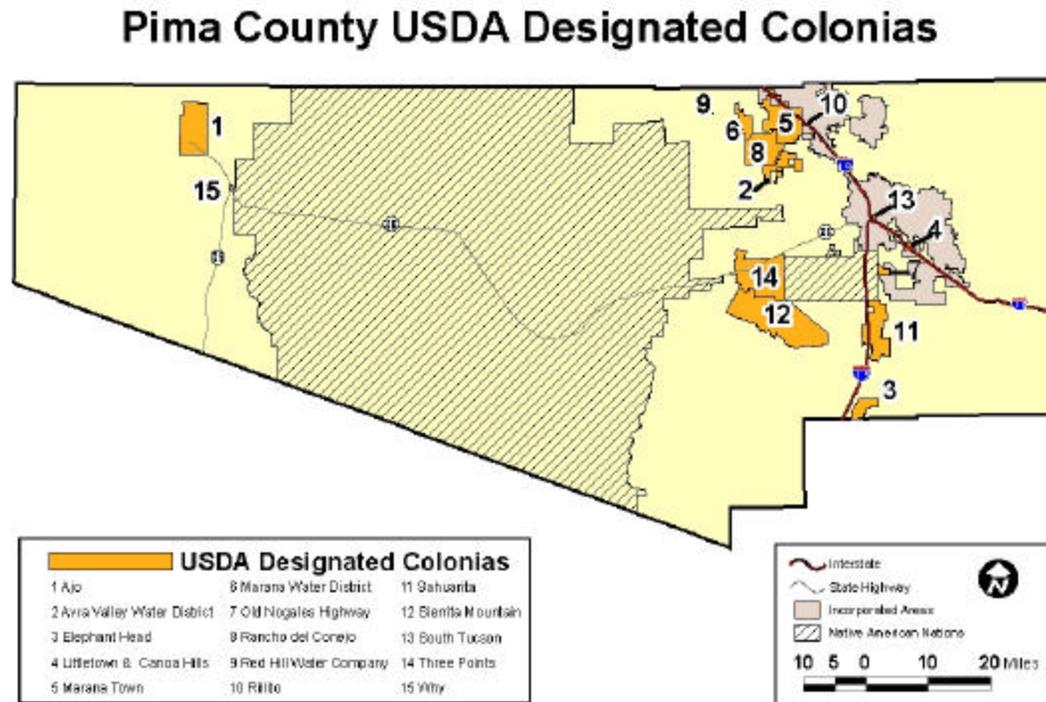




Colonias

- ❑ As of July 2003, there are 15 designated Colonias in Pima County
- ❑ In Arizona, Colonias encompass all types of communities that meet the federal definition of lacking sewer, wastewater removal, decent housing, or other basic services. Colonias also must be located within 150 miles of the Mexico border.
- ❑ These Colonias are eligible for federal funding from USDA Rural Development, the EPA, and HUD.

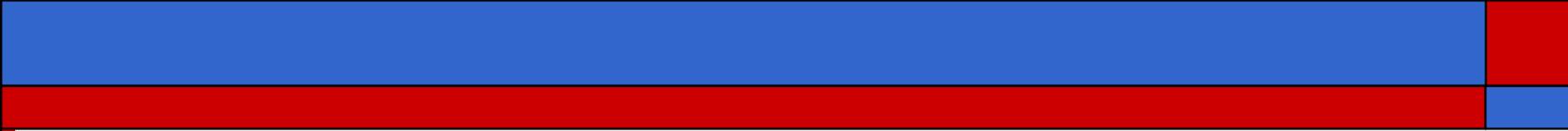
Figure 6 – Pima County Colonias





Census Designated Places (CDPs)

- ❑ There are 23 CDPs in Pima County. The total population of these CDPs is 242,331 (US Census, 2000).
- ❑ There are a total of 109,660 households within these CDPs.
- ❑ 20% of the population in these areas is Hispanic or Latino.



Chapter 1: Housing and Homeless Needs Assessment



Chapter 1: Housing and Homeless Needs Assessment

- ❑ Section 1: Housing Needs Projected for 5 Years
- ❑ Section 2: Categories of Persons Affected
- ❑ Section 3: Homeless Needs
- ❑ Section 4: Other Special Needs



Section 1: Housing Needs Projected for 5 Years

- ❑ In order to project housing needs for the next 5 years, the following must be considered:
 - Rental Costs
 - Home-ownership costs
 - Income levels

- ❑ These elements are key to determining future housing needs.

Household income has not kept up with rising home-ownership costs

Year	Median Household Income	Percent Change from Previous Year	Single Family Median Sale Price	Percent Change from Previous Year
2003	\$37,818	0.50%	\$172,201	8.12%
2002	\$37,638	5.70%	\$159,270	-4.44%
2001	\$35,615	1.10%	\$166,675	14.82%
2000	\$35,223		\$145,165	

Source: U.S. Census American Community Survey, 2000-2003; Tucson Housing Market Letter

- ❑ From 2000-2003, the median household income increased by 7.4%
- ❑ During the same time period, the median sale price of a single-family home increased by 18.6%

Figure 7 – Pima County Median Household Income (Census 2000)

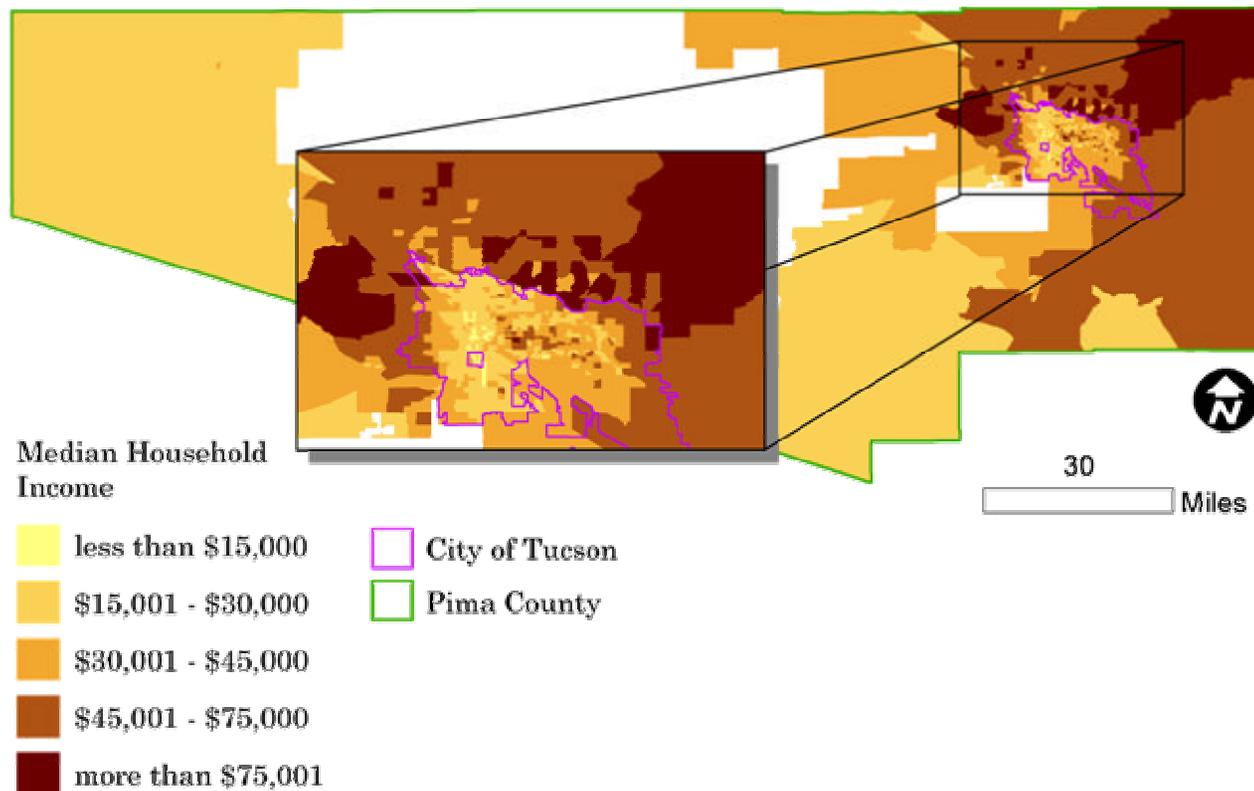
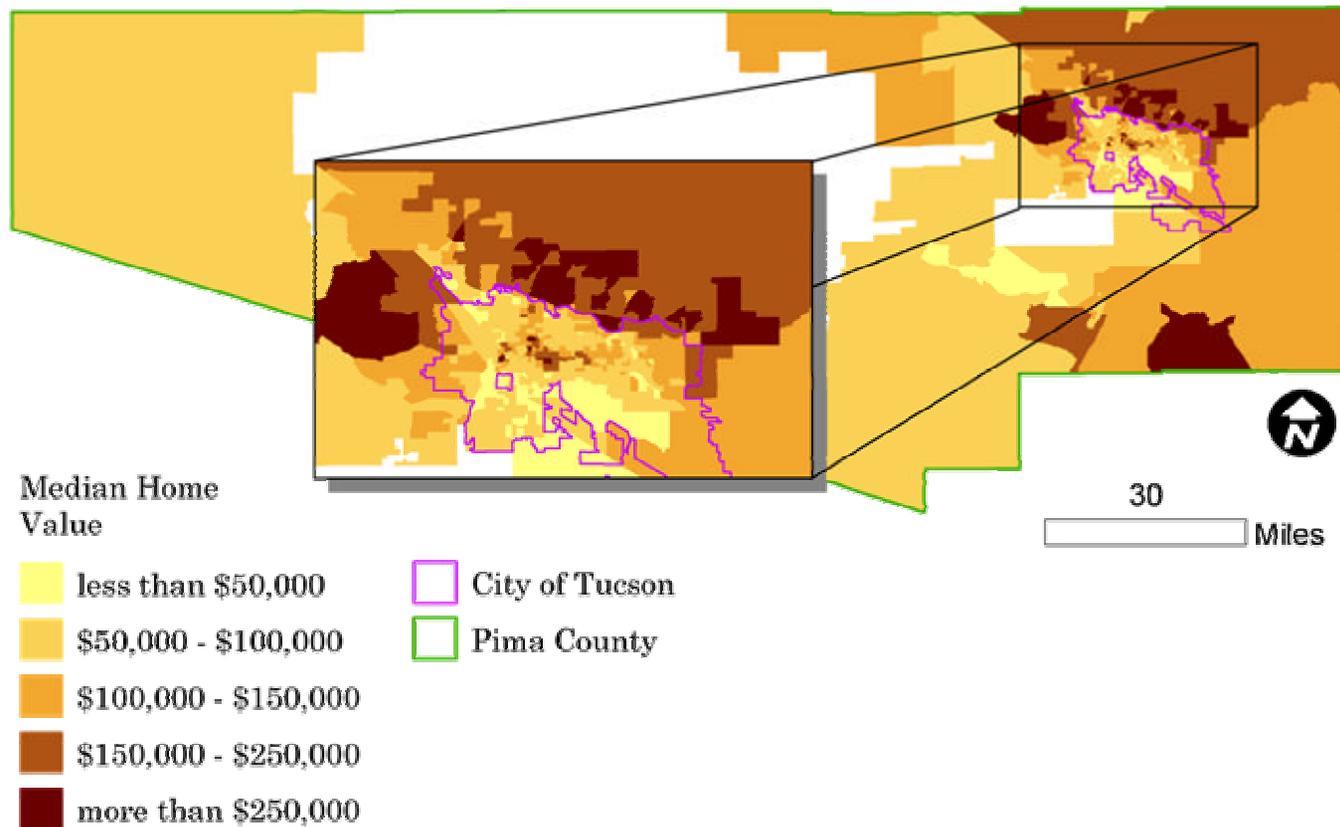


Figure 8 – Pima County Median Home Value (Census 2000)





Home-Ownership Affordability

- ❑ In 2004, the median sale price for a single-family home in Pima County was \$187,819 (Tucson Housing Market Letter).
- ❑ A standard down payment of 10% would require savings of about \$19,000.
- ❑ Assuming a loan in the amount of \$169,000 at 6% for 30 years and no other debt, a family would need a gross annual household income of at least \$42,600 to afford a single-family home at the median sales price.
- ❑ More than 1/3 of the households in Pima County are priced out of the home ownership market.



Rental Costs in Pima County

- ❑ The median gross rent in Pima County is \$544 per month (US Census).
- ❑ 2005 fair market rents, according to HUD:
 - Studio - \$472/month
 - 1-bedroom - \$554/month
 - 2-bedroom - \$712/month
 - 3-bedroom - \$1,025/month
 - 4-bedroom - \$1,083/month
- ❑ Nearly 42% of all renter-occupied housing units are cost-burdened (pay 30% or more of their monthly income toward rental costs).
- ❑ Almost 21% of these households are severely cost-burdened, meaning 50% or more of household income goes toward rental costs.

Future Demand Estimates for Housing

- ❑ As the population increases, there will be an increased demand for housing
- ❑ Affordable housing is already scarce, and increases in affordable housing will become increasingly important.
- ❑ Affordable rental housing will also need to increase in the future to meet the needs of lower income households that are not be able to purchase their own homes.

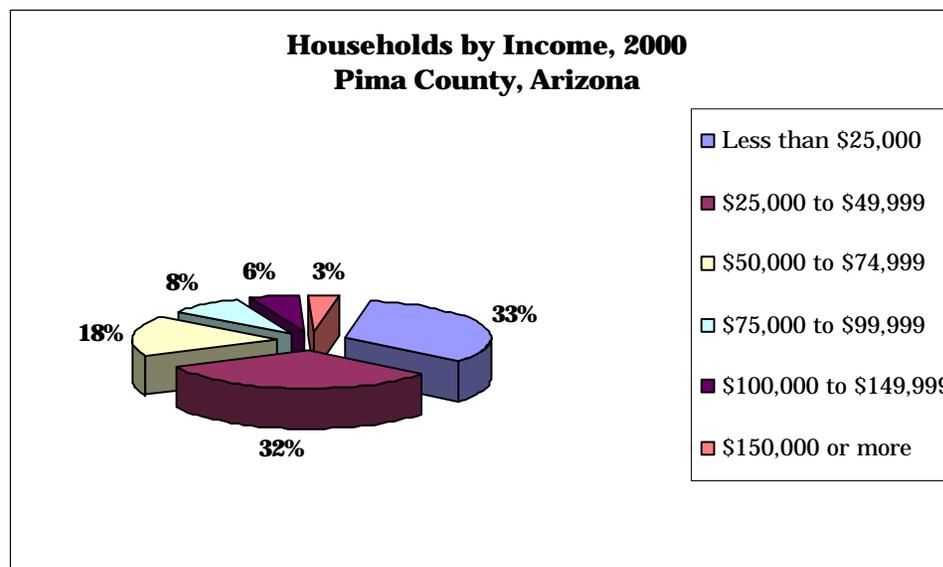




Section 2: Categories of Persons Affected

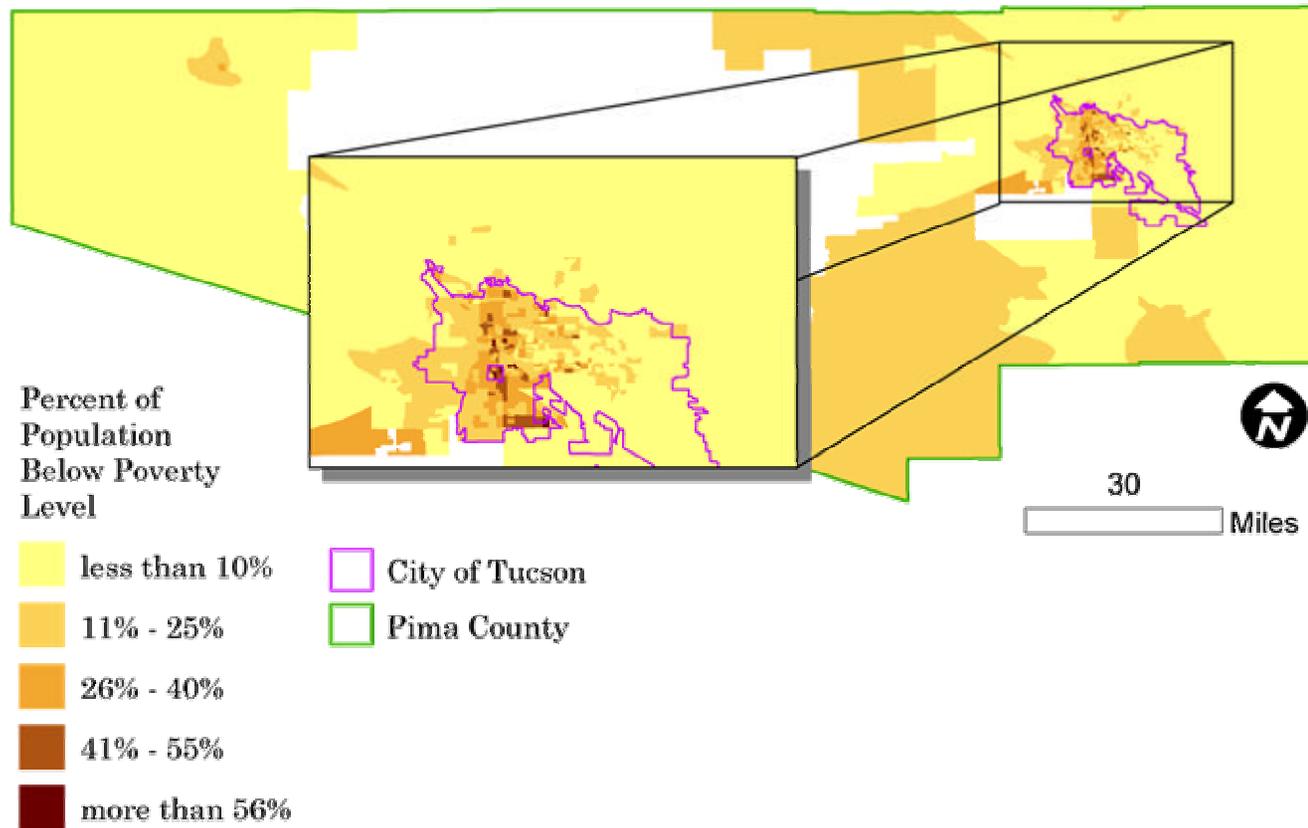
- ❑ This Section will analyze factors such as:
 - Income Level
 - Hispanic Origin
 - Household Type
 - ❑ Owners vs. Renters
 - ❑ Single persons, small families, large families, elderly
 - Cost-burdened
 - Overcrowding
 - Substandard Housing

Households by Income Range Pima County, 2000

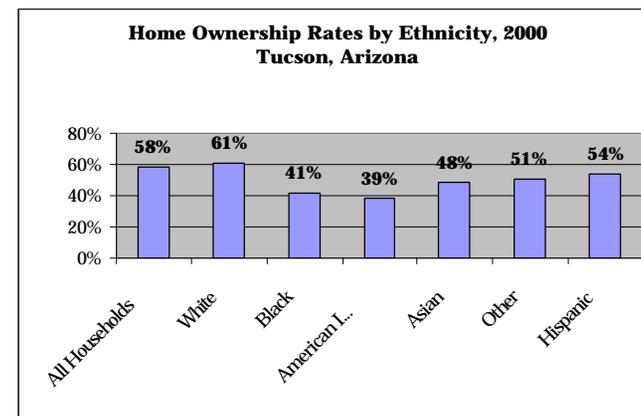
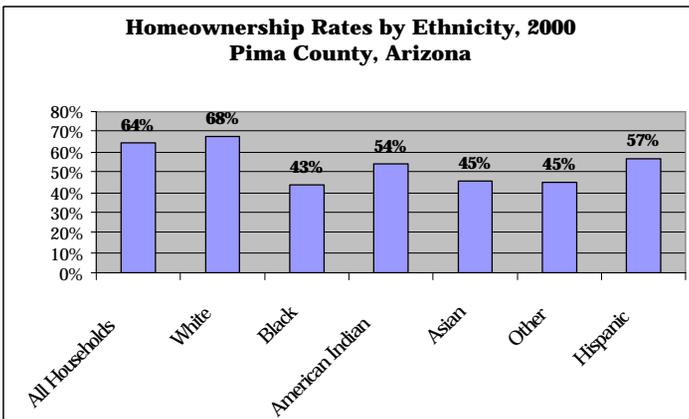


- ❑ Over 110,000 households in Pima County, 1/3 of the total, have household incomes that are less than \$25,000 per year.
- ❑ 132,800 households in Pima County are low- or moderate-income. This represents 40% of the households in the county.

Figure 9 – Pima County Concentration of Poverty (Census 2000)

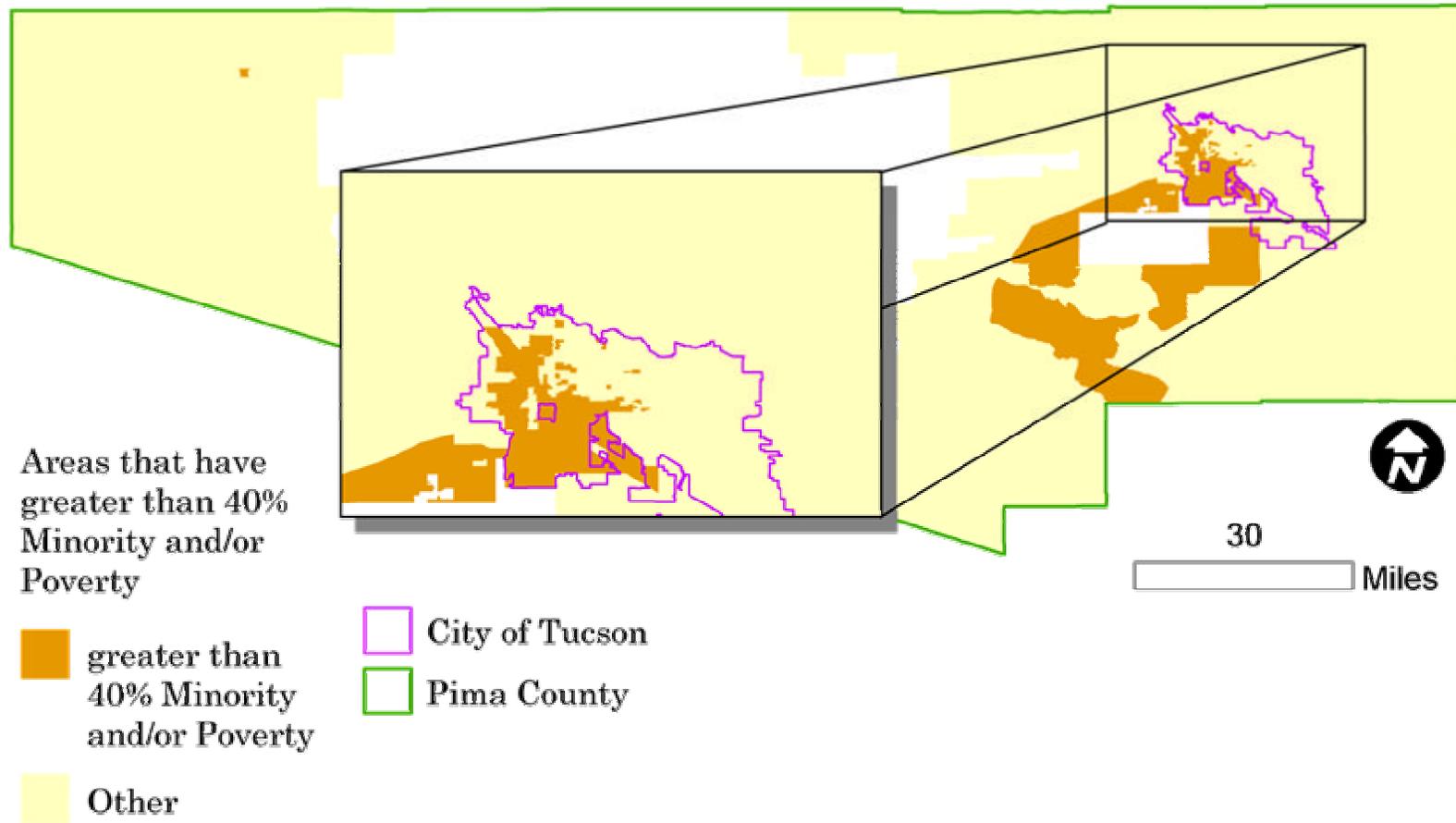


Home-Ownership Rates by Ethnicity, 2000



- ❑ 64% of households in Pima County own their home, 58% in Tucson.
- ❑ 68% and 61% of whites own their own home, the highest rate of any ethnicity.
- ❑ Hispanics and Blacks have significantly lower home-ownership rates.

Figure 10 – Pima County Greater than 40% Minority and/or Poverty (Census 2000)



Low- and Moderate-Income Households

- ❑ Low- and Moderate-income households are those that have incomes below 80% of the median household income as established by HUD. Low-income households are below 50%, while moderate-income households are between 50% and 80% of the median.
- ❑ Elderly households contain 1 or 2 elderly persons.
- ❑ Small families contain 2-4 related persons.
- ❑ Large families contain 5 or more persons.
- ❑ “Other” households are non-elderly single persons.

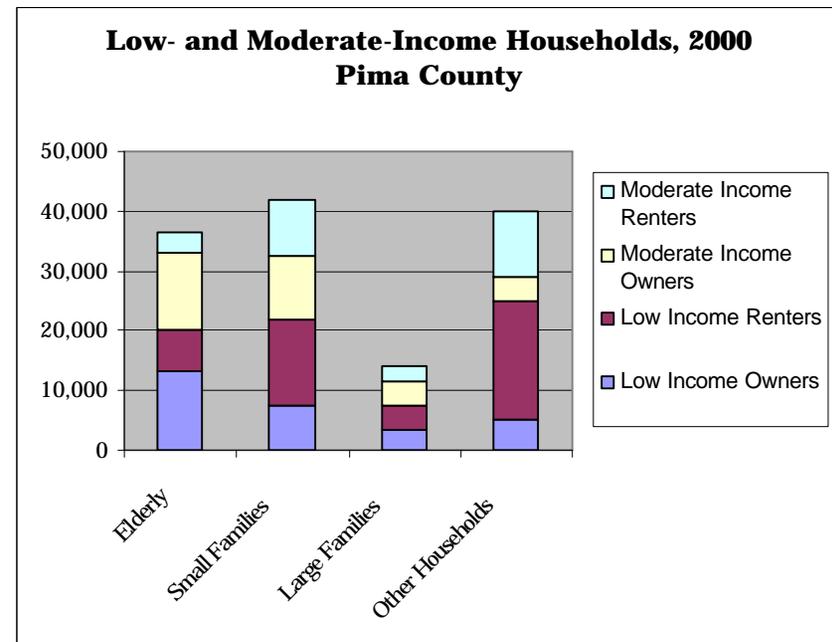
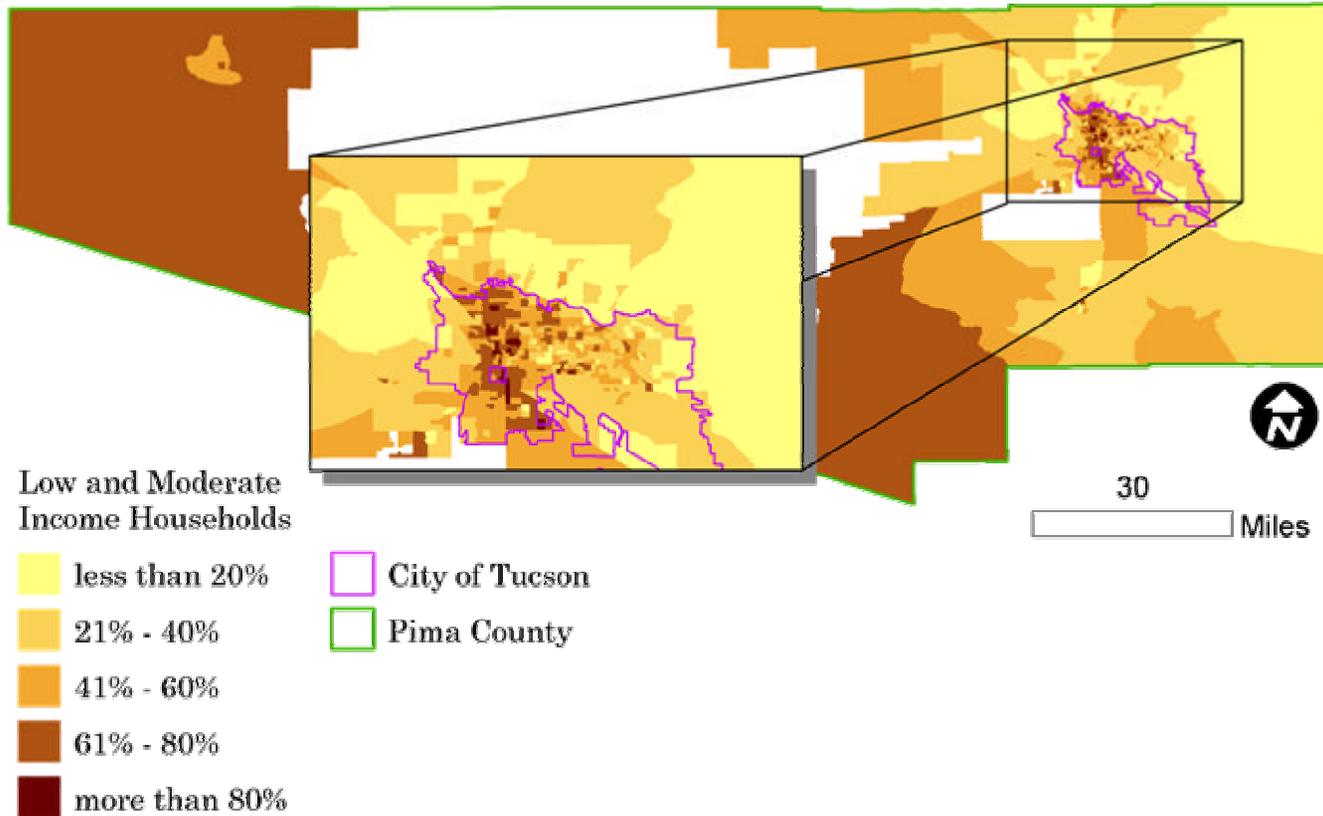
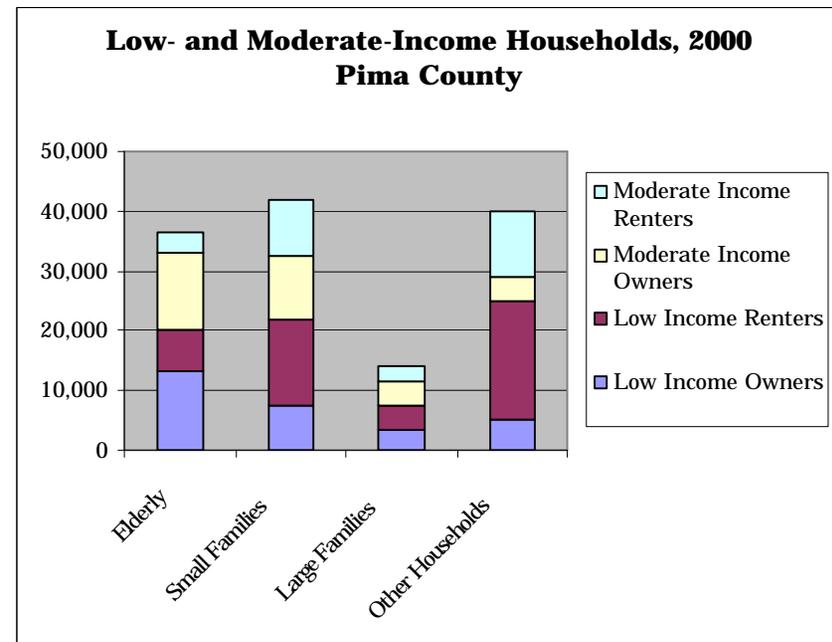


Figure 11 – Pima County Low and Moderate Income Households (Census 2000)



Low- and Moderate-Income Households

- ❑ 40% of all households in Pima County are low- or moderate-income (132,800 households).
- ❑ Small families are the largest category of households represented.



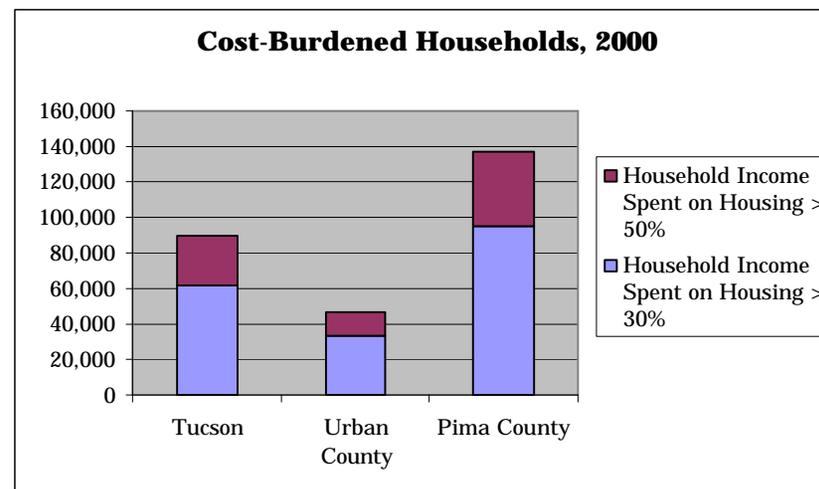
Cost-Burdened Households, 2000

Pima County

- ❑ HUD defines cost-burdened households as those that spend 30% or more of their income on owner or renter costs.
- ❑ Severely-cost-burdened households pay 50% or more of their income to housing costs.

Pima County:

- ❑ 137,133 households in Pima County are cost-burdened (41.4% of all households).
- ❑ 41,736 households are severely-cost-burdened (12.6%).



Cost-Burdened Households, 2000

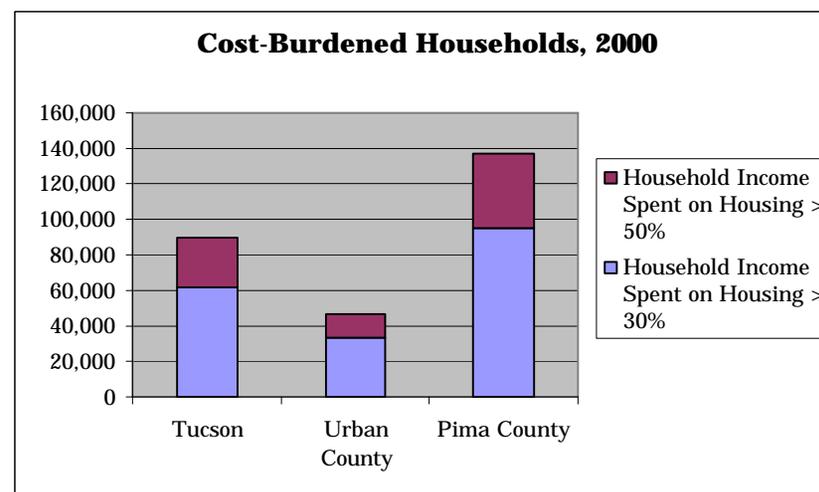
Tucson and Urban County

Urban County:

- ❑ 46,706 households in the Urban County are cost-burdened (34.3%).
- ❑ 13,541 households are severely-cost-burdened (10%).

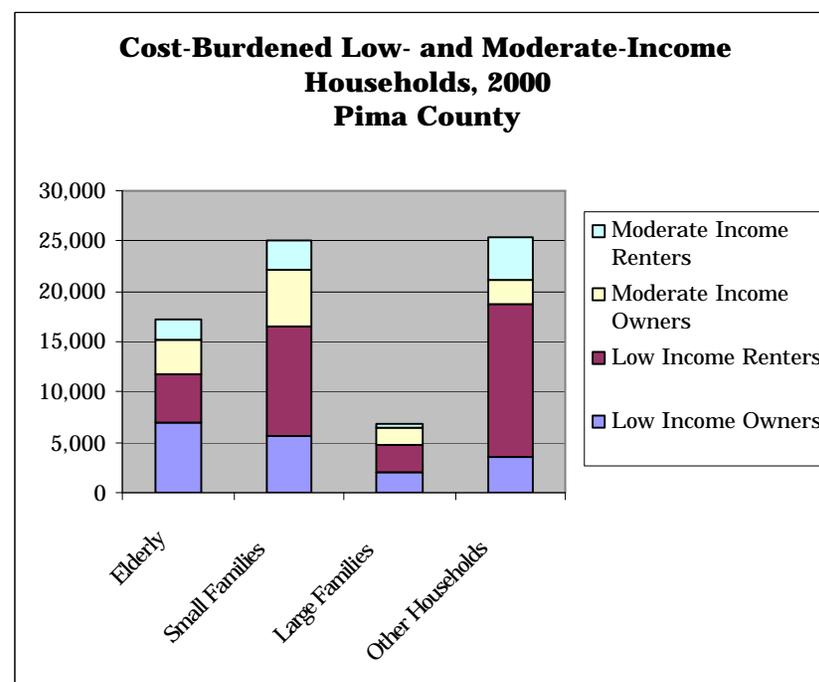
Tucson:

- ❑ 89,687 Tucson households are cost-burdened (46.5%).
- ❑ 27,967 households are severely-cost-burdened (14.5%).



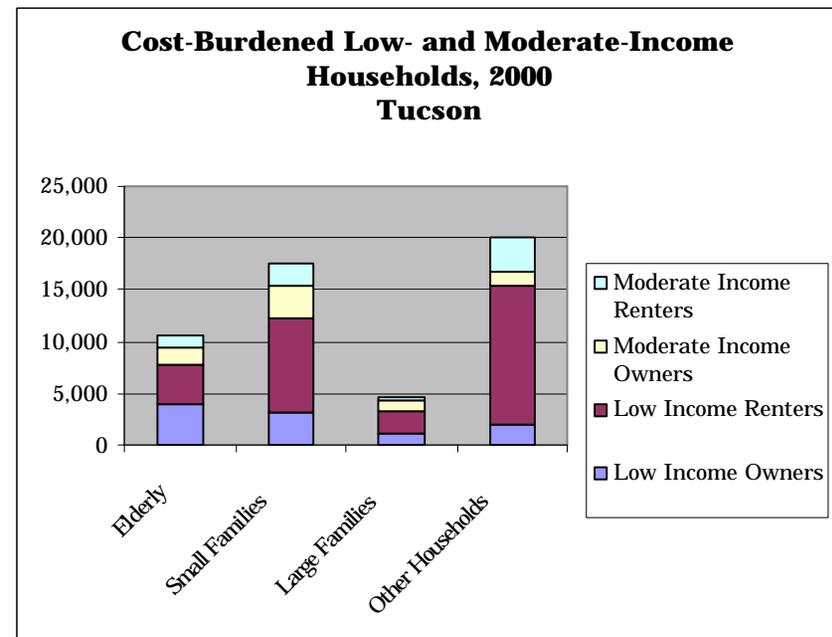
Cost-Burdened Low- and Moderate-Income Households, Pima County 2000

- 74,456 of the 331,241 households in Pima County are cost-burdened low- or moderate-income households (22.5%).
- “Other” households (single, non-elderly persons) are the largest segment of cost-burdened households represented in this chart.



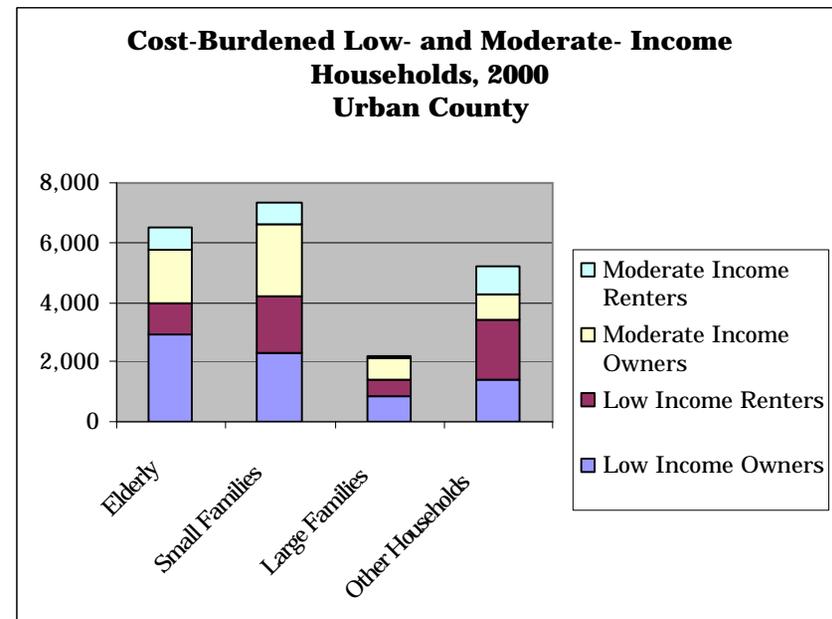
Cost-Burdened Low- and Moderate-Income Households, Tucson 2000

- ❑ 52,783 of the 192,875 households in Tucson are cost-burdened low- or moderate-income households (27.4%).
- ❑ “Other” households (single, non-elderly) are the largest category of households represented in this chart.



Cost-Burdened Low- and Moderate-Income Households, Urban County 2000

- ❑ 21,201 of the 135,819 households in the Urban County are cost-burdened low- or moderate-income households (15.6%).
- ❑ Small families are the largest segment of households represented in this chart.



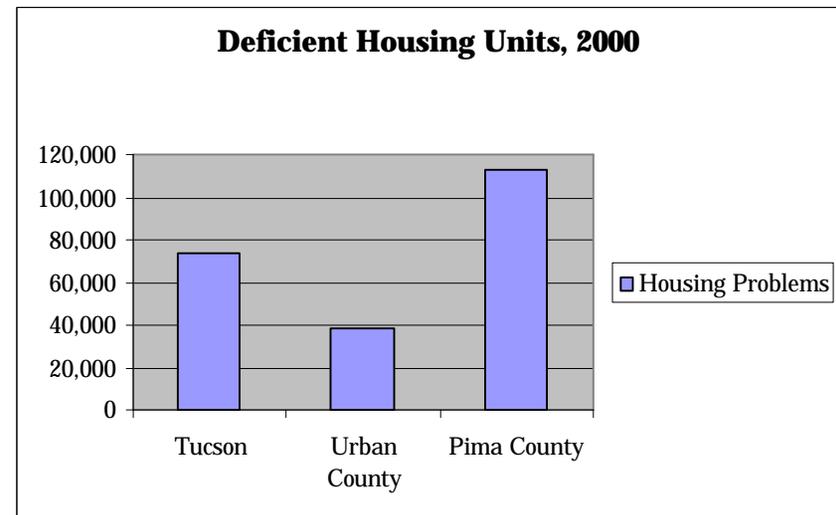
Housing Problems by Region

- ❑ Housing problems include:
 - Severely cost-burden households
 - Overcrowded conditions
 - Incomplete kitchen or plumbing facilities

- ❑ 34% of the households in Pima County have some type of housing problem.

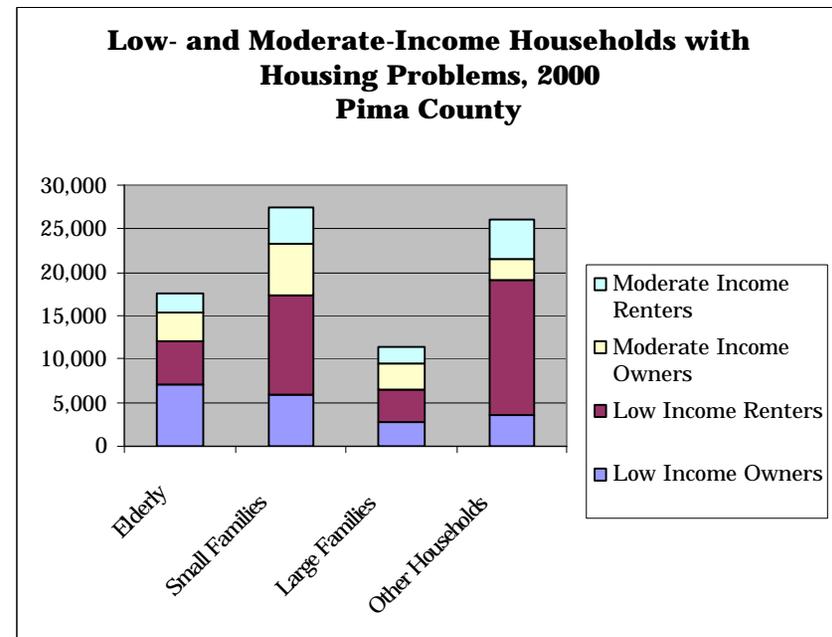
- ❑ 38% of the households in Tucson have some type of housing problem.

- ❑ 28% of the households in the Urban County have some type of housing problem.



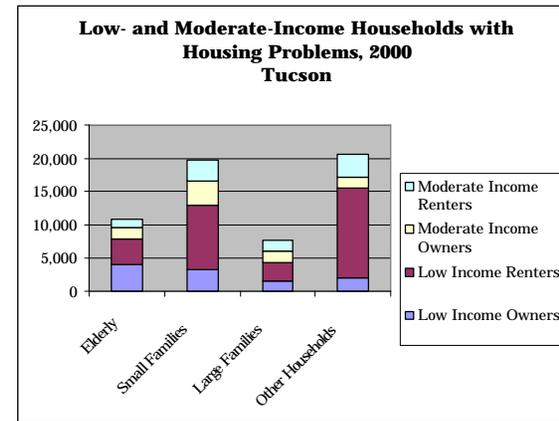
Low- and Moderate-Income Households with Housing Problems, Pima County 2000

- ❑ The largest categories of households represented in this chart are small family renters and “other” (single, non-elderly) renters.
- ❑ Low- and moderate-income households have income levels below 80% MFI.

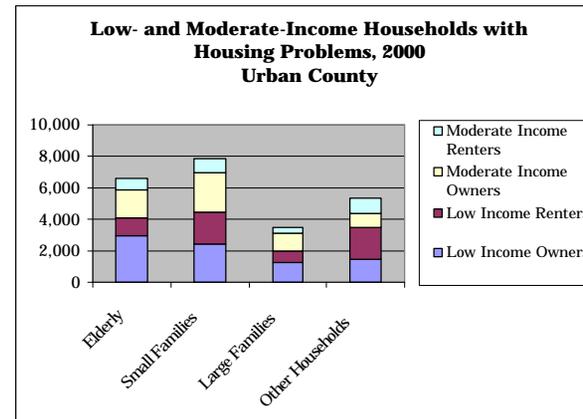


Low- and Moderate-Income Households with Housing Problems, Tucson and Urban County

Small families and other households are the largest segments of low/mod-income households with housing problems in Tucson.

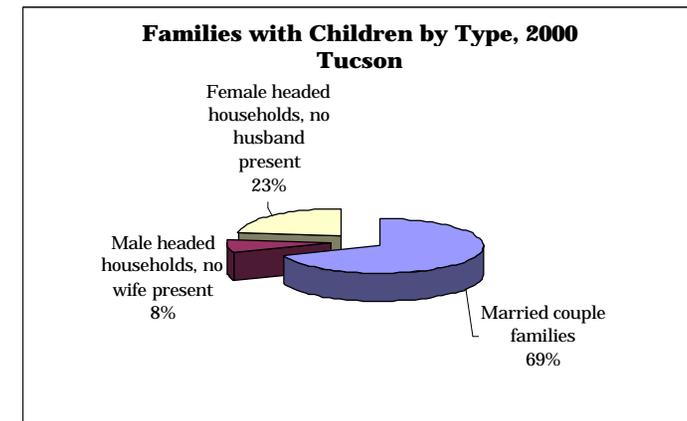
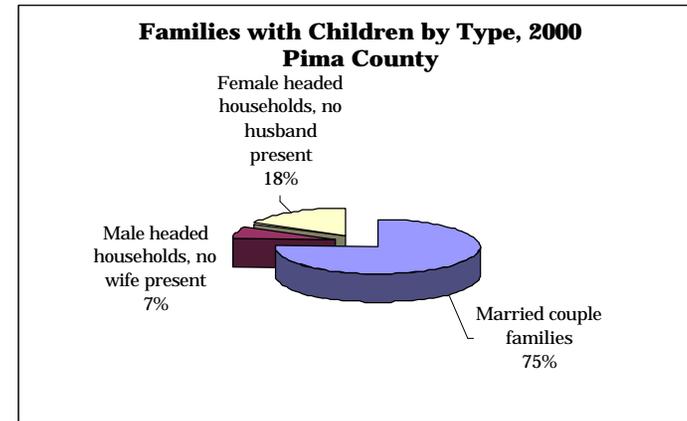


Small families and elderly persons are the largest segments of low/mod-income households with housing problems in the Urban County.



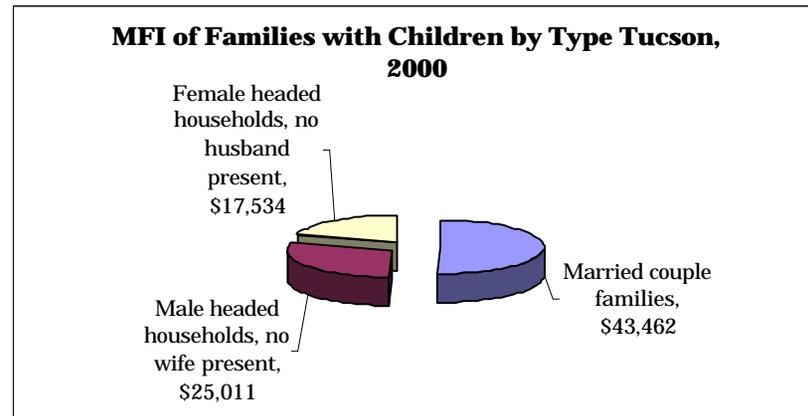
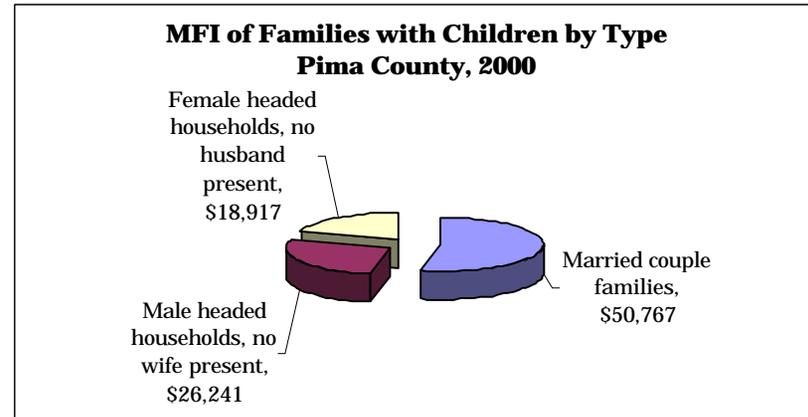
Single-Parent Households

- ❑ 25% of the households in Pima County with children under 18 are headed by a single parent
- ❑ 73% of these single-parent households are headed by females
- ❑ 31% of the households in Tucson with children under 18 are headed by a single parent
- ❑ 74% of these single-parent households are headed by females



Single-Parent Households

- ❑ In Pima County, married couples with children have a median family income of \$50,767.
- ❑ Male-headed single-parent households have an MFI of \$26,241, while female-headed single-parent households have an MFI of \$18,917.
- ❑ In Tucson, married couples with children have a median family income of \$43,462.
- ❑ Male-headed single-parent households have an MFI of \$25,011, while female-headed single-parent households have an MFI of \$17,534.



Overcrowded Households

- ❑ 16,892 households in Tucson (9%) are living in overcrowded conditions.
- ❑ 23,380 households in Pima County (7%) are living in overcrowded conditions.
- ❑ HUD defines overcrowding as more than one person per room in a dwelling.
- ❑ Severe overcrowding is defined as more than 1.5 persons per room in a dwelling

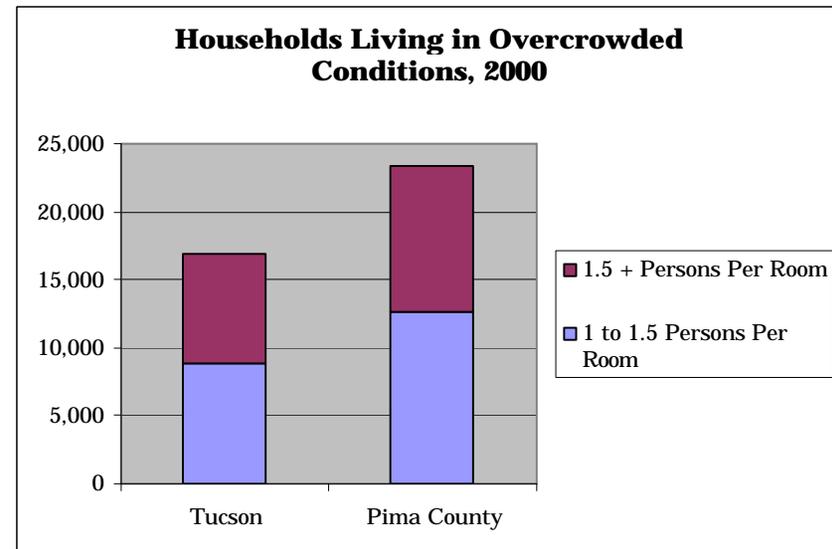
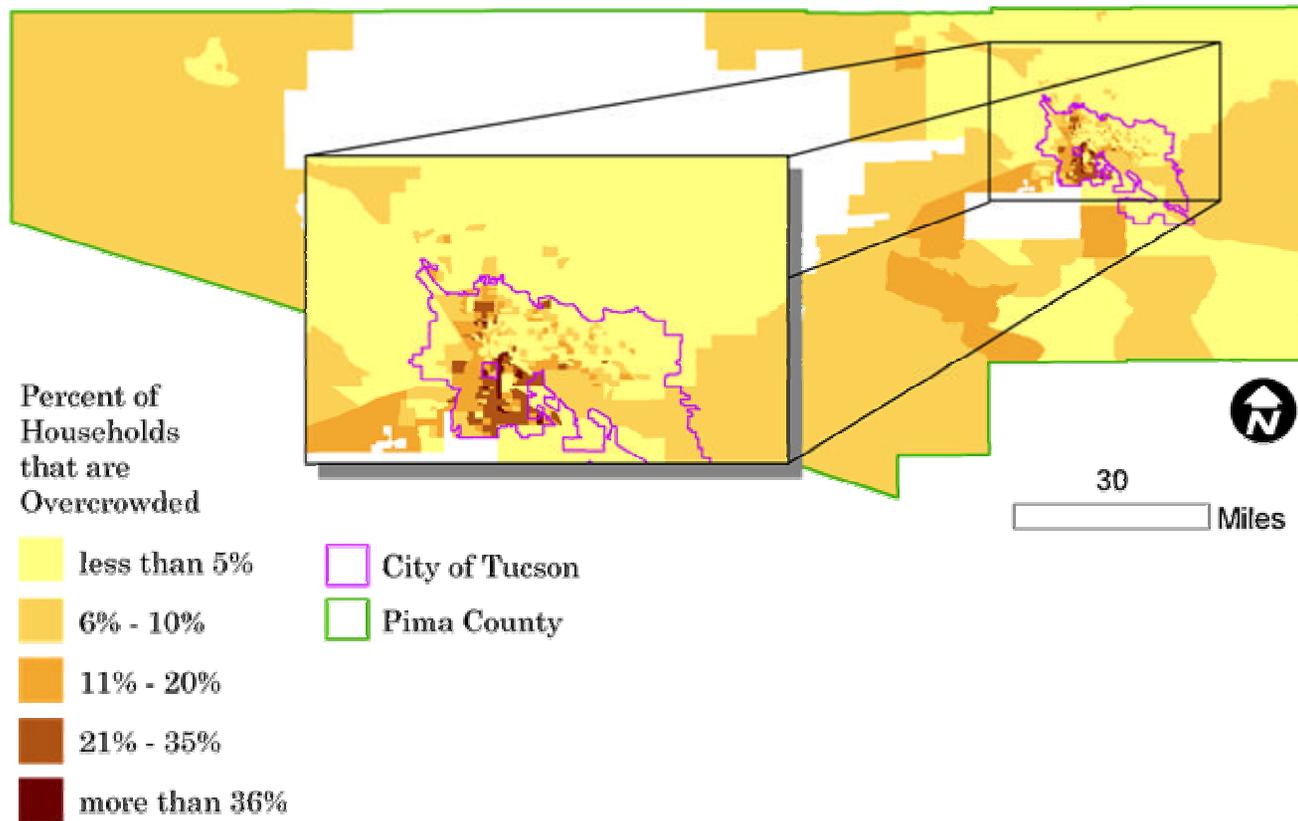


Figure 12 – Pima County Overcrowded Households (Census 2000)





Section 3: Homeless Needs

- ❑ Section 3 addresses the current homeless situation and trends in homelessness over the past 10 years.



Current Housing for the Homeless

Current Inventory, Pima County 2004

Individuals

Beds

Emergency Shelter	345
Transitional Housing	679
Permanent Supportive Housing	476
Total	1,440

Persons in Families with Children

Emergency Shelter	233
Transitional Housing	782
Permanent Supportive Housing	117
Total	1,132

Source: 2004 Continuum of Care



Current Homelessness

<i>Homeless population</i>	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
	<i>Emergency</i>	<i>Transitional</i>		
Homeless Individuals	466	552	1,720	2,738
Homeless Families with Children	63	192	228	483
Persons in Homeless Families with Children	216	560	694	1,470
Total	682	1,112	2,414	4,208

Source: Pima County, 2004



Homeless Cases, 2004

- ❑ In 2004, there were 4,208 homeless persons (Continuum of Care, 2004).
- ❑ There were 2,738 single adults and 1,470 homeless persons in families with children (483 total homeless families with children).



Homeless Subpopulations

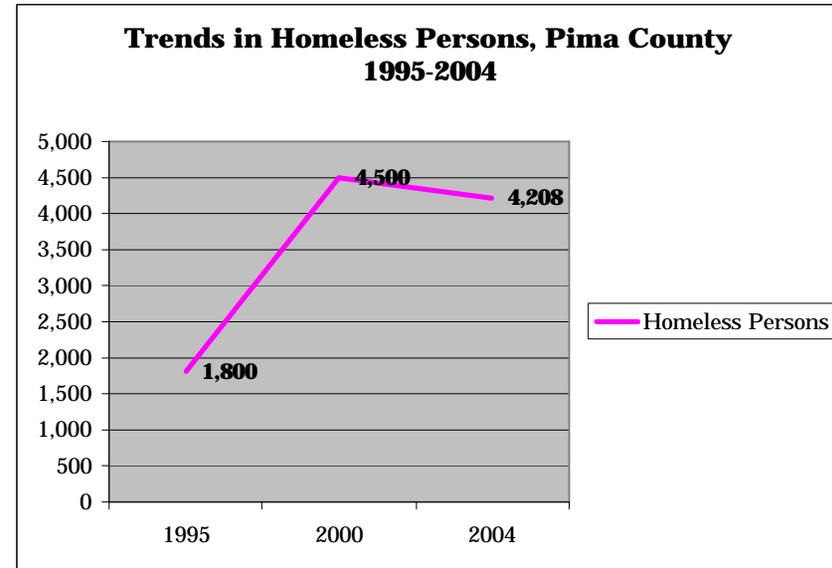
<u>Homeless Subpopulations</u>	<u>Sheltered</u>	<u>Unsheltered</u>	<u>Total</u>
Chronically Homeless	72	619	691
Severely Mentally Ill	397	-	397
Chronic Substance Abuse	667	-	667
Veterans	206	-	206
Persons with HIV/AIDS	50	-	50
Victims of Domestic Violence	225	-	225
Youth (Under 18 years of age)	20	-	20

Source: Pima County, 2004

Trends in Homelessness

- ❑ Pima County saw a significant increase in cases of homeless persons from 1995-2000.
- ❑ In the years between 2000 and 2004, however, there has been a decrease in the total number of homeless persons.

(Source: Continuum of Care 1995, 2000, 2004).



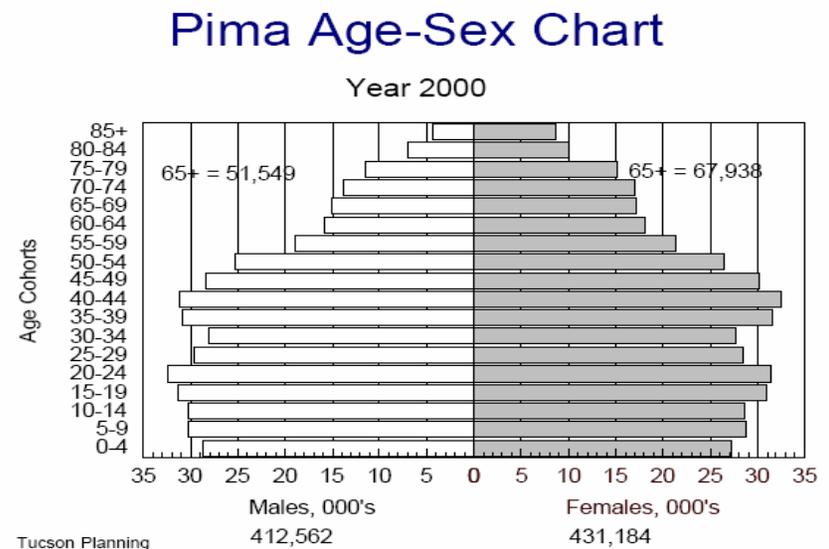


Section 4: Other Special Need Categories

- ❑ Other categories of persons we will be considering in this section include:
 - Elderly and Frail Elderly
 - Persons with disabilities
 - ❑ Sensory Disabled
 - ❑ Physically Disabled
 - ❑ Mentally Disabled
 - ❑ Self-Care Disabled
 - Persons with HIV/AIDS
 - Residents of Public Housing
 - Persons with Drug or Alcohol Addiction
 - Other Special Needs Categories

Population Structure, 2000

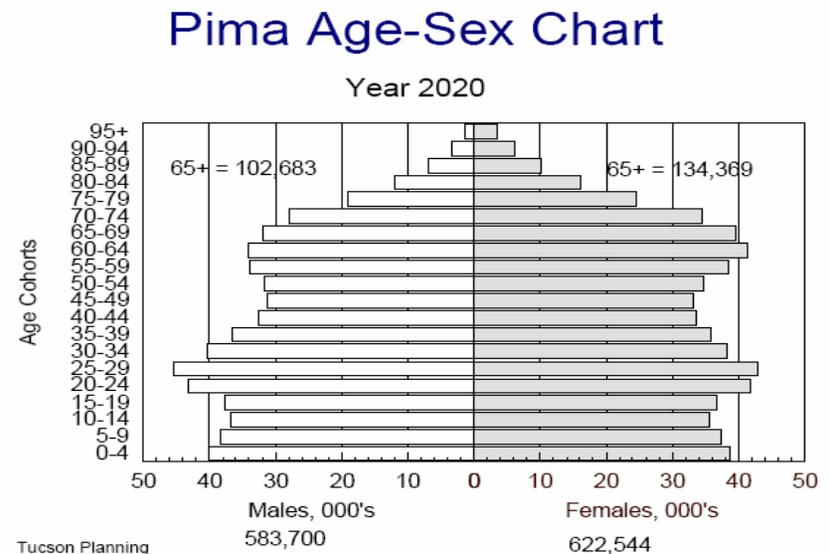
- ❑ Due to the large “baby boomer” population, the elderly population will see a significant increase in the next 10-15 years.
- ❑ Given these projected increases, there will be an increased demand for housing and services for seniors.
- ❑ Cost of care for the elderly has increased dramatically, and is a major issue for their families and for the government, which must make provisions for this growing segment of the population.



Population Structure, 2020

- ❑ Projections of the age structure in Pima County in 2020 show an expected growth in the population aged 55 and older.

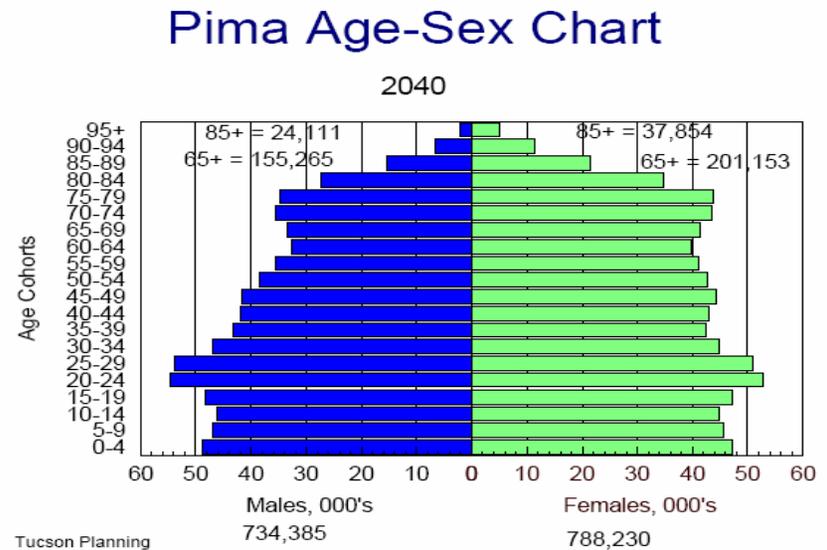
- ❑ The shape of this chart indicates that the population of seniors, age 55 and older, is projected to be the largest of any age group.



Population Structure, 2040

- ❑ Projections for 2040 show continued growth of the population age 55 and older.

- ❑ In the future, more and more people will live to advanced ages. The needs of the elderly will increase as well.



Elderly Persons



- ❑ There are approximately 120,000 people over the age of 65 living in Pima County, which is 14% of the total population.
- ❑ 57% of these elderly persons in Pima County are female.
- ❑ 40%, or 48,018, of the elderly population has at least one type of disability.



Housing Facilities for the Elderly

<u>Type of Facility</u>	<u>Capacity</u>	<u>Monthly Cost</u>
Public Housing	718 units	\$182 average (30% of income)
Section 8	806 units	30-40% of income
Supervisory Care Homes	100 beds	\$400 - \$1,500
Adult Care Homes	200 homes/1,800 beds	\$1,500 average
Adult Foster Care Homes	50 homes	\$800 - \$3,000 (AHCCS)
Nursing Homes	3,018 beds	\$2,190 - \$4,200
HUD Section 202 Housing	638 units	30% of income, \$460 for 1 bdr.



Persons with Disabilities

Pima County Disabled Persons, Age 16 and Older

	<u>Male</u>	<u>Female</u>
16 to 20	4,429	3,913
21 to 64	46,219	44,247
65 to 74	8,815	10,279
74 and older	11,215	17,709
Total	70,678	76,148

Source: US Census, 2000

- ❑ There are 146,826 disabled persons in Pima County.
- ❑ 33% of these disabled persons are age 65 or older



Persons with Disabilities

Pima County Disabled Persons by Race

White	113,231
Black	4,260
American Indian or Alaskan Native	5,716
Asian	2,028
Hawaiian or Pacific Islander	143
Other	21,448
Hispanic or Latino	40,784
Non Hispanic	106,042
Total	146,826

❑ Of the 146,826 disabled persons in Pima County, 28% are Hispanic or Latino.

Source: US Census, 2000



Persons with HIV/AIDS

- ❑ During 2004 there were 1,822 total reported cases of HIV/AIDS in Pima County, of which 957 were diagnosed with HIV and 865 were diagnosed with AIDS.
- ❑ The incidence is higher for men at 86.6% versus women at 13.4%
- ❑ The rate of incidence of HIV/AIDS per 100,000 population is 208.
- ❑ The City of Tucson became an entitlement community for HOPWA as of 2000. (Metropolitan areas with a population of more than 500,000 and at least 1,500 cumulative AIDS cases are eligible for HOPWA Formula Grants)

Source: Arizona Department of Health Services



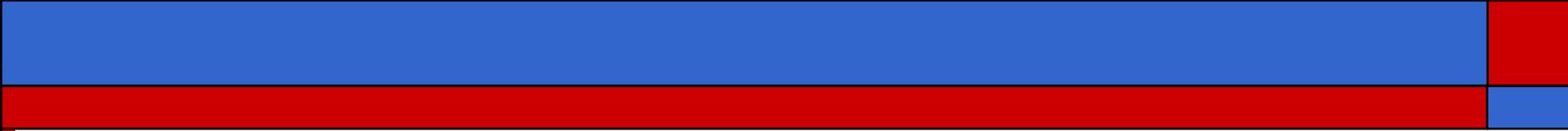
City of Tucson and South Tucson Public Housing Authority, 2000

	<u>Studio</u>	<u>1 bedroom</u>	<u>2 bedroom</u>	<u>3 bedroom</u>	<u>4+ bedroom</u>	<u>Total</u>
Elderly or Disabled Adults	265	396	57	0	0	718
Families	0	56	292	422	191	961
Total	265	452	349	422	191	1,679



Chapter 1 – Key Findings

- ❑ Tucson experiences a higher percentage of housing problems than either the Urban County or Pima County as a whole.
- ❑ The high population growth in Pima County is expected to continue through the rest of the decade. The Hispanic population is experiencing an even higher rate of growth than the countywide average.
- ❑ Income levels are not keeping up with rising housing costs.
- ❑ Availability of affordable housing is already scarce, and will need to increase significantly to keep up with the population growth, specifically subpopulations such as the elderly.
- ❑ Housing and services for the growing elderly population will need to increase in order to keep up with the increase in that population.
- ❑ Rural County is in particular need of more affordable housing and better quality housing.



Chapter 2: Housing Market Analysis

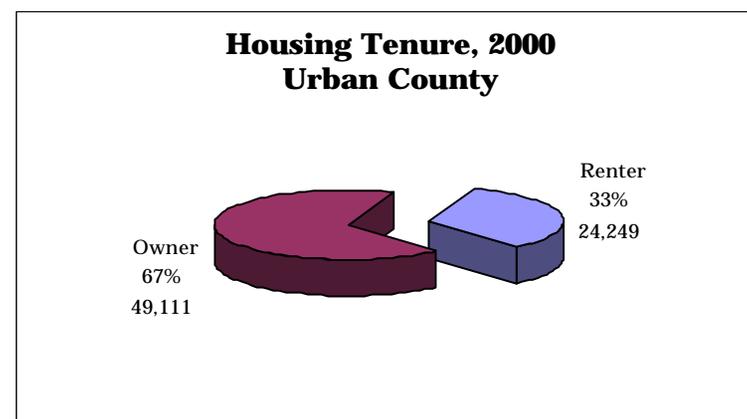
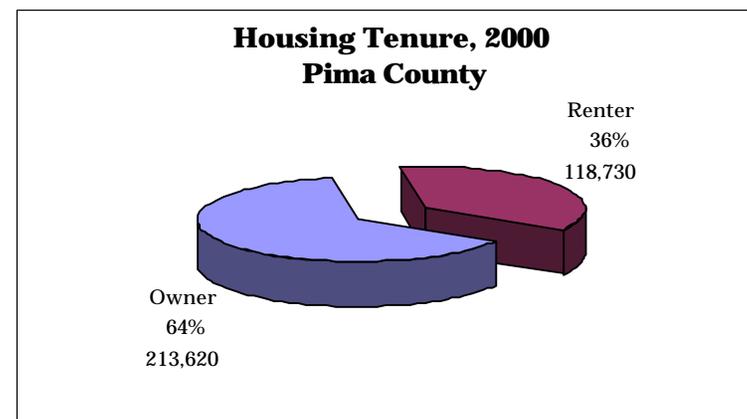


Chapter 2: Housing Market Analysis

- ❑ Section 1: Housing Supply for Owners and Renters
- ❑ Section 2: Age of Housing Units
- ❑ Section 3: Type of Housing Units
- ❑ Section 4: Condition of Housing Units
- ❑ Section 5: Housing Cost and Value
- ❑ Section 6: Housing Availability and Vacancy
- ❑ Section 7: Special Needs Housing Supply
- ❑ Section 8: Subsidized Units

Section 1: Housing Supply by Rental and Ownership Status

- ❑ 64% of the occupied housing units in Pima County (214,000 total) are ownership units.
- ❑ 36% of the housing stock (119,000) are rental units.
- ❑ 67% of the occupied housing units in Urban County (49,111) are ownership units.
- ❑ 33% of the housing stock (24,249) are rental units.



Housing Supply by Rental and Ownership Status

- ❑ 54% (103,229) of the housing stock in Tucson is ownership units.
- ❑ 46% (89,717) of the housing stock is rental units (US Census, 2000).

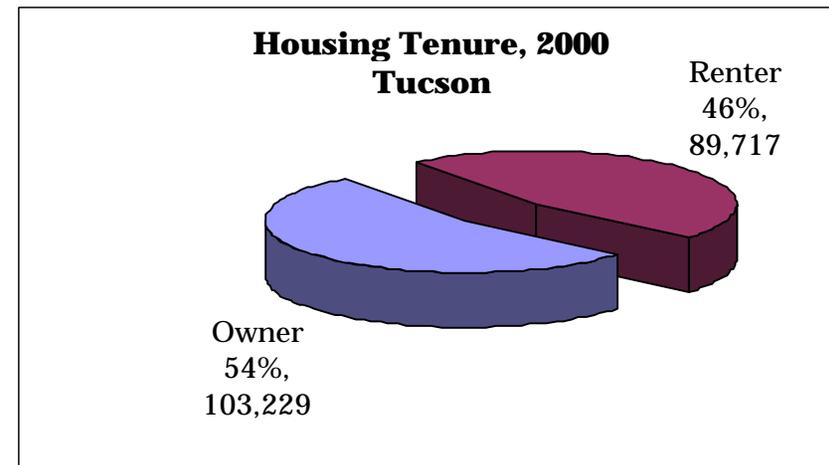
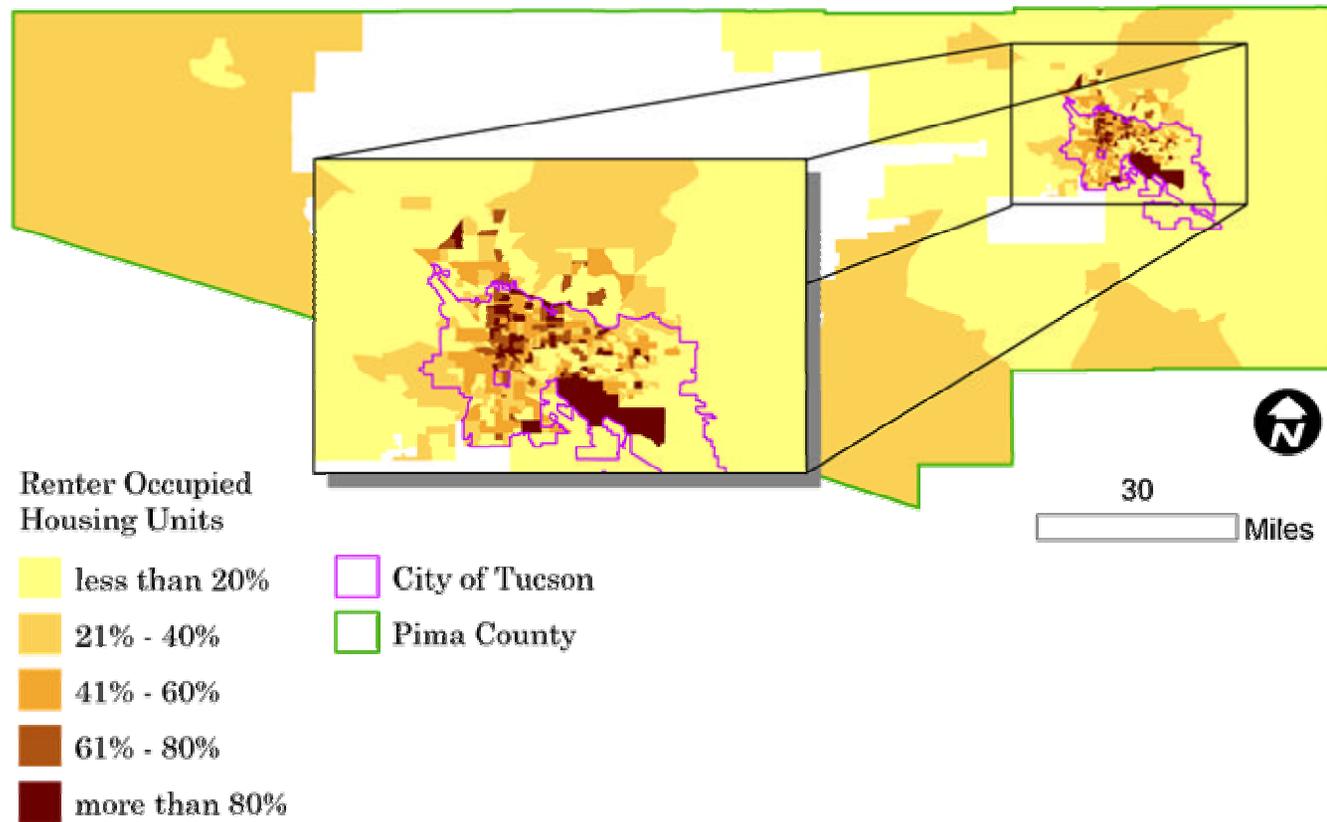
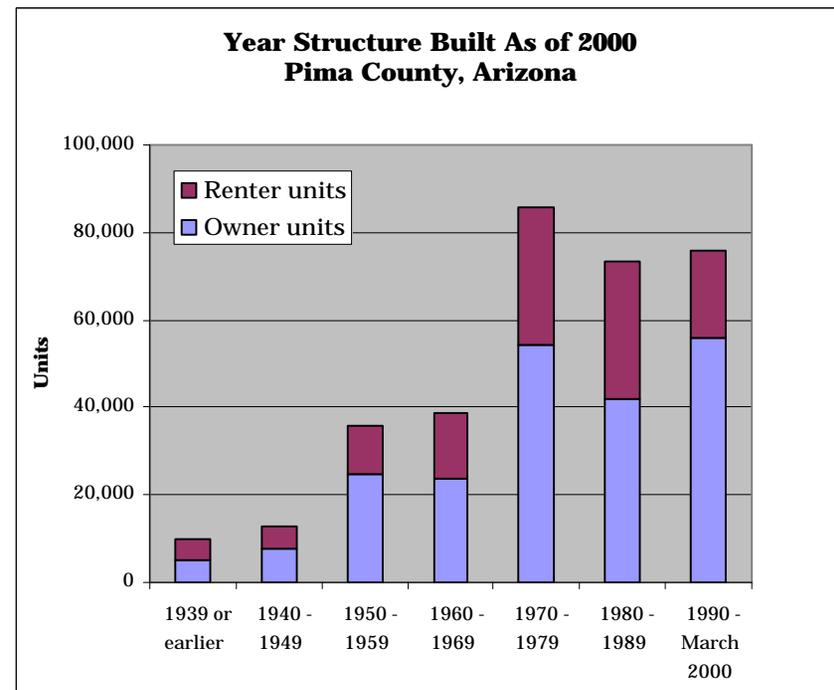


Figure 13 – Pima County Renter-Occupied Housing Units (Census 2000)



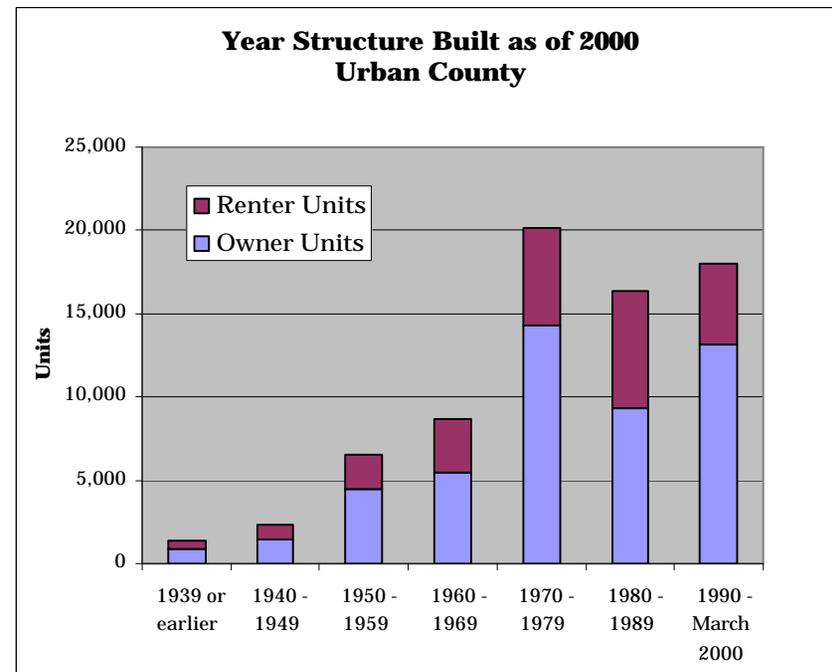
Section 2: Age of Housing Units

- ❑ Over 70% of the housing units were constructed after 1970; 94% after 1950.
- ❑ Twice as many houses were built from 1970-1989 than were built from 1950-1969.
- ❑ Construction of new housing units fell off somewhat in the 1980s, but increased marginally in the 1990s.
- ❑ In Pima County 62,800 dwelling units will reach the age of at least 50 years old by 2010



Age of Housing Units, Urban County

- ❑ Over 74% of the housing units were constructed after 1970; 95% after 1950.
- ❑ The market for home construction in Urban County peaked in the 1970s.
- ❑ The housing market slowed somewhat during the 1980s, but rebounded in the 1990s.



Manufactured Housing and Mobile Homes

Pima County Manufactured Housing and Mobile Homes Age of Housing Stock		
Year Built	Owner Occupied	Renter Occupied
1999 - 2000	1,453	112
1995 - 1998	5,178	479
1990 - 1994	3,383	523
1980 - 1989	7,744	1,478
1970 - 1979	9,974	3,039
1960 - 1969	3,264	1,236
1950 - 1959	739	400
1940 - 1949	96	107
1939 or earlier	144	92

Source: US Census, 2000

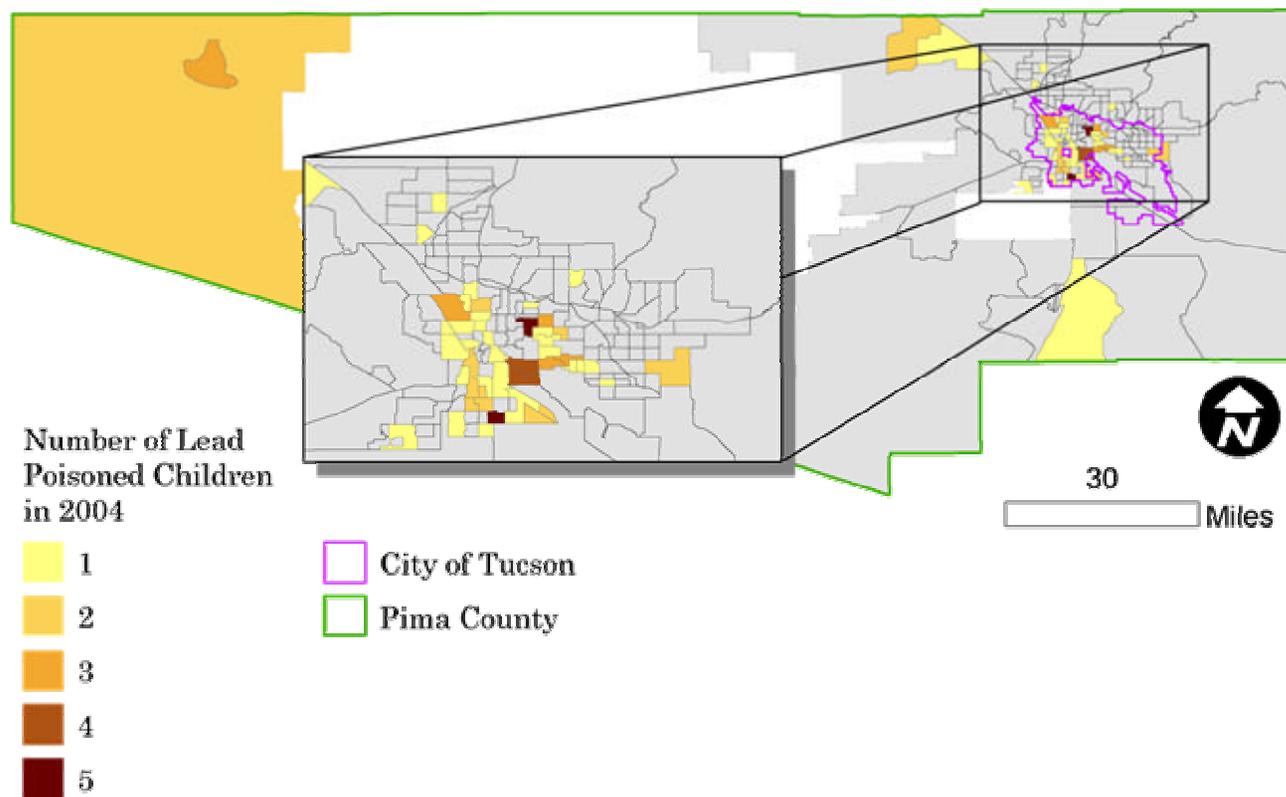
- There are a total of 39,441 manufactured/mobile homes in Pima County. Nearly one half (48%) were built prior to 1979.



Lead Based Paint Hazards

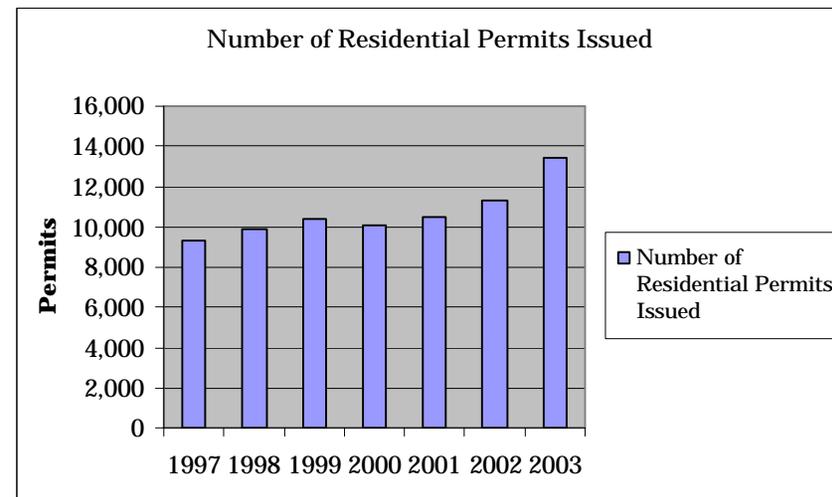
- ❑ Lead is a highly toxic substance that can cause irreversible brain damage in children under 6 years of age. Use of lead in paint was banned in 1978.
- ❑ The Arizona Department of Health Services Lead Poisoning Prevention Program identified areas of high risk (by zip code) for lead poisoning in 2003.
- ❑ In Tucson, 9 zip codes were identified as having high risk for lead poisoning (85701, 85705, 85708, 85711, 85713, 85714, 85716, 85719, and 85735)

Figure 14 – Incidents of Lead Based Paint Poisoning (Pima County Health Dept)



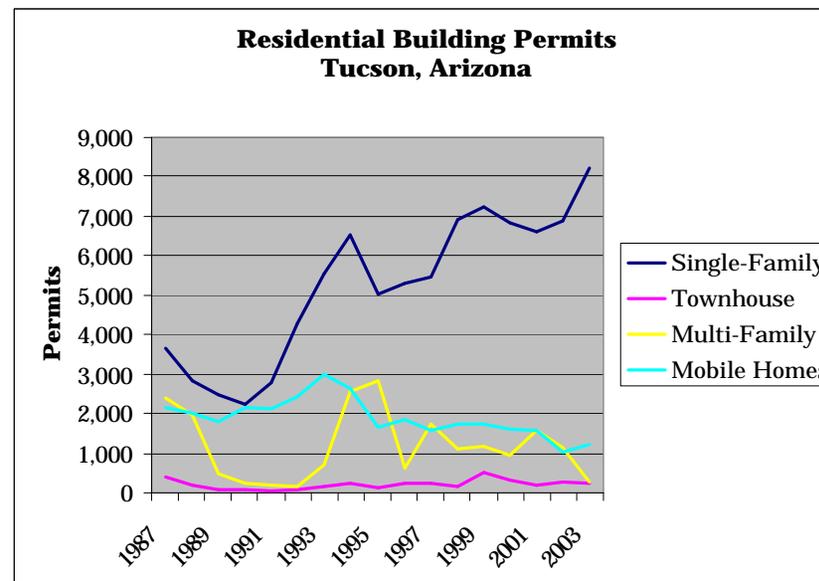
Recent Trends in Construction Rates

- ❑ After a slow-down in construction in the early 1990s, residential construction has increased in recent years (Source: Arizona Construction Report, Arizona Real Estate Center, ASU).
- ❑ There were over 4,000 more residential building permits issued in 2003 than in 1997.



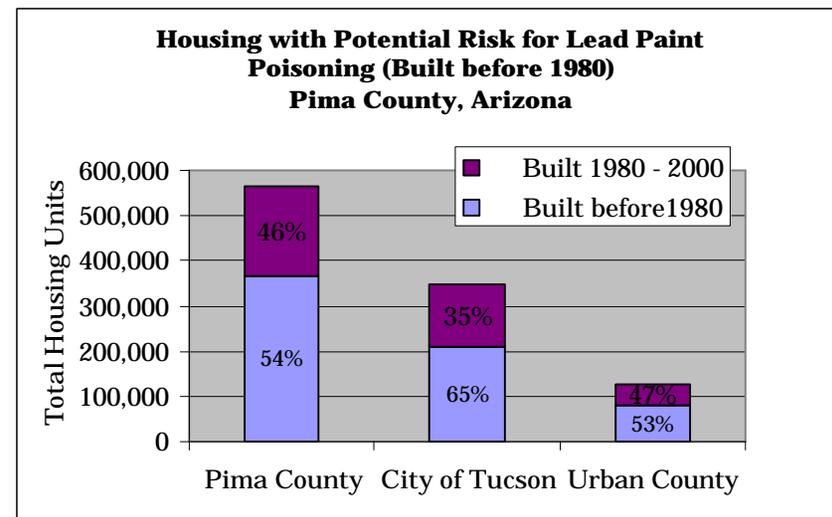
Trends in Residential Building Permits, Tucson

- ❑ Construction of single-family homes has seen a significant upward trend since the early 1990s (Source: City of Tucson, Dept. of Urban Planning and Design).
- ❑ Permits issued for mobile homes and multi-family homes have decreased since the mid-1990s.
- ❑ The number of permits issued for townhouses has remained steady through this time period.



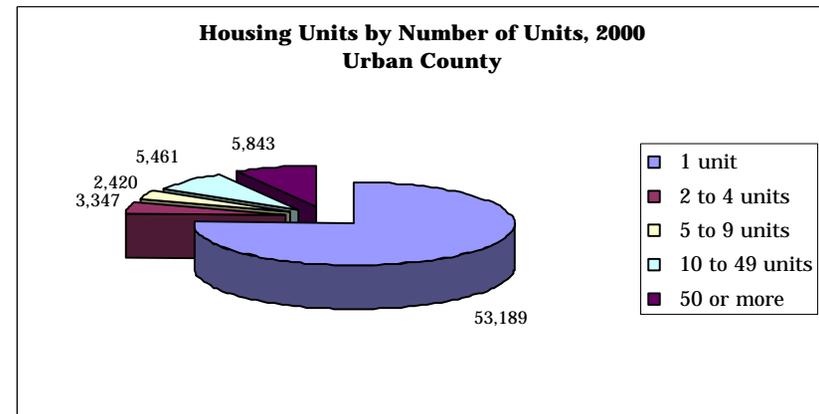
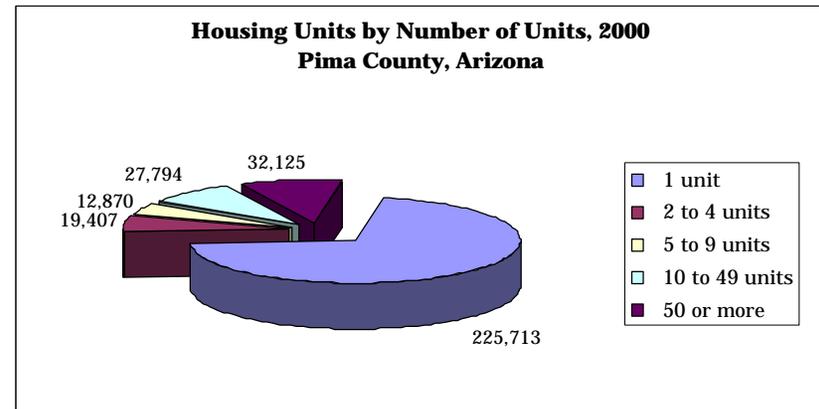
Age of Housing Stock

- ❑ Houses constructed before 1980 are potential risks for lead poisoning (Lead paint was banned in 1978).
- ❑ 54% of the total units (200,000) in Pima County were constructed before 1980.
- ❑ In Tucson, 65% of the housing units were constructed before 1980.
- ❑ In the Pima County 62,800 dwelling units will reach the age of at least 50 years old by 2010
- ❑ 53% of the housing units in Urban County were constructed before 1980 and therefore have an increased risk for lead poisoning.



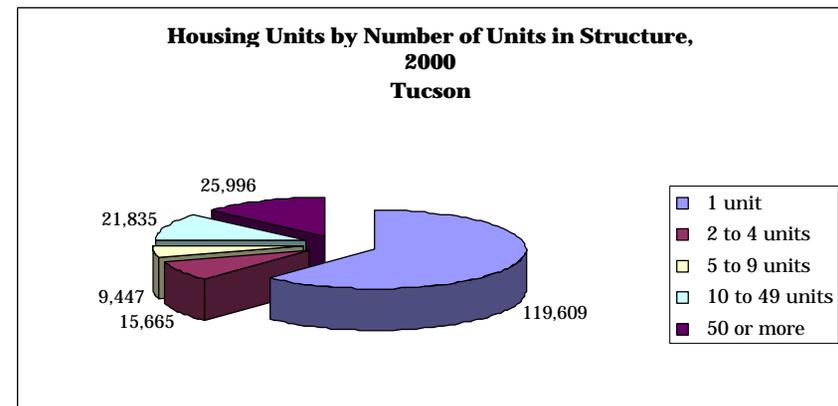
Section 3: Type of Housing Units

- ❑ In 2000, there were 366,737 housing units in Pima County.
- ❑ 62% of these units are single-family structures.
- ❑ In 2000, there were 81,293 housing units in Urban County.
- ❑ 65% of these units are single-family structures.



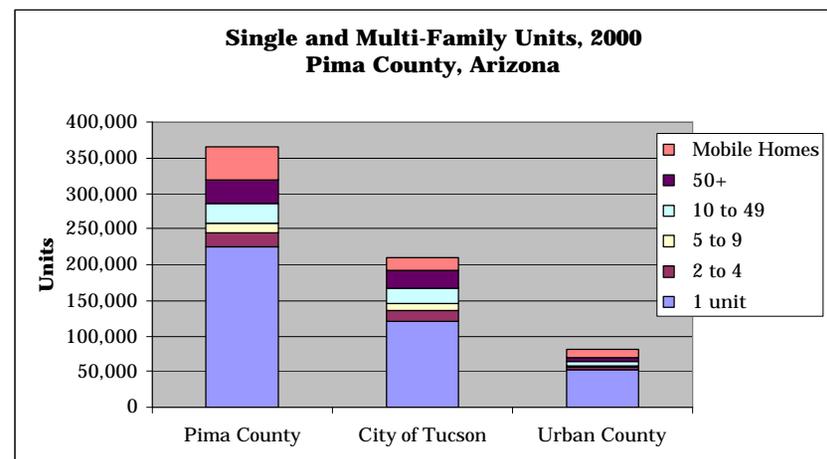
Type of Housing Units

- In 2000, there were 209,792 housing units in Tucson.
- 57% of these were single-family structures.



Single and Multi-Family Units by Sub-Region

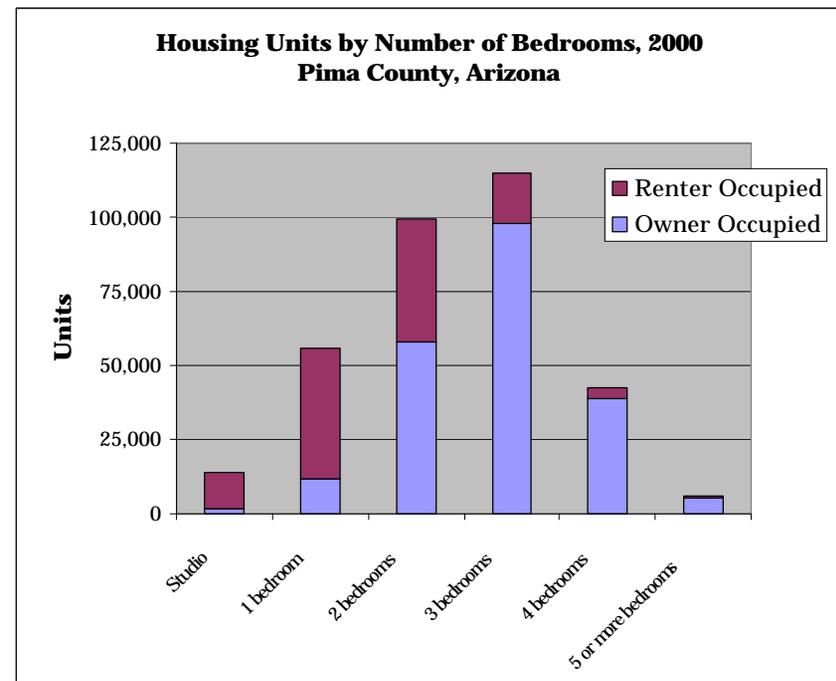
- ❑ Tucson has a higher percentage of multi-family units (35%) and a lower percentage of single-family units (57%) as compared to Urban County or Pima County.
- ❑ Urban County has the lowest percentage of multi-family units, at 21%.
- ❑ Pima County has a higher percentage of mobile homes, at 13% than Tucson, with 8% mobile homes.



Bedrooms in Housing Units

Pima County, 2000

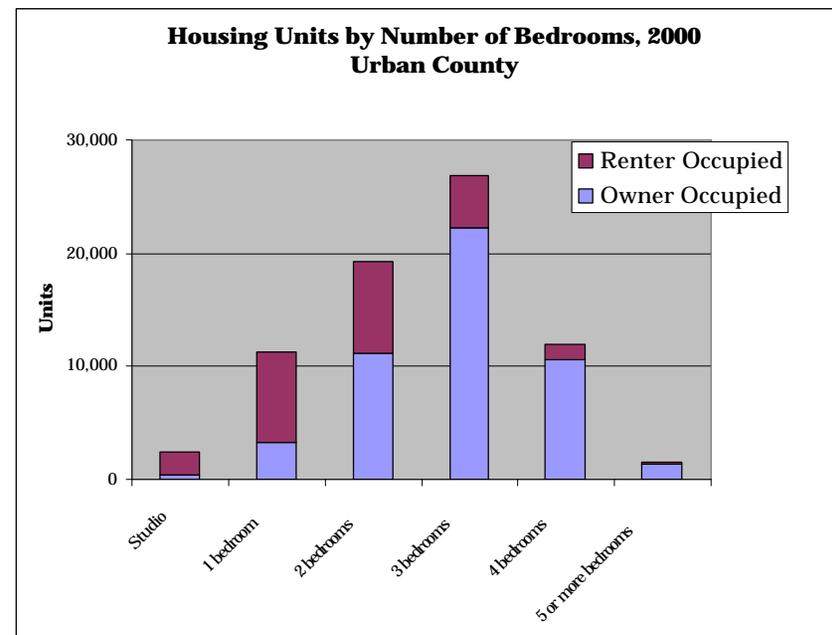
- ❑ There are more 3-bedroom housing units in Pima County than any other size unit.
- ❑ Almost all large units are owner-occupied.
- ❑ Nearly all studio units are rental housing.
- ❑ Most of the rental units are 1 or 2 bedrooms.



Bedrooms in Housing Units

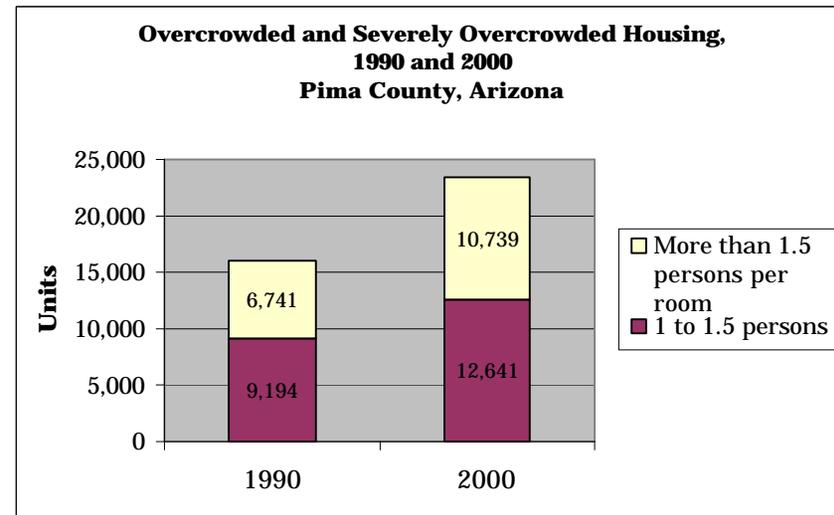
Urban County, 2000

- ❑ There are more 3-bedroom housing units in Urban County than any other size unit.
- ❑ Almost all large units are owner-occupied.
- ❑ Over 80% of studio units in Urban County are rental units.
- ❑ 75% of the rental units in Urban County have fewer than 3 bedrooms.



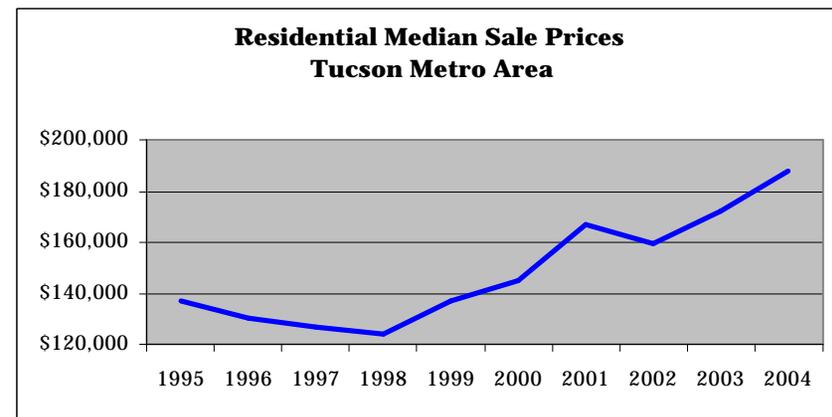
Section 4: Condition of Housing Units

- ❑ Households living in overcrowded conditions increased by 47% in the 1990s.
- ❑ Of the 23,380 overcrowded households in 2000, 46% were living in severely overcrowded conditions.
- ❑ HUD defines units with 1 to 1.5 persons per room as overcrowded.
- ❑ Units with more than 1.5 persons per room are considered severely overcrowded.
- ❑ As evidence of need there were over 1,900 responses to housing and property complaints in 2004



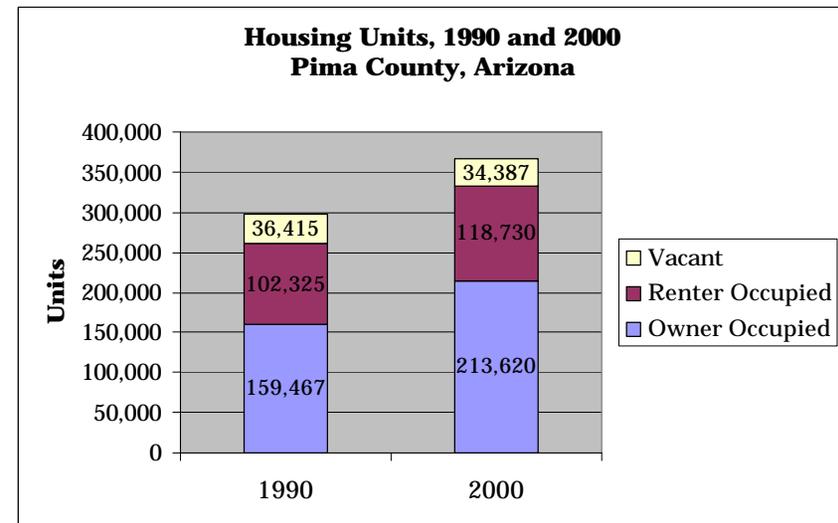
Section 5: Housing Cost and Value

- ❑ The trends in median sale prices of residential homes was obtained from the Tucson Housing Market Letter.
- ❑ In November 2004, the median sale price for a residential home in the Tucson Metro area was \$187,819.
- ❑ Since 1995, the median sale price of single-family homes has increased 37.3%.



Section 6: Housing Availability and Vacancy

- ❑ 68,530 housing units were added between 1990 and 2000, an increase of 23%.
- ❑ Of the units added in the 1990's, 24% were rental units.
- ❑ There was a higher growth rate in households (34%) than housing units between 1990 and 2000.
- ❑ There was a decrease in overall vacancy from 12.2% (36,415) in 1990 to 9.4% (34,387) in 2000 (Source: US Census).





Section 7: Special Needs Housing Supply

- ❑ There is an undersupply of permanent or supportive housing for people with special needs.

Section 8: Subsidized Units

- ❑ In 2004 there were 2,738 homeless single adults and 1,470 homeless persons in families with children for a total of 4,208 homeless persons
- ❑ There are 4,489 HUD Section 8 subsidies
- ❑ Public housing units totaled 1,679 units including 719 for the elderly or disabled adults and 961 units for families

Homeless Facilities:

Part 3: Homeless Needs Table - Individuals				
		Needs	Currently Available	Gap
Beds	Emergency Shelters	525	345	180
	Transitional Housing	959	0	959
	Permanent Supportive Housing	784	434	350
	Total	2268	779	1489
Part 4: Homeless Needs Table - Families				
		Needs	Currently Available	Gap
Beds	Emergency Shelters	533	233	300
	Transitional Housing	982	782	200
	Permanent Supportive Housing	336	226	110
	Total	1851	1241	610



Section 8 Assistance

	<u>Studio</u>	<u>1 bedroom</u>	<u>2 bedroom</u>	<u>3 bedroom</u>	<u>4+ bedroom</u>	<u>Total</u>
Pima County	72	1,156	1,581	1,333	337	4,489

Source: PHA, March 2005



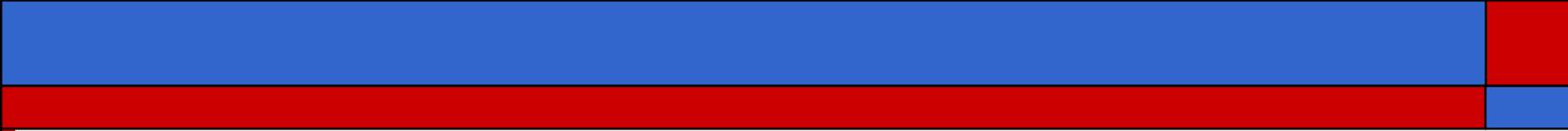
Section 8 Assistance

- ❑ As of March 2005, there were 4,489 active vouchers issued by Section 8 in Pima County.
- ❑ Approximately 400 of these turned over in the previous year.
- ❑ The total number of Section 8 vouchers only increased by 38 from 2002 to 2004.
- ❑ Assuming that 50% of the waiting list is eventually determined to be eligible, the average wait to receive a voucher is just over 1.5 years.



Key Findings – Housing Market Analysis

- ❑ The number of households in Pima County is growing at a faster rate than the number of housing units. There are fewer vacant housing units than in 1990.
- ❑ There has been an increase in the number of households living in overcrowded conditions.
- ❑ Most rental units have one or two bedrooms. Lack of larger rental units contributes to the occurrence of overcrowded conditions.
- ❑ The majority of housing units in Pima County are at risk for lead paint poisoning.
- ❑ There seems to be a shortage of supportive housing units for the mentally ill and persons with HIV/AIDS given the small number of units available, and the large number of these special needs populations.



Chapter 3
Non-Housing Community
Development Needs Assessment



City of Tucson Needs Assessment

- ❑ Public Facilities
- ❑ Infrastructure
- ❑ Economic Development
- ❑ Demolition & Clearance
- ❑ Code Enforcement
- ❑ Human Services



City of Tucson Public Facilities Need

- ❑ **Park and Recreation** facilities are over-utilized and need to be enhanced to meet community demand and expectations
 - community meeting space
 - youth centers
 - centers for elderly
 - lighted exterior recreation and exercise facilities
 - interior recreation and exercise facilities

- ❑ **Public Facilities** that house public service agencies need to be expanded, replaced and repaired



City of Tucson Infrastructure Need

- ❑ **Aging of infrastructure:** The City of Tucson has been continually inhabited since 500 A.D. The Hohokoms resided on the banks of the Santa Cruz River at the foot of “A mountain”, a geologic feature near Tucson’s downtown. Infrastructure was developed over many years and has aged in place, no longer meeting demand.
- ❑ **Absence of infrastructure:** Tucson expanded at a tremendous rate post WWII, resulting in development outside incorporated limits without the benefit of building codes, resulting in the lack of curbs, sidewalks, street lights and storm sewers.



City of Tucson Economic Development Need

- ❑ Jobs are plentiful but wages are low
- ❑ Workforce is not well trained
- ❑ Youth unemployment is high
- ❑ Designated Redevelopment Areas and the Central Business District (Rio Nuevo)
 - lack of core businesses, retail and restaurants
 - lack of parking
 - distressed store fronts
 - high vacancy rates



City of Tucson Demolition/Clearance and Code Enforcement

- ❑ Large number of vacant and neglected houses within the City that are attractive nuisances and contribute to slum and blight
- ❑ Significant number of non-residential properties that are vacant and contribute to slum and blight
- ❑ Large number of occupied housing units that do not meet current codes



City of Tucson Human Services

- ❑ The Bi-Annual Human Services Plan is the planning document that forms the City's allocation of resources for human services.

- ❑ The Human Service Plan categorizes the community's need into four broad areas and twelve sub-categories:
 - **People in crisis**
 - ❑ Domestic Violence/Sexual Assault Services
 - ❑ Emergency Assistance and Shelter

 - **Support Services**
 - ❑ Client Assessment/Case Management/Transitional Shelter
 - ❑ Counseling
 - ❑ Health & Safety
 - ❑ Independent Living /Elderly



City of Tucson Human Services (Continued)

- ❑ Youth Development
 - Childcare and Early Development
 - Delinquency Programs
 - Parenting Education and Support

- ❑ Individual Development
 - Community Involvement
 - Education, Job training and Placement
 - Recreation and Enrichment

*the non-permanent housing needs for the special and homeless populations are incorporated into the the Bi-Annual Human Services Plan.



City of Tucson Summary of Key Findings

- ❑ Demand exceeds available resources for public facilities, human services and infrastructure
- ❑ Additional funding sources are needed
- ❑ Entitlement funds should be leveraged
- ❑ City's role in Human Services is that of a gap funder
- ❑ There needs to be a link between housing providers and social service providers
- ❑ There is blight in the community, necessitating enhanced code enforcement and demolition



Pima County Needs Assessment

- ❑ Public and Agency Facilities
- ❑ Infrastructure development or improvement
- ❑ Economic Development
- ❑ Human Services
- ❑ Demolition/Clearance and Code Enforcement

Pima County Public Facilities

- ❑ Rural target areas need to have a community facility for recreational activities, social services, health and nutrition programs, and childcare activities. In addition, seniors and youth need a place to congregate.
- ❑ Modernization improvements are needed for communities that have existing aging facilities, including accessibility improvements for the handicapped.
- ❑ Rural target areas need parks or improvements to existing parks
- ❑ Other public facility needs:
 - Health care
 - Solid Waste
 - Asbestos Removal
 - Non-Residential Historic Preservation
 - Fire Protection





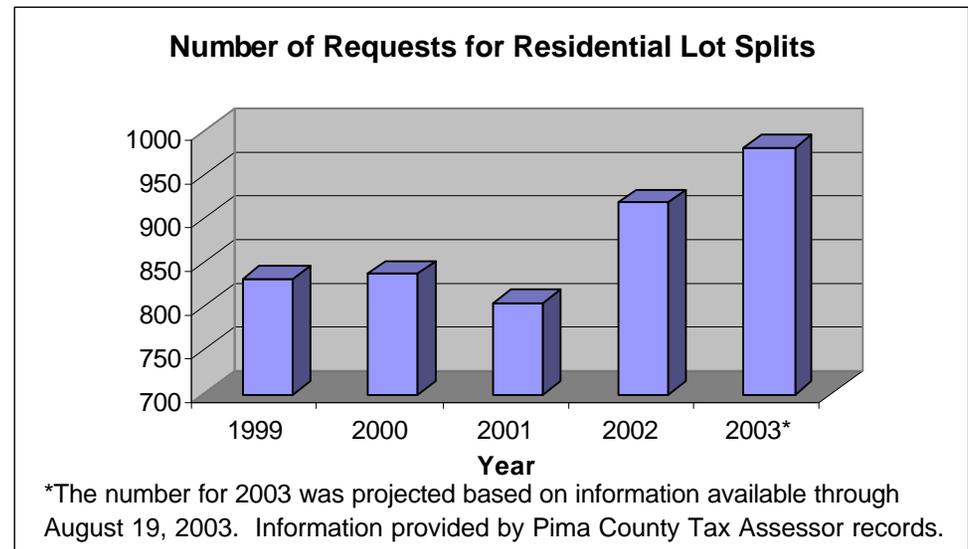
Pima County Infrastructure

- ❑ Water Improvements
 - Water systems in rural areas need improvements: lines, pumps, meters and water supply systems
- ❑ Sewer
 - Most rural areas are on septic tanks and lack public sewer and wastewater removal services
- ❑ Other
 - Street improvements: sidewalks and street lighting
 - Flood control: rural areas need drainage to control flooding
 - Wildcat Development: increases the cost of providing services

Wildcat Development

- Unregulated lot splitting results in
 - Increased cost of services for Pima County residents
 - Lost property tax revenue for Pima County
 - Substandard roadways and other infrastructure
 - Lack of services for residents
 - Unplanned communities

- Growing problem in unincorporated Pima County, as illustrated by the chart. Each request can be for 1 to 5 units.





Pima County Economic Development

- ❑ Rural areas lack skilled workers for specific business, and lack local job training opportunities.
- ❑ Rural areas have small local markets for the goods and services they offer.
- ❑ Loans for small businesses are difficult to obtain.
- ❑ Lack of lending institutions in most of the rural target areas.



Pima County Demolition/Clearance and Code Enforcement

- ❑ Improve the safety and physical appearance of communities and neighborhoods by clearing or demolishing dilapidated, dangerous and unoccupied structures that contribute to slum and blight and/or do not meet current codes.



Pima County Human Services

- ❑ Non-profit agencies provide Health and Human Services in rural areas, however, capacity is lacking for facilities in providing comprehensive services. Additional and improved operating space, either through acquisition or rehabilitation, is needed.
- ❑ Crime and gang prevention programs are needed to reduce crime rate.
- ❑ Youth programs such as after school and child care are needed to provide positive alternatives to young people and families.
- ❑ Support services for domestic and homeless shelters.



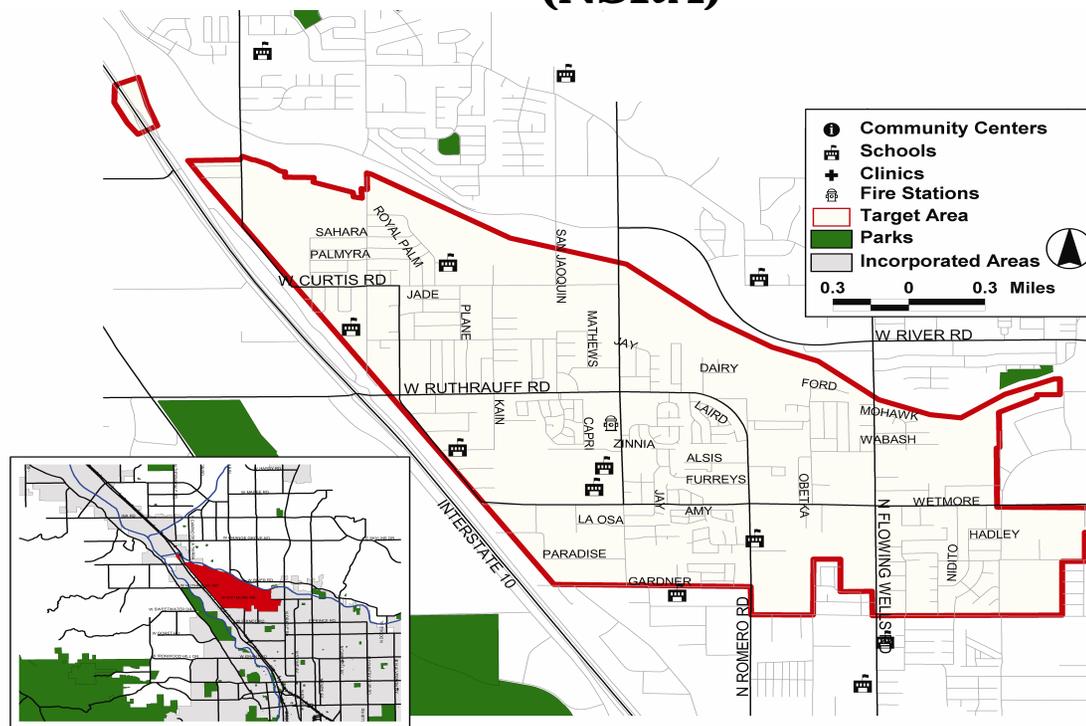
Pima County Neighborhood Redevelopment & Revitalization

- Flowing Wells Neighborhood Revitalization Strategy Area (NSRA)
 - Three requirements of NSRA's
 - The area must be contiguous
 - The area must be primarily residential
 - The area must contain a high percentage of low- and moderate-income residents (figure determined by the US Department of Housing and Urban Development)

 - Issues in Flowing Wells
 - Public safety
 - Neighborhood Appearance
 - Housing
 - Infrastructure
 - Social Services
 - Education
 - Code Enforcement
 - Economic and Job Opportunities

Neighborhood Redevelopment & Revitalization

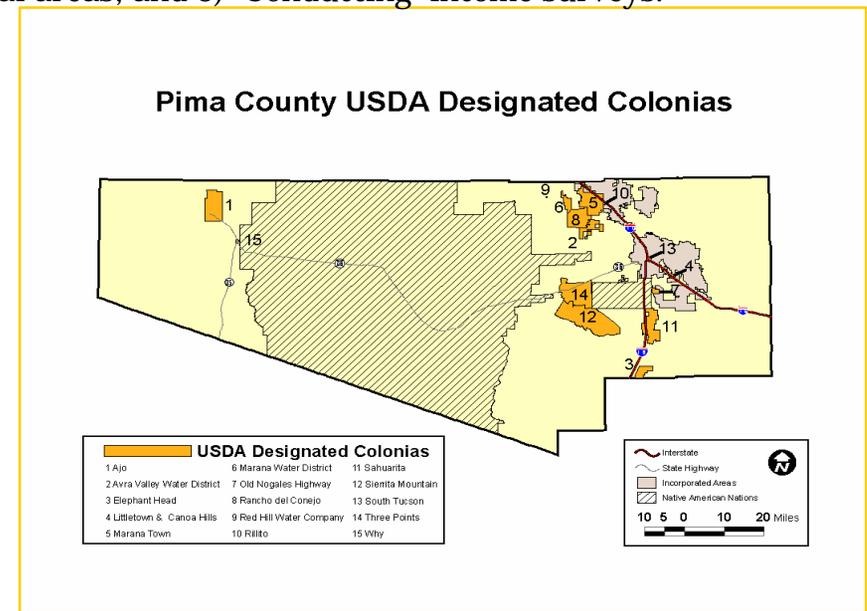
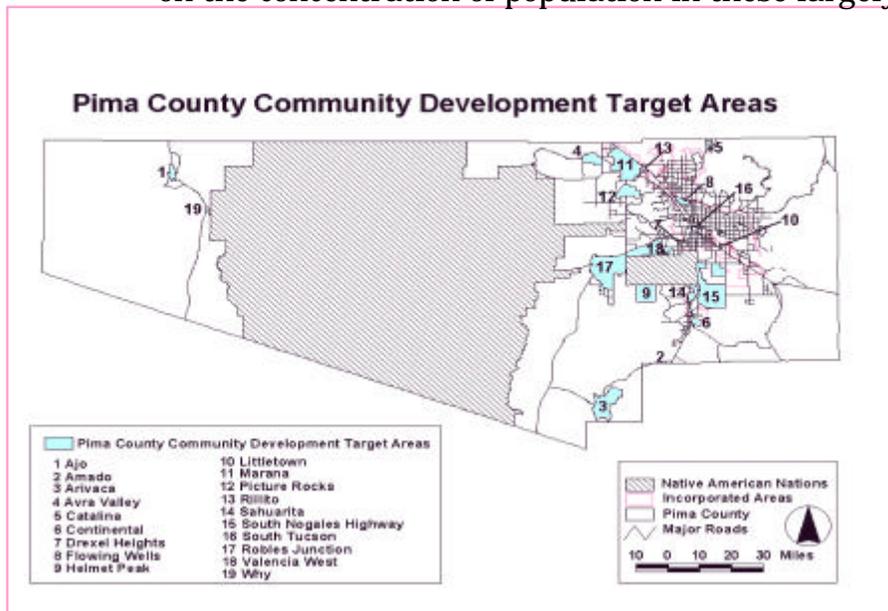
Flowing Wells Neighborhood Revitalization Strategy Area (NSRA)



Flowing Wells Neighborhood Revitalization Strategy – prepared by ESI Corp, June 29, 2001

Colonias and Target Areas

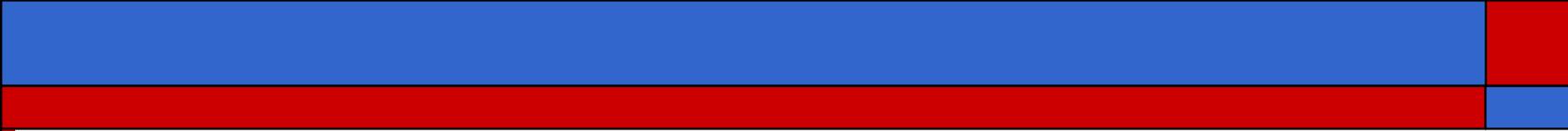
- Designated Colonias: In Arizona, Colonias encompass communities of all types and sizes, both incorporated and unincorporated, that meet the federal definition of lacking sewer, wastewater removal or decent housing. As of July 2003 the Pima County Board of Supervisors has designated 15 Colonias.
- Target Areas: Target areas are areas targeted for assistance based on household income. To be eligible, the target area must have more than 51% of the households below 80% of the median income as determined by HUD based on the U.S. Decennial Census. Three methods were used to delineate these areas: 1) Selecting Census Tract Block Group parts which when combined had more than 51% low-moderate income; 2) Selecting parts of Census Tract Block Groups which are vast and whose population is concentrated in small geographic areas. Target areas were delineated as part of these larger areas based on the concentration of population in these largely rural areas; and 3) Conducting income surveys.



Pima County Summary of Key Findings

- ❑ Assistance is targeted to low-income communities and neighborhoods that are designated as target areas, Colonias and one NRSA.
- ❑ Pima County works with local governments, other county departments, and communities to address issues affecting the health, safety and welfare of low-income residents
- ❑ Emphasis is placed on using the limited amount of entitlement funds to leverage additional resources.





Chapter 4

Strategic Plan



Strategic Plan

This chapter builds on previous chapters. It presents the priorities of need and proposed uses of federal funding for the next five years for the City of Tucson and Pima County.

Priority needs identified in this Consolidated Plan relate to:

- A. Housing
- B. Homeless
- C. Special Needs
- D. Human Services
- E. Non-housing Community Development Needs
- F. Administration and Planning

City/County Grant Funding Projections

Program	Grant Funding Projections			
	FY 2006		FY 2006-10	
	Tucson	Pima County	Tucson	Pima County
CDBG	\$ 7,061,282	\$ 2,881,675	\$ 35,305,000	\$ 14,408,375
HOME	\$ 4,431,806	Joint with City	\$ 21,655,000	Joint with City
ADDI	\$ 164,897	Joint with City	\$ 820,000	Joint with City
ESG	\$ 272,706	\$ 110,929	\$ 1,360,000	\$ 554,645
HOPWA	\$ 390,000		\$ 1,950,000	
TOTAL	\$ 12,320,691	\$ 2,992,604	\$61,090,000	\$ 14,963,020

Note: Assumes level funding for Federal entitlement programs



A. Housing Needs

Discussion covers:

- ❑ Housing priority needs
- ❑ Basis of the needs
- ❑ Identification of obstacles to meeting the needs
- ❑ Summary of priorities/objectives/proposed accomplishments
- ❑ Strategies to meet the identified needs

Housing Priority Needs

City of Tucson/Pima County:



- ❑ Development of permanent rental units
 - special needs and homeless populations
 - low-income families
 - large families
- ❑ Development of permanent homeownership units
 - downpayment assistance
 - development of single-family homes
 - pre- and post-homeownership counseling
- ❑ Preservation
 - homeowner-occupied rehabilitation
 - rehabilitation of affordable rental units, including public housing
 - home maintenance



Housing Needs Priorities are Based on the Following:

City of Tucson/Pima County:

- ❑ Large number of cost-burdened households
- ❑ Large number of low-income households
 - Elderly/Disabled
 - Large families
 - Large homeless population
- ❑ Age of housing stock
- ❑ Stress indicators
- ❑ Housing costs increasing faster than wages
- ❑ Low home-ownership rate- especially in the City of Tucson and among minorities throughout Pima County



Obstacles Hindering Affordable Housing

City of Tucson/Pima County:

- ❑ Costs of development
 - land
 - infrastructure
 - construction
- ❑ Lack of vacant developable land
- ❑ Housing costs increasing faster than wages
- ❑ Condition of existing housing stock
- ❑ Predatory lending practices
- ❑ Neighborhood opposition
- ❑ Local development review/permitting process
- ❑ Regulatory barriers

Housing Priority Needs Table

Table 2A										
City of Tucson Priority Housing Needs				Urban Pima County Priority Housing Needs						
Household Type	Income	Priority	Need	Household Type	Income	Priority	Need			
r e n t e r	small	0-30%	H	5293	r e n t e r	small	0-30%	H	1493	
		31-50%	H	4408			31-50%	M	1300	
		51-80%	M	3186			51-80%	H	2090	
	large	0-30%	H	1605		large	0-30%	H	547	
		31-50%	H	1440			31-50%	M	437	
		51-80%	M	1546			51-80%	H	626	
	elderly	0-30%	H	1843		elderly	0-30%	H	726	
		31-50%	H	1919			31-50%	M	957	
		51-80%	M	1312			51-80%	L	1156	
	other	0-30%	H	7385		other	0-30%	M	1615	
		31-50%	H	6057			31-50%	M	1211	
		51-80%	M	3551			51-80%	L	1727	
o w n e r s	small	0-30%	L	1594	o w n e r s	small	0-30%	H	1533	
		31-50%	L	1715			31-50%	H	2021	
		51-80%	H	654			51-80%	L	4458	
	large	0-30%	L	469		large	0-30%	H	582	
		31-50%	L	1040			31-50%	H	990	
		51-80%	H	146			51-80%	L	1716	
	elderly	0-30%	H	2074		elderly	0-30%	H	2259	
		31-50%	H	1988			31-50%	M	3673	
		51-80%	H	527			51-80%	L	6172	
	other	0-30%	L	1249		other	0-30%	M	1231	
		31-50%	L	855			31-50%	L	951	
		51-80%	L	139			51-80%	L	1614	

City of Tucson – Summary of Housing Priorities/ Objectives and Proposed Accomplishments

Table 2C			
City of Tucson Summary of Specific Housing Objectives			
Objective Number	Specific Objectives	Performance Measures	Expected Units
Rental Housing Objectives			
1	Increase the supply of affordable rentals for families	Number of units produced	500
2	Reduce the number of elderly cost burdened	Number of units produced	250
3	Increase the supply of affordable rentals for special populations	Number of units produced	200
4	Preserve units as affordable rental	Number of units retained	500
Owner Housing Objectives			
1	Increase the supply of affordable home ownership units	Number of units produced	325
2	Preserve existing housing stock	Number of units rehabilitated	2500
3	Increase affordability through downpayment assistance	Number of home owners assisted	500
4	Lead free homes	Number of units assisted	100

Pima County – Summary of Housing Priorities/ Objectives and Proposed Accomplishments

Table 2C Pima County Summary of Specific Housing Objectives			
Objective Number	Specific Objectives	Performance Measures	Expected Units
Rental Housing Objectives			
1	Rental Housing Development	# of units of affordable rental or unit-years of affordability	200
2	Rental Housing Development for Disabled pops	# of units of affordable rental	100
3	Rental housing for elderly	# of units of affordable rental	200
4	Perservation of existing affordable rental housing including rehab	# of units of preserved	100
Owner Housing Objectives			
1	Downpayment assistance for 1st time buyers	Number of buyers assisted	500
2	Development of single family homes	Number of affordable homes built	250
3	Acquisition/ Rehab/ resale	Number of homes purchased and resold	30
4	Homebuyer Counseling/Training	Number of buyers successfully purchasing homes	500
5	Owner Occupied Rehab	# of units repaired/preserved	3500
6	Demolition/reconstruction	# of units rebuilt	10



Strategies to Meet the Identified Housing Needs

City of Tucson/Pima County:

1. Development of affordable housing: funds will be earmarked for land acquisition, demolition, downpayment assistance, new construction, rehabilitation of existing housing for affordable ownership and rental housing.
2. Preservation of affordable housing stock: funds will be earmarked for owner-occupied housing rehabilitation and rental rehabilitation.
3. Encourage leverage:
 - downpayments
 - state/local housing trust and bond funds
 - private equity
 - program income
4. Development of mechanisms to provide relief from impact fees for developers of affordable housing
5. Development of better understanding in the community, as well as the development community, of affordable housing concepts, to ensure acceptability.
6. Streamline development review process for affordable housing producers
7. Increase information available to consumers regarding home purchasing and maintenance
8. Establishment of housing trust funds.



B. Homeless Needs

Discussion Includes:

- Homeless priority needs
- Basis of the needs
- Identification of obstacles to meeting the needs
- Summary of priorities/objectives/proposed accomplishments
- Strategies to meet the identified needs



Homeless Priority Needs

City of Tucson/Pima County:

- ❑ Develop more permanent supportive housing
 - chronic substance abusers
 - seriously mentally ill
 - persons living with HIV/AIDS
 - disabled

- ❑ Develop more transitional housing with support services, including employment and vocational training
 - youth
 - families
 - individual

- ❑ Decrease incidents of chronic homelessness
 - increase availability of permanent supportive housing units
 - explore housing first as model for housing chronic and difficult-to-house populations



Homeless Needs Priorities are Based on the Following:

City of Tucson/Pima County:

Priorities are based on those established in the community's Continuum of Care prepared by the Tucson Planning Council for the Homeless

- large number of homeless individuals and families in the community
- need for services linked to housing
- gaps identified in Continuum of Care gaps analysis
- HUD's stated goal to eliminate chronic homelessness within 10yrs



Obstacles Hindering Ability to Meet the Needs of the Homeless Population

City of Tucson/Pima County

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

Homeless Priority Needs Table

City of Tucson and Pima County Homeless Needs Table					
Part 1: Homeless Population		Sheltered		Un-sheltered	Total
		Emergency	Transitional		
1. Homeless Individuals		466	552	1720	2738
2. Homeless Families with Children		63	192	228	483
	2a. Persons in Homeless-with-Children Families	216	560	694	1470
Total		682	1112	2414	4208
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total
1. Chronically Homeless			72	619	691
2. Severely Mentally Ill			397	0	397
3. Chronic Substance Abuse			667	0	667
4. Veterans			226	0	226
5. Persons with HIV/AIDS			50	0	50
6. Victims of Domestic Violence			225	0	225
7. Youth (Under 18 years of age)			2	0	2
Part 3: Homeless Needs Table - Individuals		Needs	Currently Available		Gap
Beds	Emergency Shelters	525	345		180
	Transitional Housing	959	0		959
	Permanent Supportive Housing	784	434		350
	Total	2268	779		1489
Part 4: Homeless Needs Table - Families		Needs	Currently Available		Gap
Beds	Emergency Shelters	533	233		300
	Transitional Housing	982	782		200
	Permanent Supportive Housing	336	226		110
	Total	1851	1241		610

City of Tucson – Summary of Homeless Priorities/ Objectives and Proposed Accomplishments

Table 1C
City of Tucson Summary of Specific Homeless Objectives

Objective Number	Specific Objectives	Performance Measures	Expected Units
1	Increase supply of transitional housing for individuals	# of units produced	28
2	Increase supply of permanent housing for individuals	# of units produced	35
3	Increase supply of shelters for individuals	# of units produced	180
4	Increase supply of transitional housing for families	# of units produced	200
5	Increase the supply of permanent housing for families	# of units produced	100
6	Increase the supply of shelters housing for families	# of units produced	300
7	Fund homeless prevention and supportive services	Reduce unmet need	5% reduction

Pima County – Summary of Homeless Priorities/ Objectives and Proposed Accomplishments

Table 1C
Pima County Summary of Specific Homeless

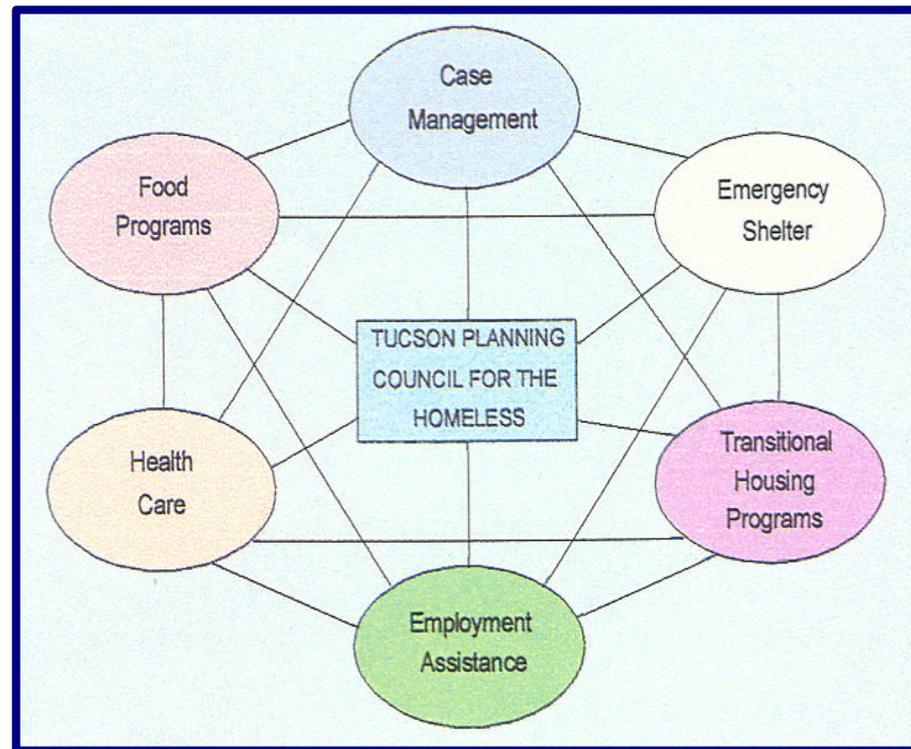
Objective Number	Specific Objectives	Performance Measures	Expected Units
1	Operating subsidies for Homeless/DV Shelters	# of units assisted	100
2	Prevention of Homelessness	# of families receiving assist	250
3	Case Management and Essential Services	# of clients receiving assist	1250
4	Development of supportive rental housing	# of units of supportive housing developed	200

Homeless Continuum of Care Overview

Tucson Planning Council for the Homeless

TPCH's goals are:

- ❑ To serve as an advocate for the homeless;
- ❑ To provide leadership, expertise and advice to local planning and funding bodies on issues that impact on services to homeless populations;
- ❑ To increase community awareness and support for homeless people, homeless issues, the Tucson Planning Council for the Homeless and service provider organizations.





Strategies to Meet the Identified Homeless Needs

City of Tucson/Pima County:

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



C. Special Needs Population

Discussion Includes:

- ❑ Special needs
- ❑ Basis of the needs
- ❑ Identification of obstacles to meeting the needs
- ❑ Summary of priorities/objectives/proposed accomplishments
- ❑ Strategies to meet the identified needs

Special Needs Priorities



City of Tucson/Pima County

- ❑ Lack of transitional housing/permanent housing and support services for following populations:
 - seriously mentally ill
 - persons living with HIV/AIDS
 - elderly
 - youth
 - disabled
 - substance abusers
- ❑ Home adaptations for elderly and special needs population
- ❑ Enhanced social services for elderly and special needs populations



Special Needs Priorities Are Based on the Following:

City of Tucson/Pima County

- ❑ Number of cost-burdened households by sub-population
- ❑ Increasing age of the population
- ❑ Number of disabled persons residing in the jurisdiction
- ❑ Number of persons infected with AIDS/HIV residing in jurisdiction
- ❑ Under-served youth as identified by stakeholders in planning sessions
- ❑ Lack of vocational/skills/job training for special populations
- ❑ Lack of affordable housing that is located near public transportation and services
- ❑ Lack of rental housing that is affordable to ver- and extremely-low-income residents



Obstacles Hindering Ability to Meet Special Needs Population

City of Tucson/Pima County

- ❑ Lack of community understanding of the needs of various sub-populations
- ❑ High costs associated with providing housing and multiple services needed to meet the needs of these populations
- ❑ Lack of coordination among affordable housing providers and service providers
- ❑ Insufficient funding for services and housing
- ❑ Lack of vocational/skill/job training for special populations
- ❑ Large geographical area of Pima County
- ❑ Limited availability of Public Housing and Section 8 vouchers

City of Tucson – Summary of Special Needs Priorities/ Objectives and Proposed Accomplishments

Table 1C
City of Tucson Special Needs Objectives

Objective Number	Specific Objectives	Performance Measures	Expected Units
1	Fund services for elderly and frail elderly persons	# of persons served	3000
2	Fund accessibility programs	# of units made accessible	150
3	Fund services for SMI populations	# of clients served	300
4	Fund services for disabled populations	# of clients served	4500
6	Fund services for victims of domestic violence	# of clients served	7500
7	Fund services for persons with HIV/AIDS	# of clients served	980



Pima County – Summary of Special Needs Priorities/ Objectives and Proposed Accomplishments

Table 1C
Pima County Special Needs Objectives

Objective Number	Specific Objectives	Performance Measures	Expected Units
1	Development of Rental Housing for Elderly	# of units developed	200
2	Reverse Mortgage Program	# of clients assisted	250
3	Home Adaptions for Disabled	# of units adapted	150
4	Development of Rental Housing for Special Needs Population	# of units developed	200

City of Tucson – Special Needs Summary

Table 1B
City of Tucson Summary of Special Needs Table
(Units of Service per year)

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

* Primarily City General Funds

** HOPWA Funds

***Cases reported to law enforcement



Pima County – Special Needs Summary

Table 1B
Pima County Special Needs Table

Special Needs Subpopulations	Priority	Need	Dollars	Goals
Elderly/Frail Elderly	High	120,000	\$200,000	2,000
Developmentally/Physically Disabled	High	35,500	\$250,000	150
Other (Domestic Violence victims)	High	16,000	\$450,000	4,250



Strategies to Meet the Identified Special Needs

City of Tucson/Pima County:

- ❑ Link service providers more closely with housing providers
- ❑ Increase supply of transitional and permanent affordable housing
- ❑ Encourage the development of market-rate housing that better suits the needs of an aging population
- ❑ Increase the number of accessible housing units
- ❑ Enhance the availability of services for sub-populations
- ❑ Fund vocational/skills/job training programs targeted to sub-populations
- ❑ Provide tenant-based rental assistance
- ❑ Leverage resources to develop permanent supportive housing for special needs populations.



D. Human Services

Discussion Includes:

- ❑ Ranking of human service needs
- ❑ Basis of the needs ranking
- ❑ Identification of obstacles to meeting the needs
- ❑ Summary of priorities/objectives/proposed accomplishments
- ❑ Strategies to meet the identified needs



Human Services Priorities

City of Tucson:

- ❑ **Crisis Assistance:** Encourage and maintain a coordinated community response to individuals in crisis to arrest, stabilize, and link client to appropriate support services.
- ❑ **Support Services:** Promote a safe community with access to essential services for all residents, particularly vulnerable persons and persons with barriers to achieving optimum independence.
- ❑ **Youth and Early Childhood Development and Support:** Promote opportunities that assist youth in making responsible and healthy decisions.
- ❑ **Individual Development:** Programs targeted at youth and other special populations that builds skills, contributes to a skilled work force, promotes cultural richness and healthy life styles

Pima County:

- ❑ Accessible social services for elderly/disabled, as required by the American Disability Act
- ❑ Transportation services for elderly, disabled and youth
- ❑ Senior nutrition programs
- ❑ Affordable childcare
- ❑ Health services
- ❑ Summer and after-school youth programs
- ❑ Crime awareness and prevention programs
- ❑ Employment and training programs
- ❑ Substance abuse prevention programs
- ❑ Fair housing counseling programs
- ❑ Other public services needs



Human Services Needs Priorities are Based on the Following:

City of Tucson:

- ❑ The basis for ranking these priorities is the Human Services Plan. This document allocates funds set aside for human services. Mayor and Council adopted the 2005/2006 Human Services Plan in April 2004. The next planning process will begin in the fall of 2005.
- ❑ Services for the homeless and special populations are incorporated into the City Humans Services Plan
- ❑ The City of Tucson historically allocates over \$30,000,000 to Human Services. The majority of this funding is City general funds. City historically allocates the maximum amount of CDBG funds allowed, currently capped at 15% of the grant amount, which in FY 05 was \$1,118,000.

Pima County:

- ❑ Pima County Community Development and Neighborhood Conservation Department needs assessment of the county for 2006-2010.
- ❑ Pima County Capital Improvement Plan.
- ❑ Submitted CDBG Proposals for 2005-2006.
- ❑ Interviews with local governments, county staff, and non-profit agencies.
- ❑ Public meetings that were held between November 2004 and January 2005.

The basis for needs ranking were established using the following methodology.

- ❑ Submitted needs that included a dollar value were deemed a priority and summed together to generate the total needs estimate.
- ❑ Staff perspectives.



Obstacles Hindering Ability to Meet Human Services Needs

City of Tucson:

- ❑ Too many agencies competing for limited resources
- ❑ Lack of inter-agency coordination
- ❑ Funding insufficient to conduct necessary follow-up
- ❑ Lack of coordination between housing providers and service providers
- ❑ Certain populations not accessing available services, need for targeted outreach

Pima County:

- ❑ Limited availability of funds.
- ❑ Lack of public facilities in rural communities to provide services.
- ❑ Absence of non-profit agencies that are able to provide direct services due to the size of the County.

Human Services Priority Needs Table

Table 2B
City of Tucson Priority Human Services Needs
(Annual)

Human Service	Priority	Need	Dollars	Goals: # of contracts
Youth Development	M	\$ 1,800,000	625,000 cdbg 30,000	25 2
Crisis	H	\$ 1,700,000	gf 500,000 esg 250,000 cdbg 500,000	20 25 10
Supportive Services	H	\$ 2,600,000	gf 600,000 cdbg 250,000	24 10
Individual Development	M	\$ 2,900,000	gf 800,000 cdbg 375,000	32 15
Neighborhood Capacity Building	M	180 neighborhoods	80,000 *	20

* Primarily funded by City General Funds

Need: actual amount requested by respondents to RFP

Human Services Priority Needs Table

Table 2B
Pima County Priority Human Services Needs

Human Service	Priority	Need (5 yrs)	Dollars	Goals
Handicap Services	High	5	\$250,000	5
Transportation Services	High	20	\$100,000	2
Substance Abuse Services	High	5	\$500,000	10
Employment Training	High	5	\$100,000	2
Health Services	High	20	\$250,000	5
Anti-Crime Programs	High	7	\$500,000	5
Youth Programs	High	20	\$625,000	10
Legal Services	High	2	\$275,000	10
Senior Programs	High	18	\$250,000	10

City of Tucson – Summary of Priorities/ Objectives and Proposed Accomplishments

Table 2C
City of Tucson Summary of Human Services
(Annually)

Objective Number	Specific Objectives	Performance Measures CDBG Funded	Expected Units of Service
1	Fund Domestic Violence Services	Number clients served	7,500
2	Fund Shelter and Support Services	Number clients served	15,000
3	Fund Client Assessment and Case Management Services	Number clients served	1,500
4	Fund Counseling and Mental Health Services	Number clients served	300
5	Fund Health and Safety Services	Number clients served	300
6	Fund Independent Living Services	Number clients served	250
7	Fund Childcare and Child Development Services	Number clients served	1,500
8	Fund Delinquency Prevention & Intervention Services	Number clients served	1,500
9	Fund Parenting Education & Support Services	Number clients served	500
10	Fund Community/Neighborhood Development Services	Number clients served	20
11	Fund Education, Job Training/Placement Services	Number clients served	1,000
12	Fund Recreation and Enrichment Services	Number clients served	4,000

Pima County – Summary of Priorities/Objectives and Proposed Accomplishments

Table 2C
Pima County Summary of Human Services
(Annually)

Objective Number	Specific Objectives	Performance Measures	Expected Units
1	Operating Costs of Homeless/Aids Patients	Number of persons benefiting	900 per year
2	Public Services (General)	Number of persons benefiting	29,000 per year
3	Senior Services	Number of persons benefiting	290 per year
4	Legal Services	Number of persons benefiting	40 per year
5	Youth Services	Number of persons benefiting	140 per year
6	Crime Awareness-Prevention	Number of persons benefiting	5,490 per year



Strategies to Meet the Human Services Needs City of Tucson

- ❑ **Crisis Assistance:**
 - provide comprehensive services to victims of domestic violence and sexual assault on a 24/7 basis
 - increase number of shelter beds
 - fund prevention and intervention programs
- ❑ **Support Services:**
 - provide case management services by sub-population
 - provide counseling services for sub-populations
 - provide health and safety programs to sub-populations, particularly those in the notch group not covered by AHCCCS
 - provide for programs that promote independent living
- ❑ **Youth and Early Childhood Development and Support:**
 - Fund programs that are co-located or readily accessible from schools
 - Fund programs targeted at special needs populations
- ❑ **Youth and Early Childhood Development Support (Continued)**
 - Fund programs that provide a link to services for parents
 - Fund programs offered at non-traditional times
 - Fund delinquency prevention/intervention programs
 - Fund programs that target both traditional and non-traditional families
- ❑ **Individual Development:**
 - Fund programs that expand and enhance effectiveness of existing programs
 - Fund programs that provide for meaningful use of volunteers
 - Fund programs that incorporate leadership development
 - Fund job training/skill enhancement programs that are linked to support services such as daycare and transportation
 - Fund programs targeted at youth 12-23 years of age



Strategies to Meet the Human Services Needs Pima County

CDBG PRIORITIES

- ❑ Transportation
 - vans for disabled programs
 - senior vans
 - vans for youth programs
- ❑ Youth
 - childcare scholarships
 - after-school programs
 - summer youth programs
- ❑ Senior/Youth Health and Nutrition Programs
- ❑ Substance Abuse Prevention Services
- ❑ Employment Training Opportunities
- ❑ Legal Services
 - fair housing counseling
 - landlord/tenant counseling and legal representation
- ❑ Anti-Gang and Crime Programs



E. Non-Housing Community Development Needs

Discussion Includes:

- ❑ Non-housing community development needs
- ❑ Basis of the needs ranking
- ❑ Identification of obstacles to meeting the needs
- ❑ Summary of priorities/objectives/proposed accomplishments
- ❑ Strategies to meet the identified needs



Non-Housing Community Development Priorities

City of Tucson:

- Park and Recreation facilities
- Facilities owned by agencies
- Infrastructure improvements
 - street lighting
 - sidewalks
 - public transportation
 - storm sewers
- Jobs and workforce development
- Redevelopment areas, including downtown
- Code enforcement/elimination of slum and blight
- Human services programs, including services for the homeless and other special populations

Pima County:

- Lack of infrastructure and public facility needs
- Need for improvements to business districts
- Demolition
- Code enforcement
- Historic preservation



Non-Housing Community Development Priorities are Based on the Following:

City of Tucson:

- ❑ **Parks and Recreation** - Master Plan and the City Capital budget indicates demand beyond projected funding capacity from the City General fund
- ❑ **Agency-Owned Public Facilities** - funded at less than 10 percent of the requested amount
- ❑ **Infrastructure** - aging or absent in many areas of town. The City Capital budget depicts unmet need
- ❑ **Jobs** - Household median income is low compared to the national average
- ❑ **Workforce Development** - high rate of high school drop outs. Workforce Investment Board (WIB) priority
- ❑ **Youth Employment** - lack of jobs and insufficient public transportation
- ❑ **Redevelopment Areas** - Mayor and Council formally adopted several area redevelopment plans

Pima County:

- ❑ Pima County Community Development and Neighborhood Conservation Department needs assessment of the county for 2006-2010.
- ❑ Pima County Capital Improvement Plan.
- ❑ Submitted CDBG Proposals for past three years.
- ❑ Interviews with local governments, county staff, and non-profit agencies.
- ❑ Public meetings held between November 2004 and January 2005.

The priority non-housing community development needs were established using the following methodology:

- ❑ Submitted needs that included a dollar value were deemed a priority and summed together to generate the total needs estimate.
- ❑ Staff perspectives.



Obstacles Hindering Ability to Meet Non-Housing Community Development Needs

City of Tucson:

Park and Recreation:

- ❑ insufficient funding to enhance current regional facilities
- ❑ lack of land for regional facilities
- ❑ insufficient funding to enhance linear, neighborhood and pocket parks
- ❑ population growth creating additional demand

Agency-Owned Public Facilities:

- ❑ lack of funding

Infrastructure:

- ❑ under capitalized

Workforce training/Youth employment:

- ❑ high dropout rates
- ❑ insufficient public transportation
- ❑ lack of jobs for youth

Code enforcement

- ❑ lack of funding
- ❑ disparate enforcement

Pima County:

- ❑ Limited availability of funds.
- ❑ Lack of facilities needed to provide services in rural Pima County.
- ❑ Absence of needed infrastructure in incorporated and unincorporated regions.
- ❑ Size of Pima County.
- ❑ Pima County is the only government that serves one third of the entire County's population.

City of Tucson Non-Housing Community Development Priority Needs Table

Table 2B City of Tucson Priority Non-Housing Community Development Needs (Annual)				
Community Development Needs	Priority	Need	Dollars	Annual Goal
Public Facility Needs:				\$ 5,000,000
Park Facilities	H	*	\$ 40,998,000	
Agency Owned Public Facilities	L	30 requests	\$ 2,900,000	
Infrastructure:				\$ 3,500,000
Street Improvements	M	*	\$ 97,800,000	
Drainage	L	*	\$ 18,800,000	
Street Lighting	H	*	\$ 5,700,000	
Economic Development:				\$ 1,500,000
Redevelopment Areas	H	**		
Job Training	H	***		
Youth Employment	H	***		
Demolition/Code Enforcement:				\$ 1,250,000
Housing	H	200	\$ 2,000,000	
Non-Housing	L	50	\$ 2,500,000	

* City of Tucson Capital Improvement Plan

** M&C Approved Area Redevelopment Plans

*** Human Services Plan

Pima County Non-Housing Community Development Priority Needs Table

Table 2B
Pima County Priority Non-Housing Community Development Needs

Community Development Needs	Priority	Need (5 yrs)	Dollars	Goals
Public Facility Needs:				
Neighborhood Facilities ¹	High	20	\$ 100,000	1
Parks and/or Recreation Facilities	High	20	\$ 100,000	2
Health Facilities	High	18	\$ 100,000	1
Non-Residential Historic Facilities	High	2	\$ 100,000	1
Fire Protection	High	19	\$ 100,000	1
Youth Centers	High	20	\$ 100,000	1
Child Care Center	High	20	\$ 100,000	1
Senior Centers	High	20	\$ 100,000	1
Infrastructure:				
Water/Sewer Improvements	High	20	\$ 100,000	2
Street Improvements	High	20	\$ 50,000	1
Sidewalks	Medium	4	\$ 50,000	1
Sewer Improvements	Low	9		0
Flood Control Improvements	Low	20	\$ 250,000	1
Solid Waste Disposal	Low	16	\$ 100,000	1
Asbestos Removal	High	2	\$ 50,000	1
Economic Development:				
Job retention/creation	Low	10	\$ 50,000	1 project
Demolition and Code Enforcement:				
Flowing Wells Code Enforcement Program	High	100	\$ 25,000	25
Demolition of abandoned mobile homes	High	500	\$ 30,000	10

¹Typically when a neighborhood facility is constructed it includes space for youth, child care, senior and recreational services

City of Tucson – Summary of Priorities / Objectives and Proposed Accomplishments

Table 2C
City of Tucson Summary of Non-Housing Community Development Needs

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

Pima County – Summary of Priorities/Objectives and Proposed Accomplishments

Table 1C			
Pima County Summary Non-Housing Community Development Needs			
Objective Number	Specific Objectives	Performance Measures	Expected Units
1	Public Facilities	Number of facilities assisted Number of parks redeveloped	10 2
2	Infrastructure	Number of public infrastructure projects assisted	2
3	Economic Development	Number of businesses assisted Number of jobs created/retained	1 1
4	Demolition/Clearance and Code Enforcement	Number of public infrastructure projects assisted Number of code enforcements issued	20 25
5	Human Services	Number of clients served per year	35,860

Pima County Funding Summary of Needs for Target Areas, Colonias and NRSA

Pima County Non-Housing Community Development Needs Target Areas, Colonias and NRSA											
Location/Project	PUBLIC FACILITIES							INFRASTRUCTURE			
	Neighborhood Facilities	Parks	Health Care Facilities	Solid Waste	Asbestos Removal	Non-Residential Historical Preservation	Fire Protection	Water Improvements	Sewer	Street Improvement	Flood Control
Ajo	\$1,000,000	\$1,000,000		\$75,000	\$25,000	\$2,000,000	\$300,000	\$500,000			
Amado	\$1,000,000	\$500,000		\$25,000							
Arivaca	\$1,000,000	\$1,000,000	\$150,000	\$50,000		\$500,000	\$300,000	\$500,000	\$5,000,000		
Avra Valley	\$1,000,000	\$1,000,000		\$25,000			\$300,000	\$1,000,000			\$16,500,000
Benson Highway											\$1,000,000
Catalina	\$1,000,000	\$1,000,000					\$300,000				\$7,000,000
Continental	\$500,000	\$500,000	\$200,000						\$1,500,000		
Drexel Heights	\$500,000	\$1,000,000					\$300,000		\$1,500,000		
Elephant Head	\$500,000	\$1,000,000					\$300,000				
Flowing Wells	\$2,000,000	\$3,000,000					\$300,000				\$10,000,000
Helmet Peak		\$500,000					\$300,000	\$750,000			
Littletown	\$1,000,000	\$1,000,000									
Marana	\$1,000,000	\$500,000						\$500,000	\$36,000,000		
Picture Rocks	\$500,000	\$2,000,000	\$500,000				\$300,000	\$500,000			
Rillito		\$500,000						\$500,000			
Sahuarita	\$1,000,000	\$1,000,000	\$500,000				\$300,000				
S. Nogales Hwy. Area	\$1,000,000	\$1,000,000					\$300,000	\$750,000	\$9,000,000		
South Tucson	\$1,000,000	\$1,000,000					\$300,000			\$1,200,000	
Southwest Pima County											
Three Points	\$1,000,000	\$500,000	\$600,000				\$300,000	\$1,000,000			
Vail	\$500,000					\$50,000					
Valencia West	\$1,000,000	\$500,000					\$300,000	\$750,000			\$10,000,000
Why	\$500,000							\$500,000			
Countywide										\$198,900,000	
TOTALS	\$17,000,000	\$18,500,000	\$1,950,000	\$175,000	\$25,000	\$2,550,000	\$4,200,000	\$7,250,000	\$53,000,000	\$200,100,000	\$44,500,000

Pima County Funding Summary of Needs for Target Areas, Colonias and NRSA (Continued)

Pima County Non-Housing Community Development Needs Target Areas, Colonias and NRSA						
Location / Project	PUBLIC SERVICES		YOUTH PROGRAMS		SENIOR PROGRAMS	TOTALS
	Transportation Services	Health Care Services	Youth Centers	Child Care Centers	Senior Centers	
Ajo			\$500,000	\$300,000	\$300,000	\$6,000,000
Amado			\$500,000	\$300,000	\$300,000	\$2,625,000
Arivaca		\$400,000	\$500,000	\$300,000	\$300,000	\$10,000,000
Avra Valley			\$500,000	\$300,000	\$300,000	\$20,925,000
Benson Highway						\$1,000,000
Catalina			\$500,000	\$300,000	\$300,000	\$10,400,000
Continental						\$2,700,000
Drexel Heights			\$500,000	\$300,000	\$300,000	\$4,400,000
Elephant Head						\$1,800,000
Flowing Wells			\$500,000	\$300,000	\$300,000	\$16,400,000
Helmet Peak			\$500,000	\$300,000	\$300,000	\$2,650,000
Littletown			\$500,000	\$300,000	\$300,000	\$3,100,000
Marana			\$500,000	\$300,000	\$300,000	\$39,100,000
Picture Rocks		\$1,250,000	\$250,000	\$250,000	\$250,000	\$5,800,000
Rillito			\$200,000	\$100,000	\$100,000	\$1,400,000
Sahuarita		\$1,250,000	\$500,000	\$300,000	\$300,000	\$5,150,000
S. Nogales Hwy. Area			\$500,000	\$300,000	\$300,000	\$13,150,000
South Tucson			\$500,000	\$300,000	\$300,000	\$4,600,000
Southwest Pima County		\$255,000				\$255,000
Three Points		\$400,000	\$500,000	\$300,000	\$300,000	\$4,900,000
Vail						\$550,000
Valencia West			\$500,000	\$300,000	\$300,000	\$13,650,000
Why						\$1,000,000
Countywide	\$12,000,000					\$210,900,000
TOTALS	\$12,000,000	\$3,555,000	\$7,950,000	\$4,850,000	\$4,850,000	\$382,455,000



City of Tucson – Strategies to Meet the Non-Housing Community Development Needs

Parks and Recreation:

- ❑ develop additional funding sources
 - development impact fees
 - user fees
 - leverage additional resources
- ❑ use CDBG as leverage to enhance and develop Parks and Recreation facilities/resources

Agency-owned public facilities:

- ❑ allocate CDBG funding for expanding, replacing and repairing these facilities
- ❑ encourage leveraging of funds
- ❑ encourage consolidation of agencies
- ❑ encourage agencies to share resources, facilities and programs

Infrastructure:

- ❑ enhance aging and absent infrastructure through mechanisms such as the Back to Basics Program

Economic Development:

- ❑ fund workforce development, job creation and retention
- ❑ fund targeted programs in redevelopment areas
- ❑ Fund targeted programs within designated redevelopment areas including the use of the Section 108 Loan Program

Code Enforcement/ Slum Blight Abatement:

- ❑ enhance code enforcement and eliminate blight



Pima County – Strategies to Meet the Non-Housing Community Development Needs

Public Facilities

- ❑ Development or improvements to senior, youth, and child care centers
- ❑ Parks developed and improved
- ❑ Development or improvements to health and food bank facilities

Infrastructure

- ❑ Replacements or improvements of water systems and sewer lines
- ❑ Sidewalks/street improvements
- ❑ Flood control improvements
- ❑ Solid waste disposal improvements
- ❑ Asbestos removal
- ❑ Water system extensions for fire prevention/fire hydrants

Economic Development

- ❑ Development or improvements to business district, including the Flowing Wells Neighborhood Revitalization area
- ❑ Support of micro-businesses, business retention and expansion, technical assistance, and other economic development needs



City of Tucson – Summary of Funding Priorities

CDBG

1. housing preservation/rehabilitation
2. humans services at the allowable 15% cap
3. public facility enhancements
4. code enforcement and slum and blight elimination
5. infrastructure enhancements
6. economic development activities that enhance redevelopment areas and/or create jobs

HOME

1. housing development for all populations
2. downpayment assistance programs
3. rental development projects for target populations
4. tenant-based rental assistance

ESG

1. shelter beds, permanent and transitional housing
2. services
3. prevention programs



Pima County – Summary of Funding Priorities

CDBG

1. Housing
2. Public Facilities
3. Infrastructure Improvements
4. Public Services

HOME Priorities

1. Homebuyer Assistance Programs
2. Rental Housing
3. Preservation of affordable housing

ESG

1. Operation and Maintenance of Shelters
2. Case Management and Outreach
3. Homeless Prevention Activities



F. Administration and Planning

City of Tucson:

Administration:

- ❑ adequately staff programs to ensure the timely management of grant programs, including the availability of technical assistance, contract management and sufficient monitoring
- ❑ ensure that all program requirements are fulfilled
- ❑ leverage resources when possible

Planning:

- ❑ support community development planning, particularly for housing
- ❑ give preferences to planning proposals that target homelessness
- ❑ give preference to planning proposals that promotes fair housing opportunities

Pima County:

- ❑ Administration of CDBG, HOME and ESG programs
- ❑ Technical Assistance and meetings in communities and with non-profit agencies
- ❑ Funding for fair housing activities and for legal services
- ❑ Contract management and monitoring
- ❑ Community research and planning
- ❑ Preparation of the Annual Plan, CAPER and other reports required by HUD
- ❑ Technical assistance and planning with the City of South Tucson, Town of Sahuarita and Town of Marana

HUD Formula Grant Programs (\$12,320,698)

Community Development Block Grant (CDBG): \$7,061,282

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

HOME Investment Partnerships Program (HOME): \$4,431,806

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

HOME American Dream Downpayment Initiative (ADDI): \$164,897

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

Emergency Shelter Grant program (ESG): \$272,706

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

Housing Opportunities for Persons with AIDS (HOPWA): \$390,000

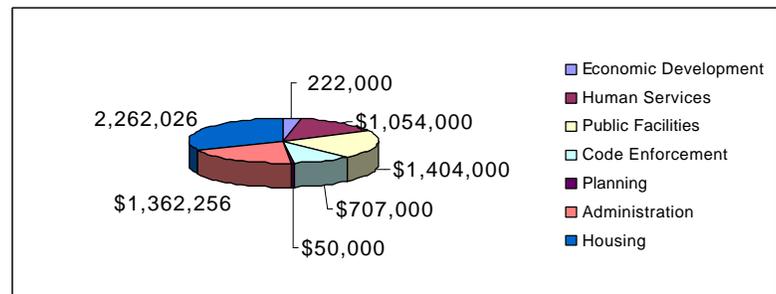
The City will contract with the Southern Arizona AIDS Foundation (SAAF) to provide housing and case management services.

What is the Action Plan?

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

CDBG Funds:

The City's FY 2006 entitlement is \$7,061,282. The following chart illustrates the proportion of CDBG funds used by type of activity. For a complete list of funded programs, see the "FY 2006 CDBG Projects" chart on page 25.



HOME Funds:

HOME entitlement grants are based on the needs of the City of Tucson and Pima County Consortium. The Consortium received \$4,431,000 in FY 2006. The City will fund the following activities with \$2,378,457 in HOME project funds.

Program	Activity	Amount
Housing Development	Develop affordable ownership units	\$1,048,457
Housing Rehabilitation	Rehabilitate owner-occupied homes	\$450,000
Rental Development & Preservation	Develop & preserve rental units	\$880,000
Total		\$2,378,457

A complete description of HOME projects begins on page 182 of the Annual Plan.

Annual Plan Summary Continued

ADDI Funds:

The City's entitlement for FY 2006 is \$164,897. It is estimated that 30 low- and moderate-income first-time homebuyers will receive down payment and closing cost assistance from this funding source.

ESG Funds:

The following table shows how the City's \$272,706 entitlement will be used in FY 2006.

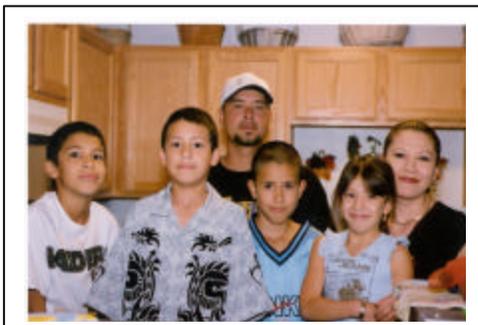
Agency	Program	Amount
Travelers Aid Society	Women in Transition	15,662
Travelers Aid	Crisis Emergency Services	27,979
Travelers Aid	Emergency Shelter Services	39,132
Open Inn	Crisis Assistance and Shelter	95,873
Salvation Army	Emergency Motel Vouchers	51,075
Salvation Army	Family Emergency Assistance	29,349
City of Tucson	Administration	13,636
Total		272,706

A complete description of programs for the homeless can be found on page 186 of the annual Plan.

HOPWA funds:

A total of \$390,000 is available for programs that provide housing opportunities to people with AIDS. The City will contract with Southern Arizona AIDS Foundation (SAAF) to provide the following services to people living with AIDS:

- Case management and outreach
- Transportation
- Emergency rent/Utility payments
- Eyeglasses and other adaptive devices
- Daycare



Pictures of CDBG-funded projects



This year, the Annual Plan format has changed. Each section begins with questions that HUD requires each jurisdiction to address. To distinguish these questions from the document text, they are italicized.

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed during the next year.

Program Year 1 Action Plan Executive Summary:

The Executive Summary is the attached, labeled FY 2006 Annual Action Plan Summary.

General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed during the next year.*
- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.21.5(a)(1)) during the next year and the rationale for assigning the priorities.*
- 3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.*

The City conducts a variety of citywide and neighborhood-specific housing and community development activities that benefit low- and moderate-income households, using federal, state and local resources. The majority of CDBG funds are used for ‘direct benefit’ housing and community development activities that are limited to low- and moderate-income residents citywide.

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

1. Each year the Mayor and Council select seven neighborhoods, one in each Ward, as Back to Basics target areas. This program is intended to rotate funding opportunities to all areas of the City. These neighborhoods receive an investment of CDBG dollars to make improvements based on a neighborhood-driven prioritization process. These target neighborhoods overlay with minority concentration areas.
2. As mentioned above, the majority of the City’s entitlement funding is directed to citywide programs. This is intended to provide access to services to a broad spectrum of clients. Clients who live in areas of minority concentration may receive services in an area of minority concentration or at a location where the service is offered, outside of an area of minority concentration. In either case, entitlement funds are directed to benefit residents of minority concentration areas. The City has more specific information about

clients served at the end of the fiscal year when the Consolidated Annual Performance and Evaluation Report (CAPER) is prepared.

3. In regard to public facilities projects, the City will fund these under the CDBG program if they are located in a designated “low-income” area. Many of these projects are located in areas that are both low-income and minority concentration areas. The City will make these investments to upgrade facilities in areas where there is a disproportionate need or a disparity in the facilities available to the surrounding area.

A map depicting areas of minority concentration can be found on page 171.

In 2006, the following actions will be taken to meet the housing needs of the underserved needs:

Homeowners

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

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

Renters

Section 8 Housing Voucher Program – at least 75% of the families who are admitted into the Voucher Program must be extremely low-income, meaning those with incomes at or below 30 percent of the area median. The 2005 Tucson area median income is \$50,400. The Consortium will provide approximately 4,400 Section 8 Housing Choice vouchers.

Public Housing – 40% of the families admitted into the Public Housing Program must be extremely low-income. 1,679 public housing units will be provided in FY 2006.

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

Managing the Process

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

Lead Agency

The City of Tucson and Pima County formed a HOME consortium in 1992. The City of Tucson Community Services Department is the lead agency for the development of the Consolidated Plan. The City receives funds from five HUD formula grant programs covered by the Consolidated Plan: The Community Development Block Grant (CDBG), HOME Investment Partnerships program (HOME), American Dream Downpayment Initiative (ADDI), Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs.

Consolidated Plan Development

While the City of Tucson serves as the lead agency for development of the Consolidated Plan, a number of other public and private agencies participated in its development. The Institutional Structure portion of this plan fully describes the various entities involved in the development of the Consolidated Plan.

The City and County held six public meetings that were the primary tools for obtaining input from residents and various housing, homeless, special needs and other service providers. The 2006-2010 Consolidated Plan contains a summary report of the meetings, including the names and affiliations of the 160 participants.

Through funding mechanisms, the City of Tucson and Pima County will facilitate coordination between service providers and housing providers.

Citizen Participation

1. *Provide a summary of the citizen participation process.*
2. *Provide a summary of efforts made to broaden public participation in the development of the Consolidated Plan, including outreach to minorities and non-English speaking person, as well as persons with disabilities.*
3. *Provide a summary of citizen comments or views on the plan.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accept.*

The City's goal for citizen participation is to ensure broad participation of city residents and service providers in housing and community development planning, program development and program evaluation.

Revised Community Participation Plan

The 2006-2010 Consolidated Plan includes a revised Citizen Participation Plan. The Plan has been updated to reflect new outreach mechanisms to ensure broad community involvement.

Public Meetings

The City and County hosted a series of six public meetings. City staff undertook a comprehensive outreach approach for the public meetings, including direct mailings and notices in the local paper. The mailing list was comprised of agencies that have responded to previous Requests for Proposals, and other community stakeholders.

Review of the Draft Plan

The draft Consolidated Plan was available on the City of Tucson and Pima County web sites, and public comment was solicited at each meeting.

Citizen comments are located in the Consolidated Plan.

Institutional Structure

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

Community Development Advisory Committee (CDAC)

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

Human Services Plan and Review Committees

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

Delegation of Authority – Environmental Reviews

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

Delegation of Authority - Contracts

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

Lending Institutions

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

City of Tucson and Pima County Consortium

The consortium partners with various levels of government and other major funders, in policy development. Consortium activities in 2006: 1) host the ninth annual affordable housing conference, which is co-sponsored by the County, State and City; and 2) develop the bi-annual Human Services Plan for 2007-2008; 3) City of Tucson and Pima County have entered into an agreement to authorize the City to operate a housing program on behalf of the County in order to provide financial assistance to families who reside in Pima County. The program administration includes fiscal management, planning and contracting requirements.

Public Planning Process

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

Environmental Review Guidebook

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

Pro-Neighborhoods

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

Intragovernmental Coordination

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

Industrial Development Authorities

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

Monitoring

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

Program monitoring for CDBG and HOME regulatory compliance will occur on a continual basis during FY 2006.

Subrecipient Orientation

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

Pre-Award Screening

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

Post-Award Monitoring

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

In addition:

- City staff used the Monitoring HOME Program Performance model developed by HUD to ensure compliance with HOME rules and regulations.
- Public facility and infrastructure projects with Davis-Bacon requirements are implemented, administered and monitored in compliance with the appropriate statutes and regulations.

Lead-Based Paint

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

Rehabilitation projects - The City follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, and requires compliance from its contractors

and subcontractors. Any structure built before 1978 that is proposed for rehabilitation under federal programs, is tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint are provided to program participants, contractors and project sponsors. The City of Tucson has licensed contractors who are available to perform appropriate abatement and/or removal procedures if lead-based paint is present.

In FY 2006, funds will be allocated for the Housing Rehabilitation Collaborative's Environmental Resources and Compliance Project. Part of the funding will be used to train non-profit and City staff on federal compliance requirements. In addition, seminars dealing with asbestos, mold and healthy-homes awareness will be held.

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

Specific Housing Objectives

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

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

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

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

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

Specific Housing Objectives

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

Wherever possible, the City attracts additional resources by submitting grant applications and providing support to organizations that apply to competitive grant programs. The City has been successful in attracting grants to support agencies that provide housing and services. These include: The Affordable Housing Program of the Federal Home Loan Bank, State of Arizona HOME Program and Housing Trust Fund, Supportive Housing Program (SHP), HOPE VI program, and HOPE 3 programs. The City has contributed general funds to meet HOME program match and for activities which support the homeless.

Resources

In addition to the programs funded by CDBG, there are a number of other financial resources expected to be available this year to address the identified affordable housing needs. Below is a chart listing these resources and estimated funding levels, based on FY 2005 figures.

Source	Amount
FEDERAL FUNDS	
FEMA	\$18,000
Shelter Plus Care II Partnership	\$691,032
Shelter Plus Care III	\$774,840
Shelter Plus Care IV	\$745,440
Pathways (2-year renewal FY 2004-2005)	\$175,392
Other	\$712,031
STATE FUNDS	
Department of Economic Security	\$156,870
Department of Health and Human Services	\$100,000
Department of Housing and Urban Development	\$324,000
Department of Labor	\$200,000
Other	\$105,727
LOCAL FUNDS	
City Industrial Development Authority	\$2,278,886
County Industrial Development Authority	\$428,338*
Pima County Bonds	\$3,515,000
Pima County	\$319,319
United Way	\$74,085
City General Fund	\$104,432
Other	\$198,680
PROGRAM INCOME	
CDBG	\$10,000
HOME	\$327,000
NON-PROFIT & PRIVATE FUNDS	
Donations	\$960,393
Client Fees	\$223,737
Participant Contributions	\$19,019
TOTAL	\$12,033,883

Housing Grants: In FY 2006, it is estimated that city-funded rent assistance programs will provide assistance to 4,400 low-income working families, elderly persons and persons with disabilities.

Homeownership Assistance: The City will receive \$164,897 in ADDI funds in FY 2006. It is estimated that this will provide down payment and closing cost assistance to 30 low- and moderate-income first-time homebuyers.

Needs of Public Housing

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

Program Year 1 Action Plan Public Housing Strategy response:

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

Family Self -Sufficiency Program

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

IDEA Program

The City of Tucson’s Family Self-Sufficiency Program (FSS) has been awarded \$180,000 by the IDEA Program of the Federal Home Loan Bank of San Francisco, in an effort to promote first-time homeownership for low-income families. Under this program, eligible FSS families are provided homebuyer counseling and their escrow savings accounts are matched on a \$3-to-\$1 basis, up to a maximum award of \$10,000.

Depot Plaza

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

South Park Hope VI

The City was awarded a \$12.7 million HOPE VI Grant to revitalize the South Park Neighborhood. Activities include partial demolition and revitalization of 80 public housing units in the Robert F. Kennedy scattered-site project, creation of new homeownership opportunities, and activities related to youth, economic development and crime reduction. In addition, the City will award up to 80 vouchers to carry out relocations in conjunction with demolition activities. This project is 98% complete.

Zone Operations

Tucson has a scattered site public housing program that utilizes a zone approach to property management. The six zones consist of a manager, technician, housing agent and a temporary general office clerk hired from among the qualified Family Self-Sufficiency Program participants. The temporary assignments teach residents valuable skills and act as a rotating job training opportunity. Residents, who successfully complete the one-year training period, are retained as permanent employees.

Barriers to Affordable Housing

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

Program Year 1 Action Plan Barriers to Affordable Housing response:

The following are actions the City will take in FY 2006 to remove barriers to affordable housing:

Bilingual Material

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

Incentives for Private Developers

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

HOME/American Dream Downpayment Initiative (ADDI)

1. *Describe other forms of investment not described in 92.205(b).*
2. *If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in 92.254 of the HOME rule.*
3. *If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:*
 - a. *Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.*
 - b. *Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.*
 - c. *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

- d. *Specify the required period of affordability, whether it is the minimum 15 years or longer.*
 - e. *Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a federally designated Empowerment Zone or Enterprise Community.*
 - f. *State that Home funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*
4. *If the PJ is going to receive American Dream Downpayment Initiative (ADDI) funds, please complete the following narratives:*
- a. *Describe the planned use of the ADDI funds.*
 - b. *Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purpose of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants and families.*
 - c. *Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.*

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

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

The HOME program also defines special non-profits called Community Housing Development Organizations (CHDOs), which are certified to meet federal criteria, and for which at least 15% of the local HOME allocation must be set aside. CHDOs may also get HOME funds (up to 5% of the allocation) for operating costs. The City of Tucson and Pima County have 12 certified CHDOs.

Each year the City and County are required to prepare a HOME program description as part of the annual update to the 5-year Consolidated Plan. This program description describes how HOME funds will be budgeted for the upcoming fiscal year, July 1, 2005 through June 30, 2006. As part of the Annual Plan, this program description is submitted to HUD for approval.

2006 HOME Allocation

The total HOME funds allocated to the City of Tucson and Pima County for FY 2006 is \$4,431,806. In addition, \$164,897 was allocated from the American Dream Downpayment Initiative (ADDI). These funds are allocated as follows: 10% for Administration, 20% CHDOs (15% projects, 5% operating costs not to exceed 50% of a CHDOs non-federal total operating budget), and 70% for other HOME projects.

The following describes the use and project types for the City of Tucson HOME program entitlement funds.

City Projects:	\$2,378,457
County Projects:	\$ 723,807
CHDO Project Set-aside:	\$ 664,771
CHDO Operating Expenses:	\$ 221,590
City Administration:	\$ 361,990
County Administration:	\$ 81,191
American Dream Downpayment	\$ 164,897

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

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

Community Housing Development Organizations (CHDOs)

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

Budget: \$664,771

CHDOs Operating Expenses

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

Budget: \$221,590

Homeowner Rehabilitation Program

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

Estimated Budget: \$450,000

Homeownership Opportunities

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

Estimated Budget: \$1,048,457

Rental Housing Partnership

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

Estimated Budget: \$600,000

El Portal

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

Estimated Budget: \$280,000

Affordability Period

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

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

Recapture

For the duration of the Affordability Period, the property must be maintained as the primary residence of the homebuyer and remain in compliance with all other terms and conditions of the Deed of Trust and Security Agreement. Should the homebuyer fall out of compliance with this

requirement during the Affordability Period, the total amount of HOME subsidy provided to the homebuyer, plus interest as described below, will be recaptured by the City. In the event of foreclosure, the deed of trust securing the property demands that any residual proceeds be returned to the City.

Repayment of Loan

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

The America Dream Downpayment Initiative (ADDI) is available to help low-income families become first-time homebuyers. In FY 2006, the City will receive \$164,897 from the ADDI grant program. These funds will be used for downpayment assistance and closing costs.

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

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

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

Homeless

Specific Homeless Prevention Elements

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

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

Program Year 1 Action Plan Homeless Prevention response:

Source of Funds

Emergency Services Grant (ESG): In FY 2006, the City will receive \$272,706 from the ESG program. The following chart shows how the funds will be spent:

Agency	Project	Prevention	Essential Services	O&M	Total
Open Inn	Crisis Assistance Shelter	\$7,826	\$39,132	\$48,915	\$95,873
Primavera Foundation	Emergency Service & Shelter	0	\$14,674	\$36,401	\$51,075
Travelers Aid	Crisis Emergency Services	\$27,979	0	0	\$27,979
Travelers Aid	Women in Transition	0	\$15,662	0	\$15,662
Travelers Aid	Emergency Service & Shelter	0	0	\$39,132	\$39,132
Salvation Army	Emergency Motel Vouchers	0	0	\$29,349	\$29,349
City of Tucson	Administration				\$13,636
Total		\$35,805	\$69,468	\$153,797	\$272,706

Shelter Plus Care:

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

Supportive Housing Program (SHP):

The City received a \$175,392 grant to provide 16 units of permanent housing for homeless, low-income individuals and families with disabilities (primarily persons who are seriously mentally ill; have chronic problems with alcohol, drugs, or both; or have AIDS or other related diseases). Eligible expenses under the grant are leasing and administrative costs.

CDBG programs: In FY 2006, CDBG will be used to fund the following homeless programs:

Agency Name	Project Title	Activity	Funds Committed	Objective
Administration of Resources & Choices	Elder Shelter	Housing	\$47,545	450 Individuals
I & R	Winter Shelter	Emergency shelter	\$29,349	3000 Individuals
New Beginnings	Shelter Program	Housing	\$48,915	600 Individuals
Miracle Square, Inc.	Independent Living Support Services	Housing	\$29,349	30 Individuals
Travelers Aid Society of Tucson	Housing for Homeless People with Disabilities	Housing	\$46,958	43 Individuals
Primavera Foundation, Inc.	Primavera's Emergency Services: Relief & Referral/Emergency Shelter	Emergency shelter	\$32,151	1728 Individuals
Salvation Army, The	Emergency Motel Vouchers/Respite Care	Emergency shelter	\$12,718	59 Individuals
Salvation Army, The	Family Services Emergency Assistance Program	Emergency shelter	\$24,458	14 Individuals
TMM Family Service	Family Journey Transitional Housing	Housing	\$24,458	40 Families
Travelers Aid Society of Tucson, Inc.	Crisis Emergency Services	Emergency shelter	\$54,322	3000 Shelter beds & 1125 Individuals
Travelers Aid Society of Tucson, Inc.	Emergency Shelter Services	Emergency shelter	\$40,574	224 Shelter beds

Homelessness

The following chart is a summary of homeless priorities/objectives and proposed accomplishments, as stated in the 2006-2010 Consolidated Plan.

Specific Homeless Priorities/Objectives and Proposed Accomplishment			
Objective Number	Specific Objectives	Performance Measures	Annual Units
1	Increase supply of transitional housing for individuals	# of units produced	28
2	Increase supply of permanent housing for individuals	# of units produced	35
3	Increase supply of shelters for individuals	# of units produced	180
4	Increase supply of transitional housing for families	# of units produced	200
5	Increase supply of permanent housing for families	# of units produced	100
6	Increase supply of shelter housing for families	# of units produced	300
7	Fund homeless prevention & supportive services	# of services units	8000

The following strategies will be used to meet the homeless needs:

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

Homeless Prevention

Prevention services include programs aimed at maintaining people in their homes, i.e. rent and mortgage assistance, utility payment assistance to prevent eviction, case management, housing counseling, landlord/tenant mediation/legal services, behavioral health services, Information & Referral services, income maintenance programs and food stamps, job training and placement, and guardianship/representative payee. In addition, prevention programs include supportive

education about an owner's/landlord's specific requirements, and information on tenants' rights and obligations under Arizona law.

Chronic Homelessness

In addition to the current plan and strategies to end homelessness, TPCCH has established a goal of developing a 10-year plan to end homelessness.

Objectives and Action Steps for Chronic Homeless & Families

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

Discharge Coordination Policy

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

Community Development

Community Development

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

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility categories specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.*
2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*
3. **Note: Each specific objective developed to address a priority need, must be identified by number and contain numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

Program Year 1 Action Plan Community Development response:

The following chart lists the City's five-year objectives and annual outcome measures for non-housing community development needs, for which CDBG funds will be used.

Non-Housing Community Development Needs				
Objective Number	Specific Objectives	Performance Measures	Five-year Goals	Annual Goals
1	Enhance park facilities	Number of enhancements	20	4
2	Enhancements to agency-owned facilities	Number of enhancements	40	8
3	Installation of additional sidewalks	Length of improvements	3 miles	.6 miles
4	Installation of additional street lights	Length of improvements	3 miles	.6 miles
5	Provide job training	Units of service	500	100
6	Blight remediation	Number of units demolished	200	40

The assignment of priority to each category was based on:

- Parks and Recreation - Master Plan and City Capital budget indicate demand beyond projected funding capacity from the City General fund
- Agency-Owned Public Facilities - Funded at less than 10 percent of the requested amount
- Infrastructure - aging or absent in many areas of town. The City Capital budget depicts unmet need
- Jobs - Household median income is low compared to the national average
- Workforce Development - High rate of high school drop-outs. Workforce Investment Board (WIB) priority
- Youth Employment - Lack of jobs and insufficient public transportation
- Redevelopment Areas - Mayor and Council formally adopted several area redevelopment plans (explore use of Section 108 loan guarantee program)

Antipoverty Strategy

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

Program Year 1 Action Plan Antipoverty Strategy response:

The City's five-year antipoverty strategy is to move low-income persons to economic self-sufficiency or economic independence. The City will administer the following programs that help low-income households:

- Housing grants and Section 8 (rental assistance)
- Community Service Block Grant program
- Emergency Shelter Grant program
- Homeless programs
- Family Self-Sufficiency program
- IDEA program
- Hope VI
- Shelter Plus Care

Non-Homeless Special Needs Housing

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

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

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

Program Year 1 Action Plan Specific Objectives response:

The Consolidated Plan lists the following special needs priorities:

- Lack of transitional housing/permanent housing and support services for the following populations:
 - seriously mentally ill
 - persons living with HIV/AIDS
 - elderly
 - youth
 - disabled
 - substance abusers
- Home adaptations for elderly and special needs population
- Enhanced social services for elderly and special needs populations

Special Needs Objectives			
Objective Number	Specific Objectives	Performance Measures	2006 units (proposed)
1	Reduce the number of elderly who are cost-burdened	# of persons	500
2	Increase supply of affordable rentals for special populations	# of units produced	200
3	Fund services for elderly and frail elderly persons	# of persons	3000
4	Fund accessibility programs	# of units made accessible	150
5	Fund services for SMI populations	# of clients served	300
6	Fund services for disabled populations	# of clients served	4500
7	Fund Services for victims of domestic violence	# of clients served	7500
8	Fund services for persons with HIV/AIDS	# of clients served	980

The Five-year Consolidated Plan outlines the local, state and federal housing resources that may be used to address the non-homeless special needs. These include: Older Americans Act, Section 8 Housing Choice Voucher Project-Based Assistance, HUD Section 202 programs, HOME Investment Partnership program, and Community Development Block Grant program.

Housing Opportunities for People with AIDS

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

Program Year 1 Action Plan HOPWA response:

A total of \$390,000 is available for programs that provide housing opportunities to people with AIDS. The city will contract with the Southern Arizona AIDS Foundation (SAAF) to provide the following services to people living with AIDS: Transportation, emergency rent/utility payments, eyeglasses and other adaptive devices, daycare, outreach and case management services. In addition, they will provide funds for housing – identifying new resources and operating expenses for transitional housing units.

HOPWA – Positive Directions Project

A collaborative effort of Pima County (the grantee) and two project sponsors, SAAF and the City of Tucson. The project was designed to create a continual continuum of care for people who are low-income and HIV, and their families, by filling gaps in both housing and supportive services in the City of Tucson and Pima County. The two primary goals for this project are: 1) to increase independence through subsidized, supportive housing, and 2) to maximize self-sufficiency through intensive personalized services.

The rent subsidy program will be an extension of an existing program that has been very successful in maximizing independence and encouraging self-sufficiency.

Barriers

We continue to see an influx of new clients at SAAF who need housing and, as a result, the waiting list for housing continues to grow. SAAF continues to participate with the Tucson Planning Council for the Homeless and takes an active role in the Continuum of Care Collaboration for planning and coordination of HUD funds in Pima County.

We continue to experience a steady increase in the need for case management and client access to basic care services – many that are supported by HOPWA funding. Over a three-year period, there was a substantial increase in the number of clients accessing the following services; housing placement services, transportation, dental and optical care. In SAAF's past fiscal year, 99% of clients assessed as high- or moderate-need accessed support services along with case management.

Trends

As we look toward the next 5-10 years, we are concerned about possible changes in Ryan White CARE Act funding that could affect our ability to provide supportive services, in addition to the HOPWA housing-related services provided in our community. The majority of clients require a mix of supportive services to support their ability to maintain housing and access medical care, and any limitation in funding for supportive services could be detrimental to both factors.

Program Evaluation

Measurable goals are identified in client care plans and these are regularly reviewed based on the client's assessed level of need. Senior case managers review client assessments, reassessments and intake paperwork for the purpose of assigning caseloads and for quality assurance.

SAAF's client services programs are evaluated annually through a client satisfaction survey facilitated by SAAF's program and evaluation committee. 97% of respondents in this year's survey rated their overall satisfaction with SAAF services as good to excellent.

Through the HOPWA-funded Positive Directions contract with Pima County, SAAF is receiving technical assistance in order to develop internal organizational capacity to complete an outcome study of SAAF's HOPWA programs.

An evaluation consultant from Pima Prevention Partnership worked with SAAF staff, providing training and assistance in developing a comprehensive plan for assessing the current status of housing clients and potential housing need. Logic models were developed and evaluation questions and indicators were identified. The current goals established are to 1) increase client housing readiness of clients not in SAAF housing, 2) increase housing stability of clients in SAAF housing, 3) assess housing need among SAAF clients, and 4) reduce the risk of homelessness.

The evaluation includes staff interviews, client interviews, focus groups with clients, satisfaction surveys and document review of waiting lists, readiness indicators, client goals and housing status. The evaluation process will establish baseline information by the end of the current contract. Specific goals relating to an increase or decrease in services will then be established.

2006 CDBG Projects

Public Services

Agency Name	Project Title	Target Group	Funds Committed	Objective
Administration of Resources and Choices	Reverse Mortgage Program	Elderly	\$32,284	313 Individuals
Blake Foundation	My Summer Camp	Youth	\$34,241	40 Individuals
Brewster Center Domestic Violence Services, Inc.	Domestic Violence Shelter Services	Adults	\$78,264	665 Individuals
Community Outreach Program for the Deaf	Parenting Education and Support	Adults	\$27,882	25 Individuals
Family Counseling Agency of Tucson, Inc.	Domestic Violence Services	Adults	\$39,132	300 Individuals
Handi-Dogs, Inc.	Service Dog Training Program Expansion and Development	Disabled	\$24,458	55 Individuals
Metropolitan Education Commission	Academy Without Walls (AWW)	Youth	\$37,175	20 Individuals
Miracle Square, Inc.	Independent Living Support Services	Homeless	\$29,349	30 Individuals
Pima Council on Aging	Homecare Services for the Elderly	Elderly	\$29,349	500 Individuals
Primavera Foundation, Inc.	Primavera's Emergency Services: Relief & Referral/Emergency Shelter	Homeless	\$32,151	1728 Individuals
Salvation Army, The	Emergency Motel Vouchers/Respite Care	Homeless	\$12,718	59 Individuals
Salvation Army, The	Family Services Emergency Assistance Program	Homeless	\$24,458	14 Individuals
Southern Arizona Children's Advocacy Center (SACAC)	Clinical Services for Child Victims of Abuse	Youth	\$30,347	400 Individuals
St. Elizabeth of Hungary Clinic	Maintenance and Enhancement of City Sites: Mobile Podiatry Services	Elderly/Disabled	\$31,093	83 Individuals
Teen Outreach Pregnancy Services	Teen Pregnancy and Parenting Education	Youth	\$24,458	63 Individuals
The Parent Connection, (Az. 's Children Assoc.)	Parenting Education, Information and Support	Families	\$24,458	185 Individuals
The Tucson Scottish Rite Charitable Foundation, Inc.	Wings on Words Summer Day Camp for Preschool Children with Speech and Language	Youth	\$24,458	65 Individuals
TMM Family Services, Inc.	Family Journey Transitional Housing	Homeless	\$24,458	40 Families
Travelers Aid Society of Tucson	Housing for Homeless People with Disabilities	Homeless/Disabled	\$46,958	43 Individuals
Travelers Aid Society of Tucson, Inc.	Crisis Emergency Services	Homeless	\$54,322	3000 Shelter beds & 1125 Individuals
Travelers Aid Society of Tucson, Inc.	Emergency Shelter Services	Homeless	\$40,574	224 Shelter beds
Tucson Centers for Women and Children	Domestic Violence Services	Families	\$117,396	1000 Individuals

Public Services - Continued

Agency Name	Project Title	Target Group	Funds Committed	Objective
Tucson Pima Arts Council	The ArtWORKS! Academy	Youth	\$5,490	23 Individuals
Tucson Urban League, Inc.	Senior Lunch and Recreation Program	Elderly	\$24,458	78 Individuals
Wingspan	Eon- Growing up Proud and Strong	Youth	\$24,458	250 Individuals
Wingspan	Eon - A Step Up, Educational Enrichment for LGBT Youth	Youth	\$24,458	75 Individuals
Administration of Recourses and Choices	Elder Shelter	Elderly Homeless	\$47,545	450 Individuals
I&R	Winter Shelter	Homeless	\$29,349	3000 Individuals
New Beginnings	Shelter Program	Homeless	\$48,915	600 Individuals
Direct Care Givers	Certified Nursing Program	Adults	\$29,349	30 Adults

Housing

Chicanos Por La Causa	Home Purchasing Program	Families	\$36,000	150 families
Design Development Group	Ghost Ranch Asbestos Abatement	elderly	\$100,000	93 units
Family Housing Resources	Ward 1 & FHR Homebuyer Assistance	Families	\$25,000	60 families
Housing Rehab Collaborative	Citywide Housing Rehab	Families	\$2,071,026	500 homeowners
Southern AZ AIDS Foundation	Housing Rehab	Adults	\$30,000	10 units

Economic Development

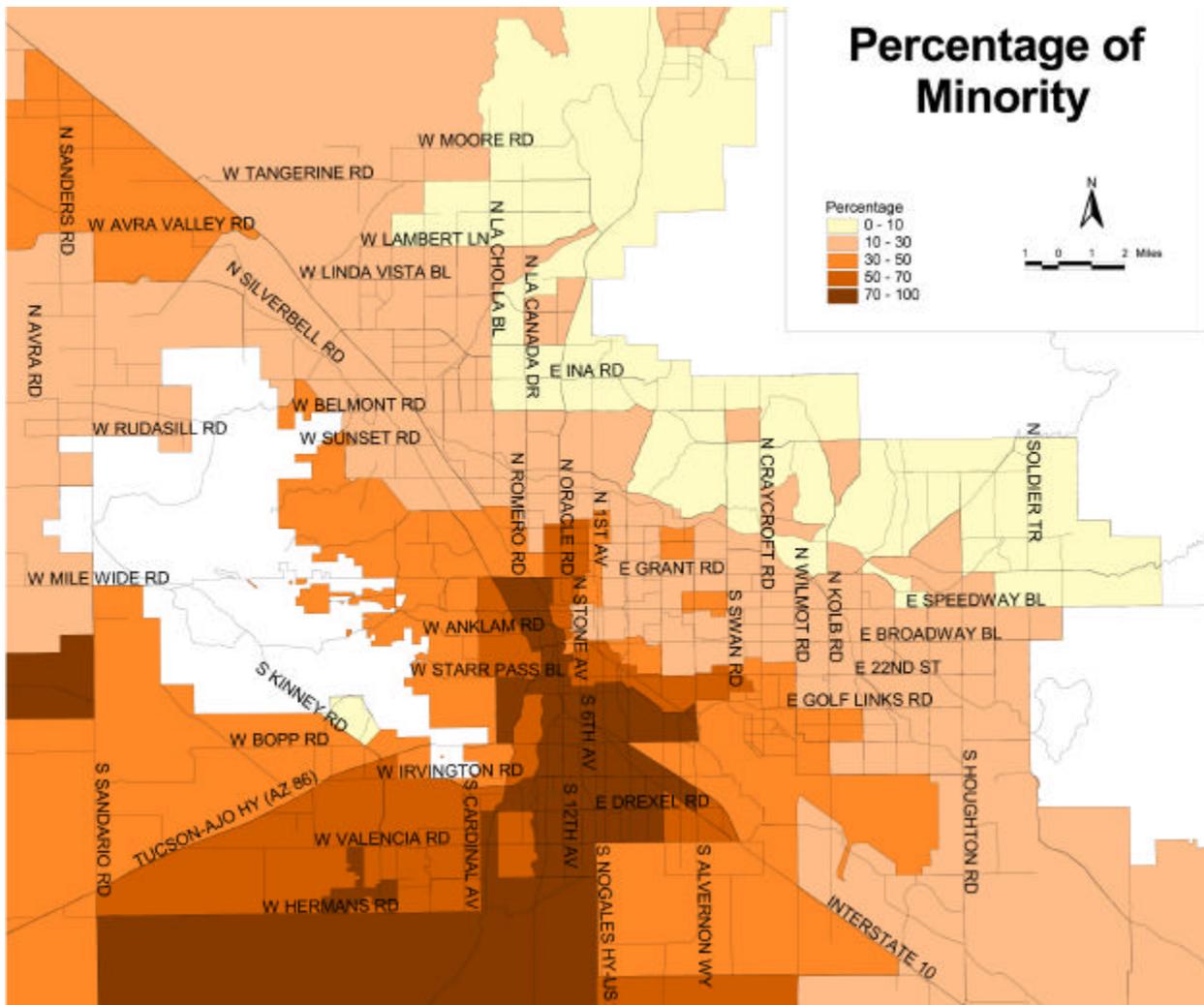
RISE	Toole Avenue Service Site	Homeless	\$222,000	300 Individuals
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Public Facilities

Back to Basics	Neighborhood revitalization	Families	\$1,202,000	7 neighborhoods
Parks and Recreation	Recreation Center upgrade	Families	\$167,000	1 facility
Code Enforcement	Abatement of vacant and neglected properties	Families	\$707,000	40 units

Planning

Southwest Fair Housing Council	Fair Housing Outreach, Education & Compliance	Individuals	\$25,000	N/A
Information and Referral	Homeless Planning coordination	Homeless	\$25,000	N/A





Chapter 6

Citizen Participation



Citizen Participation

FY 2006-2010 Consolidated Plan

The development of the Consolidated Plan incorporates a public participation process. Public meetings were held to solicit input on the use of federal entitlement funds and there was a public comment period for citizens to evaluate and comment on the Draft Plan.

The Citizen Participation activities included consulting with the Metropolitan Housing Commission, the Housing Rehabilitation Collaborative, and the Tucson Planning Council for the Homeless. Two public hearings were held to obtain citizen input on the formulation and preparation of the Consolidated Plan.



Citizen Participation

Constituent Work Sessions

Work sessions were held with four constituent groups to garner input on the priorities for the development of the Consolidated Plan. The groups included:

- ❑ Homeless
- ❑ Housing
- ❑ Special Needs
- ❑ Human Services

At these meetings, a general overview of the housing and homeless needs assessment and housing market analysis were presented. In three of the meetings, a panel discussion was presented by individuals knowledgeable on the subject matter. Following the panel discussion, citizen input on key issues and impediments was obtained and recorded.

A total of 160 people attended the four meetings. Sign in sheets and input from these four work sessions are included in the Appendix.



Citizen Participation

Citizen Participation

The citizen participation process for the Consolidated Plan involves a public review and comment period followed by public hearings before the Tucson City Council and the Pima County Board of Supervisors to allow citizens the opportunity to evaluate and respond to the 2006-2010 City of Tucson and Pima County Consolidated Plan.

Notices of the Public Hearings were published in the local newspaper and the report was made available for a 30-day public review and comment beginning March 14 2005, at the City of Tucson Community Services Department, 310 N. Commerce Park Loop, In addition the Plan was available on the Community Services Department website at:
<http://ci.tucson.az.us/csd>

The draft Annual Plan was available for a 30-day public review and comment period on March 14, 2005. Public notices announcing the comment period and explaining how to obtain copies, ran on March 13 and 14, 2005.



Public Meetings

FY 2006-2010 Consolidated Plan

- ❑ Homeless – January 13, 2005; 10:00 a.m. to Noon
- ❑ Housing – January 13, 2005; 3:00 p.m. to 5:00 p.m.
- ❑ Special Needs – January 26, 2005; 10:30 a.m. to 12:30 p.m.
- ❑ Human Services – January 26, 2005; 3:00 to 5:00 p.m.
- ❑ Public Hearing – March 16, 2005; 6:00 p.m. to 8:00 p.m.
- ❑ Public Hearing – April 14, 2005; 6:00 p.m. to 8:00 p.m.

Citizen comments were obtained throughout the planning process



Access to Meetings and Records

- ❑ Notices of meetings were published in the local newspaper, which are included in the Appendix
- ❑ Documents relating to the Consolidated Plan were posted on the City of Tucson's web site, and a hard copy available at the city and county offices for the public to review and comment.
- ❑ Information requests were directed to:

City of Tucson
Community Services Department
310 N. Commerce Park Loop
Tucson, AZ 85



Technical Assistance

- ❑ The Consortium will provide assistance to very low- and low-income persons (and groups representative of them) that request assistance in developing proposals for funding under the CDBG, ESG, HOPWA or HOME resources stated in their Consolidated Plans.
- ❑ Such assistance will be provided to interested parties as requested and be noticed as available to the public.



Notices

Public hearings were held on March 16 and April 14, 2005 to obtain citizen input. Public meeting notices were mailed to service agencies and placed in the local newspaper. All hearings were held at a central location reachable by public transportation and building accessible to the disabled.



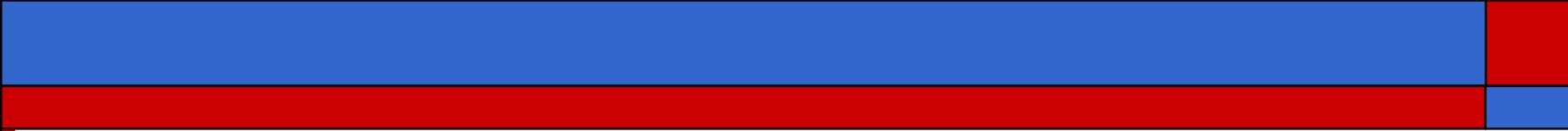
Comments and Complaints

- ❑ Any citizen, organization or group desiring to make a complaint regarding the Consolidated Plan may do so in writing or verbally during the public hearings.
- ❑ Complaints can also be made verbally or in writing to the City and/or County Community Services Departments. At all times, citizens have the right to submit complaints directly to the Department of Housing and Urban Development, as well.
- ❑ The Consortium shall respond to citizen complaints, grievances, or comments in writing within 15 working days. The response will include a description of any action that will be taken as a result of citizen comments.



Meeting the Needs of Non-English Speaking Residents

- ❑ Where applicable, a bilingual (Spanish/English) staff person shall be present at public hearings to meet the needs of non-English speaking residents where a significant number of non-English speaking residents can be reasonably expected to participate.
- ❑ All public hearings to be conducted will be held at times and locations convenient to prospective program beneficiaries, and be conducted with accommodation for persons with disabilities as requested in advance by at least three working days. Specific determinations on the issues noted above shall be made by Consortium staff on a case-by-case basis.



Chapter 7
Fair Housing Plan



Introduction

- ❑ In order to carry out the intent of Federal Fair Housing legislation, the United States Department of Housing and Urban Development (HUD), Fair Housing and Equal Opportunity (FHEO) division, requires that local Community Development Block Grant (CDBG) entitlement jurisdictions comply with regulations to affirmatively further fair housing. This mandate is carried out by the CDBG entitlement jurisdictions, in part, by completing an Analysis of Impediments to Fair Housing (AI).

- ❑ As part of the 2006-2010 Consolidate Plan, the City and County updated the AI. The complete AI can be found at Community Services website at www.ci.tucsonaz.us/csd

- ❑ Impediments to fair housing and the actions to be taken to address them are listed on the following pages.



Impediments to Fair Housing

- ❑ Impediment - Illegal Housing Discrimination in the following areas:
 - a. Home Sales
 - b. Apartment and Housing Rental
 - c. Home Lending Including Mortgage lending, Rehab and Home Equity loans
 - d. Home Insurance
 - e. Persons with Disabilities, including Accessibility in design and construction

- ❑ Action Plan
 - The City and County will pursue continued support of enforcement programs that are broad based (service all areas of FHA) and
 - 1. Receive, investigate and process complaints, including filing with HUD and the AG
 - 2. Assist complainants, remedy damages through conciliation or litigation



Impediments to Fair Housing

- ❑ Action Plan (continued)
 3. Conduct testing to monitor the compliance of housing providers with all fair housing laws
 4. Release and publicize awards and settlements in fair housing cases to encourage compliance
 5. Monitor and review housing industry advertising



Impediments to Fair Housing

- ❑ Impediment - A lack of knowledge and understanding of the rights and responsibilities afforded under fair housing laws, along with a need for a better understanding and appreciation of why and how diversity in neighborhoods contribute to better communities.

- ❑ Action Plan
 - Informational presentations and training will be provided to housing consumers (including home buyers, renters, home loan and insurance seekers and persons with disabilities) to educate them in fair housing rights, how to identify housing discrimination and where to go for help if housing discrimination is encountered
 - Informational presentations and training will be provided to housing providers (including real estate agents, property managers, landlords, property owners, lenders, insurance agents, architects, contractors and builders) regarding their responsibilities under fair housing laws, and what they need to do to comply



Impediments to Fair Housing

- Action Plan (continued)
 - A wide range of informational fair housing pamphlets and literature will be produced and made available through City and County program offices; organizations and businesses throughout the County; at a wide variety of distribution points in the community, such as libraries and churches; and at public and private events, trainings, forums, meetings and conferences. Records will be kept of the type of literature, the location of distribution and the approximate number distributed
 - Fair housing events and presentations at other community events and conferences will be conducted to build a greater awareness of fair housing and appreciation of diversity. These will include housing fairs, fair housing month celebrations in April, a workshop at the Affordable Housing Conference, poster contests for youth, and neighborhood, church, ethnic and organizational events such as Juneteenth Day, Cinco de Mayo, CDBG events and the Dr. Martin Luther King Day Celebration



Impediments to Fair Housing

- Action Plan (continued)
 - A community survey similar to the survey contained in this report will be conducted annually to monitor changes in fair housing concerns and knowledge



Impediments to Fair Housing

- ❑ Impediment - Continuing problems with accessibility for persons with disabilities, including the following:
 - Lack of accessibility in rental housing
 - Lack of accessible designs in new single-family housing
 - Resistance on the part of the housing industry to mandate accessible visitability
 - Shortage of funding for modifications to improve accessibility in older housing units

- ❑ Action Plan
 - Testing, as well as education and outreach for accessibility will be conducted (see Action Plan for Impediment 1 & 2)
 - Conduct training for property owners, builders and contractors regarding their responsibilities to meet FHA accessibility requirements, independent of local building codes



Impediments to Fair Housing

- ❑ Action Plan (continued)
 - The City and County will train inspectors on accessibility requirements
 - Hold workshops for builders regarding the increased marketability of accessible
 - SWFHC will collaborate with the Attorney General's Office to formalize a strategy to include contributions to modification programs as part of conciliation agreements and settlements by respondents in cases where they have violated the accessibility requirements of FHA



Impediments to Fair Housing

- ❑ Impediment - The prevalence of predatory, abusive and unethical lending practices in Pima County, as well as the disparate provision of services by lenders to minority residents, neighborhoods and communities.

- ❑ Action Plan
 - The Fair Housing Coalition – a consortium of 11 organizations, will work with the AG’s Office to attain passage by the State Legislature of an effective anti-predatory lending statute
 - Pima County and the City of Tucson will pursue the investigation, analysis and reporting on predatory and abusive lending practices in Pima County. This will include continued monitoring of foreclosures and a study of abuses regarding Contracts for Deed. The investigation of Contracts for Deed will include a feasibility analysis of drafting and passing a countywide ordinance regulating Contracts for Deed



Impediments to Fair Housing

- Action Plan (continued)
 - SWFHC will monitor annual HMDA data and evaluate and report on the results. The information will be made available through reports at forums, conferences and press releases



Impediments to Fair Housing

- ❑ Impediment - Need for better communication and coordination between City and County staff and fair housing personnel. This includes planning in the following areas:
 - Transportation
 - Affordable housing
 - Economic development
 - Sub-standard housing
 - Community, neighborhood development and preservation
 - Zoning
 - Building codes
 - Inadequate infrastructure
 - Employment and the living wage issue
 - Deeds and records



Impediments to Fair Housing

- Action Plan
 - Increase communication between the City, County and organizations interested in fair housing, to improve information gathering and reporting on the impact of public policies on fair housing choice in Pima County



Impediments to Fair Housing

- ❑ Impediments - The need for more fair housing training and better communication between fair housing staff and personnel conducting and participating in community programs.

- ❑ Action Plan
 - SWFHC will develop and implement a fair housing training schedule for the staff of public and private organizations and agencies involved in housing in Pima County
 - SWFHC will continue to work with Section 8 to train staff, review policies and conduct hearings



Impediments to Fair Housing

- ❑ Impediment - The need for more fair housing services in underserved areas of the County, including Colonias.

- ❑ Action Plan
 - SWFHC will conduct a program funded by HUD to increase fair housing services to Colonias, including those in Pima County
 - SWFHC will collaborate with Pima County to establish a walk-in housing clinic in the Old Nogales Highway Colonia outside of Tucson

Appendix A - GLOSSARY

Glossary of Terms

CDBG – Community Development Block Grant

CDP – Census Designated Place

Colonias – In Arizona, Colonias encompass all types of communities that meet the federal definition of lacking sewer, wastewater removal, decent housing, or other basic services. Colonias also must be located within 150 miles of the Mexico border.

Community Development Target Areas – Pima County Community Development Target Areas are areas targeted for assistance based on household income. To be eligible, the target area must have more than 51% of the households below 80% of the median family income as determined by HUD based on the decennial census. These target areas are delineated every ten years based on HUD's income estimates. There are currently 19 target areas.

Cost Burdened Households – HUD defines cost-burdened households as those who spend 30% or more of their income on owner or renter costs. Severely cost-burdened households pay 50% or more of their income to housing costs.

Elderly Households – Contain 1 or 2 elderly persons.

ESG – Emergency Shelter Grant

FMR – Fair Market Rent

Large Families – Contain 5 or more persons.

Low and Moderate Income Households – Low and Moderate income households are those that have incomes below 80% of the median household income as established by HUD. Low income households are below 50%, while moderate income households are between 50% and 80% of the median.

Low and Moderate Income Target Areas – A low or moderate income target area is defined as a census block group that has more than 51% of the households at or below 80% of the Median Family Income as determined by HUD based on the U.S. Decennial Census. Special Surveys are also conducted to define some target areas.

MFI – Median Family Income

MHI – Median Household Income

Other Households – non-elderly, single persons.

Overcrowded Households – HUD defines overcrowding as more than one person per room in a dwelling. Severe overcrowding is defined as more than 1.5 persons per room in a dwelling

SAAF – Southern Arizona Aids Foundation.

Small Families – Contain 2-4 related persons.

Appendix B - PUBLIC NOTICES AND SIGN IN SHEETS



Pima County and The City of Tucson are developing the 2006-2011 Consolidated Plan (Plan). The Plan contains a description of community needs, as well as goals and priorities in the areas of affordable housing, human services, and other programs designed to improve the quality of life for low- and moderate-income residents of the community. The Plan serves as the Consortium's application for funding from the United States Department of Housing and Urban development (HUD), for the following grant programs: Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Shelter Grant Program (ESG), and the Housing Opportunities for Persons with Aids Program (HOPWA).

Please the meetings listed below, and provide input on strategies to meet the community's needs in the next five years. Each meeting will include a discussion of past County and City resources, projections of future resources, highlights and accomplishments of the past four years, and an assessment of community needs. The meetings will be facilitated by ESI Corp., consultants to Pima County and the City of Tucson. For more information call Carol Benson at City of Tucson 791-4321 or Gary Bachman at Pima County 243-6750.

**All Meetings will be held at:
The Sentinel Building
320 N. Commerce Park Loop**

January 13, 2005 - 10:00 – Noon
Subject: Special Needs Populations
(Elderly, Disabled, HIV/AIDS and Mentally Ill)

This meeting will feature a panel discussion of staff from COPE, DIRECT, Miracle Square, and Southern Arizona AIDS Foundation who will discuss the housing and service needs of the populations that these agencies serve.

January 13, 2005 - 3:00– 5:00
Subject: Homelessness

This is a regularly scheduled meeting of the Tucson Planning Committee for the Homeless (TPCH)

January 26, 2005 - 10:30 – 12:30
Subject: Affordable Housing

This is a meeting for Community Housing Development Organizations (CHDOs), as well as members of the Housing Rehabilitation Collaborative and other members of the housing development community

January 26, 2005 - 3:00 – 5:00
Subject: Human Services

Agenda
Consolidated Plan 2006-2010
Planning Meeting for Special Populations
January 13, 2005

- | | | |
|-------------|--|--|
| I. | Introductions | 10:00-10:06 Ron Koenig, COT |
| II. | Need | 10:06-10:16 Judy Scalise, ESI |
| III. | Funding History and the Future | 10:16-10:25 Ron Koenig, COT |
| IV. | Panel Discussion
(Pat Benchick, Beth Carey, Gail Bouchee, Marion Lupu, Tom Cowdry) | 10:25-10:55 Richard Elias, Pima County |
| V. | Break | 10:55-11:05 |
| VI. | Prioritization/Strategies | 11:05-Noon Ron Koenig, Judy Scalise,
Al Kulwin, & Gary Bachman, Pima County |

Special Populations

1/13/05

Name	Organization
SANDY FAGAN	Southwest FAIR Housing Council
Bernadette Wilkinson	RISE, Inc.
John Casey	COPE' Health Promotions
DIANA EDWARDS	PCOA 790-7262
Donna Wagner	COPE Elder Services
Melanie Blackmer	TMM Family Services, Inc.
Lamara Paine	Tmm Family Services, Inc.
Marcos Ysmael	Pima County - CDNC
LINDA WOODEN	BEACON GROUP
ELISA G. MITCHELL	BEACON GROUP
GEORGIA FITZSIMMONS	CODAC Behavioral Health
FAUCE STEWART	GOSPEL RESCUE MISSION - ^{Services} BETHMANS HOUSE
BENNETT L. BERNAL	WARD III OFFICE
Jon Miller	Pima Health System & Services
AMRA SABANIC (TIARC)	TUCSON INTERNATIONAL ALLIANCE OF REFUGEE COMMUNITIES
Lana Balawin	Family Counseling Agency
KEN BURTON	El Rio Health Center
Richard Elias	PC BOS
KATHY DIXON	WARD 2 COUNCIL OFFICE
Greg Foraker	Northwest Interfaith Center
ROBERT KAFES	So AZ CENTER AGAINST SEXUAL ASSAULT
Montserrat Caballero	So AZ Center Against SEX ASSAULT
Jan LaWall	Lutheran Social Ministry of The Southwest
Linda Sessor	Las Familias
Anthony Licato	WINGS PAN
Bill Carey	SAMP
Judith Clinco	Dancer Congregants Assoc.
Linda Kot	Primavera Foundation

Name

Agency

Sue Henning-Mitchell	-	Catholic Comm. Svcs. / Div. Disabled Person
Karen Chaffield		La Frontera Center
Cheryl Hamming	-	CPSA
Chora Sob		Pima City CONC
DAVID LONGORIA		PIMA COUNTY CONC DEPT.
Jay Bachman		
STAN HAMNETT		GOSPEL Res. min.
GARY WILLIAMS		GOSPEL Rescue Mission

Summary of Special Populations Meeting
January 13, 2005
10:00 a.m. - Noon

Issues/Challenges:

- Pima County has the highest prevalence of HIV/AIDS in Arizona
- DHS estimates that 50% of people with HIV/AIDS are not in the service system
- 85% of HIV/AIDS clients are below poverty
- Lifespan of HIV/AIDS clients is longer
- Emergency options for homeless in need of medical care is a key issue
- People are not prepared financially as they retire
- Affordable Housing for homeless and near homeless
- Lack of funding for elderly housing
- Keeping elderly in their homes and maintaining their sense of independence
- Planning and coordination of services
- There are gaps that need to be filled in qualifying for services. Some people don't qualify for some services for whatever reasons and are falling through the cracks.
- Lack of affordable housing, people living in slums.
- There is a need for increased advocacy on behalf of the homeless
- Home maintenance and rehabilitation of housing needs to be a priority
- Volunteer labor needs to be strengthened.
- The public transportation system needs to be expanded and improved to serve a larger segment of the population.
- There is a need for supportive services to be tied directly to housing in order for both to work more effectively.
- There needs to be more accessible health care services. Often, these services are available, but many times the special needs populations cannot get access to these services due to transportation issues, etc.
- More counseling needs to be made available for the after-effects of sexual assault trauma.
- More services need to be made available for immigrants and refugees. Often, language can be a barrier for refugees as many speak uncommon languages and translators are hard to come by.
- There is need to consider those who have been victims of a crime as a special population. There is a need for services to support their transition.
- Housing discrimination against the GLBT (gay/lesbian/bisexual/transsexual) population needs to be addressed,

as it is becoming a serious issue. There needs to be increased advocacy on behalf of this subpopulation.

- More and better employment opportunities are needed to help break the cycle of those who continue to cycle back through the system.
- An increase of housing for those with mental illness is needed.
- Activities need to focus on recovery

Ideas/Strategies/Solutions:

- Housing must be accessible to bus routes, shopping and medical services
- What happens after transitional housing? There needs to be a stepping stone to ensure people don't cycle back through the systems.
- Need a web-based resource where all available services are listed; creating a "one-stop shopping" place for people to find what they need.
- There needs to be work done in conjunction with landlords so that housing can be found for ex-convicts once they re-enter society.
- There is a need for models that show how to work with people to increase their self-help ability/reliance on their own abilities.
- There is a need for a centralized database of all types of available housing units to increase the ease and efficiency of finding these units.
- Need to implement a "housing first" model (see New York for example)
- Even the "housing first" model needs to have supportive services attached to it.

Agenda
Consolidated Plan 2006-2010
Planning Meeting for Homeless Population
January 13, 2005

- | | |
|-------------------------------------|--|
| I. Introductions | 3:00-3:10 Ron Koenig, COT |
| II. Need | 3:10-3:20 Judy Scalise, ESI |
| III. Funding History and the Future | 3:20-3:30 Ron Koenig, COT |
| IV. Prioritization of Need | 3:30-4:00, Ron Koenig, Judy Scalise
Al Kulwin & Gary Bachman, Pima County |
| V. Break | 4:00-4:10 |
| IV. Strategies | 4:10-5:00 Gary Bachman, Ron Koenig,
Al Kulwin, Judy Scalise, |

**The next TPCCH General Meeting will be
February 10, 2005 at 3:00 p.m.**

**St. Mark's Presbyterian Church
3809 E. Third Street**

**A meeting reminder including the agenda will be sent one week before the date.
(TPCCH General Meetings are always the second Thursday of every month at 3 p.m.)**

**TUCSON PLANNING COUNCIL FOR THE HOMELESS
Minutes of the General Meeting – January 13, 2005**

PRESENT:

MaryAnn Adams, TCWC	Melissa Hartman, C.O.T.	Leslie Norman, CPSA
Trevor Atwood, I&R	Victor Hudenko, Consultant	Lucia Ortiz, Tucson Prep.
Gary Bachman, Pima Cty.	Peggy Hutchinson, Primavera	Nancy Panico, Open-Inn
Dia Barney, DDG	Fred Jacobson, FCA	Darrell Peoples, Open Inn
Betty Bitgood, The Giving Tree	Nick Jones, Old Pueblo	Eva Ponder, Christian Faith Center
Melanie Blackmer, TMM	Ellen Kenney, CPSA	Debbie Purdum, CARIDAD
Don Blascak, Hope of Glory	Ron Koeng, C.O.T.	Lynn Ratener, TPCH / I&R
Paula Block, Travelers Aid	Sharon Kraych, La Frontera RAPP	Phyllis Russell, Esperanza en Escalante
Meghan Brown, Primavera Fdn.	Edie Lauver, Interfaith Coalition	Gloria Soto, Pima Cty.
Kent Burbank, Wingspan	Susan Lax, La Frontera Sonora House	Felice Stewart, Bethany House
Anthony Bustamonte, The Giving Tree	Tomas Leon, YOTO	Mary Pat Sullivan, Comin' Home
Beth Carey, SAAF	Carol Lopez, De Vries	Jennifer Tersigni, FCA
Cindy Chandler, S.A.H.H.	Sandra Lujan, Community Food Bank	Marty Twohill, SAVAHCS
Ramona Clark, Cornerstone	Traci Mable, DKA	Martha Valado, BARA
Lonny Davis, Flowing Wells Community Coalition/GRM	Gary Middleton, DES, Vet. Rep.	T Van Hook, RISE, Inc.
Allison Fine, New Beginnings	Barbara Montrose, CPSA	Gary Williams, Gospel Rescue
Georgia Fitzsimmons, CODAC	Steven Nelson, Jackson Empl., <i>Chair</i>	
Regina Gillis, Our Town		
Stan Hamnett, Gospel Rescue		

INTRODUCTIONS:

Steven called the meeting to order at 3:00 p.m. After introductions, he reviewed the agenda. Steven asked for the minutes of the December meeting to be approved, which they were. He called for new candidates for voting membership; Betty Bitgood requested membership for The Giving Tree, which sits on the Youth Committee. The Giving Tree was welcomed as a voting member.

NEW BUSINESS:

CITY OF TUCSON/PIMA COUNTY CONSOLIDATED PLAN: The agenda of the meeting was entirely devoted to a presentation by a consulting firm and city and county staff regarding the formation of the Consolidated Plan. After some preliminary statistics, the consultant solicited input from participants about priority issues.

Some of the most frequently mentioned were: lack of affordable housing; lack of a living wage; increased transitional housing and a housing first model (with supportive services).

Other issues mentioned were placements and services for homeless youth; lack of broader community support; resources for ex-offenders, including sex offenders; and barriers to the use of services by the intricacies of the service system itself.

Other issues mentioned were prevention; healthcare; childcare; job development, including job development for ex-offenders; scattered-site housing; subsidized housing and ongoing rental assistance for those with very low incomes; and keeping families together within the homeless shelter system.

Summary of Homelessness Providers Meeting
January 13, 2005
3:00 p.m. – 5:00 p.m.

Issues/Challenges:

- Discrimination against the homeless
- Health issues are a concern in the homeless population. There needs to be more emphasis placed on self-sufficiency of these people.
- There is a need to improve the mental and physical health of the homeless. They must be moved beyond taking care of their most immediate and basic needs.
- Even some people with jobs cannot afford housing. There is need for a livable wage, meaning people are paid at a rate where they can afford housing and become self-sufficient. High housing costs stagnate the economic base.
- There is an extremely long waiting list for transitional housing, sometimes 6 months to 1 year. Again, there needs to be more emphasis placed on creating a livable wage. Also, health care costs need to be included when considering a livable wage, as these costs are very high if medical insurance coverage is not included with jobs (and with low income jobs it is often not included).
- Attention needs to be paid to homeless youths, as they often fall between the cracks due to certain definitions of what exactly constitutes a homeless person.
- There are issues of discrimination with former convicts/other offenders which need to be addressed so that they can find affordable housing and avoid becoming homeless and requiring other special services.
- There are many individuals with no identification of any kind. Without this, they are ineligible for many programs, etc, and it's a big barrier to them in even getting into supportive services.
- There needs to be more stability created for abused women, so that they do not return to the abusive relationship. More training and education of these women are needed so that they can earn a living wage and support themselves.
- Providing food for the homeless is a challenge. Another mention for the "housing first" model is made.
- Collaboration between and among programs needs to increase and improve. Providers need to know what each other are doing.
- Not all niche groups are being addressed. Former convicts are falling through the cracks once released, and aren't getting services needed. Many are subsequently becoming homeless because of this.

- Homeless shelters need to emphasize the need to keep homeless families together. Too often they are being separated for whatever reasons. There is a shortage of family shelters.
- There needs to be a shift from focusing on managing the homeless to attempting to end homelessness altogether.
- Prevention can be emphasized more. If we kept people in their homes and kept them in a position to sustain themselves, we could help avoid many cases of homelessness.
- There needs to be more emphasis placed on helping homeless youth transition to adults (18+ years old). Some kids can fall through the cracks once they turn 18 and be denied services.
- There is no safety net for some populations, like single women with no family.
- Funding for supportive services across the board needs to increase.
- Children in unstable families need to be kept in school, regardless of the family situation they are in.
- There is a deficiency in long-term care for those who are substance abusers. There needs to be long-term housing options available for them once they graduate from their programs, and there need to be follow up services that can serve these people.
- There is a shortage of both the number of emergency shelters available, and the number of beds available in the emergency shelters that already exist.
- Often, there are different definitions of “homelessness” depending on what government program is being used. There needs to be one universal definition so that people can qualify for all available services that they need.
- Permanent housing options are limited for those that pass through transitional housing. Too often people cycle back through the system because of this.
- Day care costs are very high for those who use transitional housing/supportive services.
- There needs to be more jobs available for those that are homeless, and these people need a livable wage in order to avoid becoming homeless again.
- Homeless gay/lesbian community often doesn’t fit into existing programs and are not receiving the services they need.
- Youth need to be offered and taught skills that will allow them to find jobs.
- More emergency/24 hour beds are needed
- Former sex offenders need employment opportunities, and dependable transportation needs to be offered.
- The special needs population will need subsidized housing in order to make it affordable for them.

- Supportive services need to adjust and transition their clients to permanent housing options.
- Dental and medical care is often not affordable for these special populations.
- More money needs to be set aside for rental assistance
- There is an extremely long wait for Section 8 housing
- Affordable housing needs to be directly linked to the services that this population needs.

Ideas/Strategies/Solutions:

- Transitional housing is only a part of the solution. Need housing options once their stay in transitional housing is over. Look at the “housing first” model.
- HMIS project = homeless management information systems, where standard measures will be used when collecting and analyzing data on the homeless. Providers could then enter data into a web-based application
- Legal camping needs to be allowed. There is a large segment of “seasonal homeless” who do not intend on finding permanent housing in the area.
- The location of service providers needs to be more consolidated and more centralized. Example is the Phoenix homeless campus.

Agenda
Consolidated Plan 2006-2010
Planning Meeting for Human Services
January 26, 2005

- | | |
|--|--|
| I. Introductions | 3:00-3:05 Ron Koenig, COT
Al Kulwin, Pima County |
| II. Need | 3:05-3:25 Judy Scalise, ESI |
| III. Funding History and the Future | 3:25-3:35 Ron Koenig, COT |
| IV. Panel Presentations
Debra Adams , Pima Council on Aging
Nancy Pancio, Open Inn
Carol Little, SAMHC
Bonnie Kampo, Northwest Interfaith Council | 3:35-4:00 |
| V. Break | 4:00-4:10 |
| IV. Prioritization of Need/Strategies | 4:10-5:00 Ron Koenig, Judy Scalise,
Al Kulwin & Gary Bachman, |

Consolidated Plan Meeting
Human Services
1/26/05

Name	Organ	E-mail
Ghena Ito	Pima County	gito@csd.pima.gov
SANDY AGAN	SWFHC	swfhc@dalot.com.net
Joyce Walker	Pis Decimo Center	joyadelante@aol.com
Ellie Towne	FWNACC	Townebaz@aol.com
Louis Lew (Dorothy Lew)	Pan Asian Community Alliance	dorothylew@aol.com
Ellen Hargis	Volunteer Center of SoAZ	ehargis@volunteersoaz.org
MaryAnn Adams	Tucson Ctr for Women + Children	maryann@tucsoncenters.com
Wilene Lampert	So. Arizona Children's ^{Advocacy} Center Center	wlampert@cox.net
JUNE Webb Vignery	Metropolitan Education Commission	metcom@theriver.com
Tanean Jones	Desert Waste Not Warehouse	pbrown12@hotmail.com
ROBERT KAFES	SO AZ CENTER AGAINST SEXUAL ASSAULT	rkafes@sacasa.org
Kevin Jackson	COURTOWN Family Center	Kevin.Jackson@OTFC.org
Edie Lawrence	Interfaith Homeless	edielawrence@cox.net
Jarret Fuhrman	Arizona's Children Association	jfuhrman@children.org
Kent Burbank	Wing span	Kent@wingspan.org
Ann Cl. Ford	Tucson Nursing School	TucsonNursing@aol.com
Sandy Davenport	Pima County / Tucson Women's Commission	pcwmc@mhd.spring.com
Linda Wooden	BEACON GROUP SW, INC.	lwooden@thebeacongroup.org
Leslie Skoda	La Paloma Family Svcs.	leslieskoda@aol.com
Erin Lyons	La Paloma Family Svcs	erin@lapalomakids.org
MELISSA HARTMAN	City of Tucson	MHARTMAN1@TUCSON.AZ.GOV
APRIL BROWN	Microbusiness Advancement Center	abrown@mac.sa.org
DAVID LONGORIA	PIMA CNTY CDNC DEPT.	dlongoria@csd.pima.gov
ROY TULLGREN	GOSPEL RESCUE MISSION	ROY@GRMTUCSON.COM
PRISCILLA ALTUNA	DIRECT CARE GIVERS ASS	pmaAltuna@cox.net
CHRISTINA M. ROSSETTI	Child: Family Resources	rossetti@dalot.com.net
HAL MYERS	Green Valley Assistance Services	GVASEDC@netscape.net
AL SKORUPSKI	Catalina Comm Service	ASKORUPSKI@comcast.net

Terri Huttis Flowing Wells Neighborhood Association apba@cox.net

Jean Maldonado FWUSD

maldonaj@flowingwells.k12.
az.us

Human Services Meeting Summary
January 26, 2005
3:00 p.m. – 5:00 p.m.

Challenges/Issues:

- Competition for dollars among non-profit organizations. New groups are always starting up
- Need to provide support for family care givers. Need additional money for this
- Youths reaching 18 years of age are pushed out of the system
- Organizations need to be aware of each other's services.
- There are increased transportation needs for the elderly and disabled
- Youth services are lacking (ex., transportation, housing, affordable child care)
- Follow-up support services are often not available, and the result could be people cycling back through the system
- A cut in local funding would mean the loss of outside funds (private, foundations, and federal)
- Substance abuse is a critical issue that needs to be addressed, as it is the root of many problems that eventually manifest itself in the need for services
- GLBT are overlooked, and need to be included in all potential available services
- There seems to be a philosophy that is materializing that social services don't need public funding. Obviously, this is an extremely harmful viewpoint.
- Many youths are falling through the cracks, and ending up in detention, CPS, etc. Support needs to be provided to families as a prevention measure to avoid these problems with the youth population
- There has been a loss of funding from Department of Labor, thus fewer opportunities for internships, etc. for youths.
- More attention and services need to be provided for victims of domestic abuse who end up homeless
- There needs to be a process of asset mapping people to match the services they need. "40 days of caring" and asset mapping from FBO
- The loss of money for prevention services has hurt
- The Asian population is not accessing available services
- Focus needs to be placed on building assets for the special needs populations

Ideas/Strategies/Solutions:

- Develop a system of services to keep people living independently
- Develop volunteers in neighborhoods and FBO
- Matching volunteers with people of need
- Service providers need to meet with each other to discuss the services they provide
- Continue to fund the services that help keep elderly people independent
- Need more services for youth, 18 years and older, and especially pregnant young women
- Educate the public on the types of services available
- Ensure connections between housing and the services that are available
- Prepare families to take care of and sustain themselves
- Agencies need to be able to provide a wider variety of services to a wider variety of clients. There is too much specialization
- Need to provide care to and strengthen over-stressed families
- Non-profit organizations need to increase their use of existing resources
- There needs to be financial education programs for low income families to teach them how to use their money more efficiently and avoid some of the common problems

Agenda
Consolidated Plan 2006-2010
Planning Meeting for Affordable Housing
January 26, 2005

- | | |
|--|--|
| I. Introductions | 10:30-10:40 Ron Koenig, COT
Al Kulwin, Pima County |
| II. Need | 10:40-10:55 Judy Scalise, ESI |
| III. Funding History and the Future | 10:55-11:05 Ron Koenig, COT |
| IV. Panel Presentations
Michael McDonald - Habitat for Humanity
Noemi Navvaro, Chicanos por la Causa
John Glaze, Family Housing Resources
Ray Robles, M&I Bank
Dante Archangeli, Milestone Homes | 11:05-11:30 |
| V. Break | 11:30-11-40 |
| VI. Prioritization of Need/Strategies | 11:40-12:30 Ron Koenig,
Judy Scalise, ESI, Al Kulwin &
Gary Bachman, Pima County |

SIGN-IN SHEET

NAME (Please Print)	ADDRESS	ZIP CODE	TELEPHONE
Jeanne Shaw	820 E 47th St	85713	889-4203
Tom Smorra	"	"	"
Christine Colchado	SWFHE	85719	798-1588
MARK WUN	1700 E. Ft. Lowell	85719	318-0993
DAVE AZOVITSE			
Gary Bauman	Pima County		
Ray Robles	4380n Campbell Ave #100	85718	232-6252
Tamara Prime	Trim 3127 E Adams St.	85716	302-9557
Linda Kot	Primavera	85713	882-5383 x202
Nick Jones	Old Pueblo Comm. Bldg 8230 E. Broadway W-8	85710	975-2141
Amy Steiner	Cot-CSD		791-4123
Elvira Raveli	COT-CSD		791-4123
Maggie Conrado-Tellez	CPLC	85701	8820018
Stef Nelly Stader	@ PRC	85701	882-0018
Joni Wilcox	ISDA	85321	520 237 1875
Pat DeFino	MHC 1316 E Broadway, Tucson	85719	292-1415

SIGN-IN SHEET

NAME (Please Print)	ADDRESS	ZIP CODE	TELEPHONE
Jocelyn Rechichar	P.O. Box 27143	85726	294-7765
JOHN GAFFNEY	"	"	"
Mette Bregden - JFC	4301 E. 5th St.	85711	795-0300 x285
Terry Galligan	Old Pueblo Community Foundation	85711	512-5451
Jesus Mota	848 S. 7th Ave. Tve. Az. (61)		624-0551 x109
Thomas Thivenc	9170 E. Wrightstown	15	916 0702
Jennifer Pedench City of South Tucson	1601 S. 6th Av.	85703	792-2424
Tori Hitts Flowing Wells NACC	P.O. Box 5141, Tucson	85703	743-7730
Ellie Towne. Flowing Wells NACC	P.O. Box 5141, Tucson	85703-5141	888-2085
Jean Maldonado	4545 N. La Cholla Blvd	85705	690-5624
DIANA EDWARDS	8467 E BROADWAY	(10)	790-7262
JACOB BERNAL	97 E. Congress	85701	884-7131
DANTE ARCHANGELI, MILESTONE HOMES	4021 E. Grant, #202	85712	322-6336
DANNY KNEE, TUCSON VETERAN LEAGUE	2305 S. PARK AVE Tucson 85713	85713	791-9522 ext 238
B.C. Robinson	2305 S. Park Avenue	85713	791-9522 x263
Michael McDonald	621 W. Leota 85708	85708	2261217

SIGN-IN SHEET

NAME (Please Print)	ADDRESS	ZIP CODE	TELEPHONE
Abemi Navarro (P.P. of me)	200 W. Alamo Ave	85701	(520) 388-2018
Melissa HARTMAN	C.O.T.		791-4123
Carol Benson	COT		"
Jane Burch	2590 W Alvernon	85712	325-8800
Dana Helfer	3003 S. Country Club Rd	85713	602-0525
Sandra Latheman	KSC 2797 E Ajo 85713	85713	623-6780
Peggy Hutarison	702 S. 6th ave. 85701	85701	623-5111 x111
Chonidato	Pima City	85713	243-6751
DAVID FONGORIA	277 E Ajo	85713	243 6670
Marcos Ysmael	Pima County - Kincaid. Ctr.	85713	2436752

Housing Providers Meeting Summary
January 25, 2005
10:30 a.m. – 12:30 p.m.

Challenges/Issues:

- Cost of land
- Not enough money for home buyer assistance
- Zoning restrictions prevent manufactured housing
- Aging of the population and their special needs that results
- Communication and working relationship between city agencies
- The entire development process takes too long
- The Hope environmental review that is required for rehab makes it nearly impossible to rehab homes
- Senior women living alone without family in the area are an at-risk population. Often, home ownership is not good for their health. Maintenance cost of utilities and general upkeep is often more than they can afford on fixed incomes.
- Education levels need to increase so that the population can get better paying jobs
- Often, non-profits have to use a variety of funding sources, and must comply with each source's requirements. This is a lengthy process
- In-fill development is difficult due to certain development standards (set-back, need sidewalks, parking, garbage collection, etc)
- CHODOS need access to training for their staff members.
- Overall, there is a lack of available land.
- The process to secure land is often 6-9 months. There needs to be funding set up so that non-profits can buy land quickly.
- The refugee population is of particular concern. They do not speak English and lack formal education. They are severely cost burdened and need transitional housing. Often, very large extended families want to live in the same area or same building.
- The economic development community needs to be involved in the planning process
- The importance of counseling in relationship to home ownership needs to be stressed.
- Employers need to assist their employees with housing purchases. They need to explore all angles when it comes to down payment assistance.

Ideas/Strategies/Solutions:

- Create a City housing trust fund
- Advocacy to come up with solutions to support and develop new sources of revenue
- Foster private investment in affordable housing
- Partner with developer to encourage mixed income subdivisions
- Need state enabling legislation for creation of housing development zones
- Use city/county resource for land banking
- Consider a real estate transfer tax
- There needs to be a statutory change that would allow non-related seniors to live together without violating city ordinances.
- more efficient planning/breakdown of the development process
- public benefits paid for by public taxes on entire population
- 5-10 year lease options for seniors who cannot afford to own their home due to fixed income
- Set up a fund for non profits to purchase dilapidated homes and rehabilitate these properties
- The permit process for affordable housing needs to be streamlined
- Set up a scholarship fund for training those in non-profit housing to increase the technical expertise of these workers
- Simplify the “lot-split” process so that infill development is not hindered
- There is a need to have employment and residences in the same area, especially for populations such as the refugee population.
- There is a need to bring higher paying jobs/industries to Tucson and train the workforce to be able to perform these higher paying jobs
- Need for collaboration among agencies
- Need improved consumer education (and funding for this education) to avoid financial/foreclosure problems down the road for first time home buyers especially
- Inclusion of edible landscapes/gardens (urban agriculture and food production); sustainability in housing is needed

Appendix C - CERTIFICATIONS

N. Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including

position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

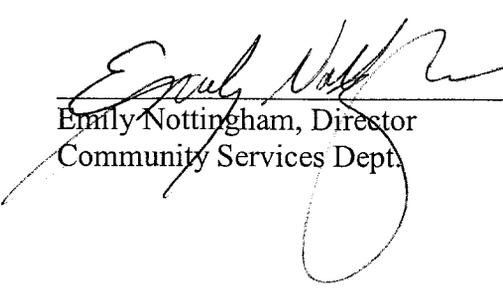
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

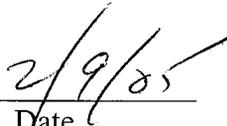
Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Emily Nottingham, Director
Community Services Dept.



Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2006, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made

against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

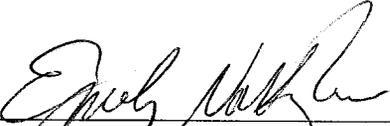
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its concerning lead-based paint will comply with the requirements of 24 CFR, subparts A,B,J,K and R;

Compliance with Laws -- It will comply with applicable laws.


Emily Nottingham, Director
Community Services


Date

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Emily Nottingham, Director
Community Services

2/9/05

Date

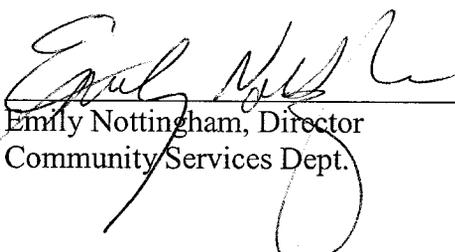
HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.


Emily Nottingham, Director
Community Services Dept.

2/9/05
Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
 1. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

2. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance:

City of Tucson
P.O. Box 27210
Tucson, AZ 85726

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

3. Definitions of terms in the Nonprocurement Suspension and Debarment common rules and Drug-Free Workplace attention is called, in particular, to the following definitions from these rules:

“Controlled substance” means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFT 1308.11 through 1308.15);

“Conviction” means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

“Criminal drug statute” means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

“Employee” means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All “direct charge” employees; (ii) all “indirect charge” employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee’s payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee’s payroll; or employees of subrecipients or subcontractors in covered workplaces).

ESG Certification

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion – It will maintain any building for which assistance is used under the ESG program as shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services – It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general populations is served.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

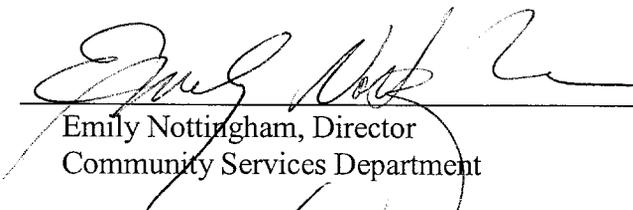
Supportive Services – It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment counseling, supervision and other services essential for achieving independent living, and other Federal, State, local and private assistance.

Matching Funds – It will obtain matching amounts required under 576.71 of this title.

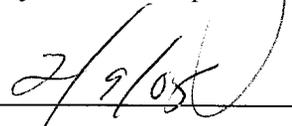
Confidentiality – It will develop and implement procedures to ensure the confidentiality of records pertaining to any individuals provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovation, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.



Emily Nottingham, Director
Community Services Department



Date



RELEASE OF REQUEST FOR PROPOSALS
 The City of Tucson is accepting proposals for Community Development Block Grant (CDBG) FY 2005 funding for Housing-related projects only. There is a \$2.3 million available for these projects.
 •Request for Proposals (RFP) will be available as a Word 97 document from the City's website in the Hot Topics section at www.cityoftucson.org - beginning at 9 a.m. on Wednesday, January 19th, 2005.
 •Interested applicants are encouraged to attend a Technical Assistance Workshop to learn more about CDBG funding requirements, on Thursday, January 27, 2005 from 10:00-noon at 320 N. Commerce Park Loop (Sentinel Building).
 •The deadline for proposal submission is: Wednesday, February 23, 2005 at 5 p.m.
 For more information, call Melissa Hartman or Carol Benson at 791-4123.

RELEASE OF REQUEST FOR PROPOSALS
 The City of Tucson is accepting proposals for projects that improve energy efficiency or promote water conservation in housing units occupied by low- and moderate-income families, using technologies learned at Civano. Applicants must demonstrate an affiliation with Civano. There is \$234,000 available for this grant.
 •Request for Proposals (RFP) will be available as a Word 97 document from the City's website in the Hot Topics section at www.cityoftucson.org - beginning at 9 a.m. on Wednesday, January 19th, 2005.
 •Interested applicants are encouraged to attend a Technical Assistance Workshop to learn more about eligibility requirements, on Thursday, January 27, 2005 from 10:00-noon at 320 N. Commerce Park Loop (Sentinel Building).
 •The deadline for proposal submission is: Wednesday, February 23, 2005, at 5 p.m.
 For more information, call Ron Koenig at 791-4123.
 Publish January 16, 17, 2005
 The Arizona Daily Star
 Tucson Citizen

STATE OF ARIZONA
COUNTY OF PIMA

Janice Anderson, being first duly sworn,
upon oath deposes and says:

That he/she is the agent of TUCSON NEWSPAPERS, publishers of THE ARIZONA DAILY STAR / TUCSON CITIZEN, newspapers of general circulation in the County of Pima, State of Arizona, published at Tucson, Arizona, and that the statement hereto attached is a true representation of the advertisement published in the said paper(s) 2 times on the following days:

- Jan 16 2005 in class 918 T-Tucson Classifieds - Weekend
- Jan 17 2005 in class 918 T-Tucson Classifieds - Daily



Janice Anderson
Agent

Subscribed and sworn to before me this 17th day of January, A.D. 2005



VALERIE S. GONZALES
Notary Public - Arizona
Pima County
Expires 09/30/06

My Commission Expires _____

Notary Public Valerie S. Gonzales



2006-2011 Consolidated Plan

Pima County and the City of Tucson are developing the 2006-2010 Consolidated Plan (Plan). The Plan contains a description of community needs, as well as goals and priorities in the areas of affordable housing, human services, and other programs designed to improve the quality of life for low- and moderate-income residents of the community. The Plan serves as the Consortium's application for funding from the United States Department of Housing and Urban development (HUD), for the following grant programs: Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Shelter Grant Program (ESG), and the Housing Opportunities for Persons with Aids Program (HOPWA).

The draft Plan will be available on March 16, 2005 at www.cityoftucson.org/csd The City of Tucson and Pima County will be hosting the following meetings to give citizens a chance to comment on the draft Plan.

For more information, call Carol Benson at the City of Tucson, 791-4123, or Gary Bachman at Pima County, 243-6750.

**Meetings will be held at:
The Sentinel Building
320 N. Commerce Park Loop**

**March 16, 2005
6:00 p.m.**

&

**April 14, 2005
6:00 p.m.**

**City of Tucson and Pima County Consortium
Consolidated Plan**

Name	Company or Organization	Phone Number	Email Address
JASON BROWN Director of Community Relations	COMPASS HEALTH CARE	(520) 730-0494	JBROWN@COMPASSHC.ORG
GARY RACUMAL	PIMA COUNTY		
GENE BERRY	CDBG	520-886-3840	6762731@hd.com
Gloria Soto	Pima City		
Carol Benson	COT		
Melissa Hartman	COT	(520) 791-4123	
Emily Nattigham	COT		
Melissa Wieters	Pima County	(500) 623.5111	grants@pima.gov.org
JAMES A. BAILEY	City of Tucson	747-5653	
Ramona Clark	Cornerstone	908-0348	r.l.c.clark@att.net
Darryl Kneel	Tucson Urban League	520-791-9522 ext 286	dkneel@tucsonurbanleague.org
DAVID LONGORIA	PIMA COUNTY	(520) 243 6670	DLONGORIA@CSD.PIMA.GOV

**City of Tucson and Pima County Consortium
Consolidated Plan**

Name	Company or Organization	Phone Number	Email Address
Patricia Young	Congress Health Care	520-882-5608	pipyoung@compasshe.org
B.C. Robinson	Tucson Urban League	520-791-8522 x263	berobinsonbc@ntescape.net
LINDA LEATHERMAN	Pima County	520-243-6780	l Leatherman@csb.pima.gov

Appendix D - DATA TABLES

Appendix Data Tables

- 1 Population and Population Change, 1990 - 2000**
- 2 Households by Median Income and Range, 1999**
- 3 Household Type, 2000**
- 4 Home Ownership Rates by Minority Status, 2000**
- 5 Low and Moderate Income Households, 2000**
- 6 Cost-Burdened Households, 2000**
- 7 Cost-Burdened Low and Moderate Income Households, 2000**
- 8 Housing Problems by Region, 2000**
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- 10 Median Family Income of Families with Children by Type, 2000**
- 11 Overcrowded Households, 2000**
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- 25 City of Tucson matrix of Needs, Goals and Accomplishments for the Consolidated Plan, Annual Action Plan and CAPER 2005-2010**
- 26 Pima County Matrix of Needs, Goals, and Accomplishments for the Consolidated Plan, Annual Action Plan, and CAPER 2005-2010**

Table 1 - Population and Population Change, 1990-2000

Comparison of Population, Pima County 1990-2000		
	Total Households	Total Population
1990	261,792	666,880
2000	332,350	843,746
Source: US Census, 1990, 2000, CHAS 2000		
Population Growth of Marana and Oro Valley, 1990-2000		
	1990	2000
Marana	2,187	13,443
Oro Valley	6,670	29,662
Source: US Census 1990; 2000.		
CDP	2000 Population	Hispanic or Latino
Ajo	3,705	1,392
Avra Valley	5,038	1,044
Casas Adobes	54,011	7,434
Catalina	7,025	1,663
Catalina Foothills	53,794	4,062
Corona de Tucson	813	55
Drexel-Alvernon	4,192	2,434
Drexel Heights	23,849	14,327
East Sahuarita	1,419	682
Flowing Wells	15,050	3,290
Green Valley	17,283	394
Littleton	1,010	509
Picture Rocks	8,139	1,120
Pisinemo	237	4
Santa Rosa	438	4
Sells	2,799	91
Summit	3,702	2,349
Tanque Verde	16,195	1,180
Three Points	5,273	2,151
Tortolita	3,740	460
Tucson Estates	9,755	2,316
Vail	2,484	413
Valencia West	2,380	1,628
Total	242,331	49,002
Source: 2000 US Census		

Table 2 – Households by Median Income and Range

Households by Income Range	
Pima County	
Household Income	Number of Households
Less than \$25,000	110,049
\$25,000 to \$49,999	106,441
\$50,000 to \$74,999	58,268
\$75,000 to \$99,999	27,801
\$100,000 to \$149,999	18,855
\$150,000 or more	10,936
Source: 2000 U.S. Census	

Median Income, Pima County	
Year	Median Household Income
2003	\$37,818
2002	\$37,638
2001	\$35,615
2000	\$35,223
Source: U.S. Census	

Table 3 – Household Type

Families with Children by Type, 2000		
	Pima County	Tucson
Married couple families	161,976	78,786
Male headed households, no wife present	14,091	9,051
Female headed households, no husband present	37,637	25,869
Total	213,704	113,706
Source: Census, 2000		

Table 4 – Home Ownership Rates by Minority Status

Homeownership by Race and Hispanic Origin Pima County	
Household Type	Percentage
All Households	64%
White	68%
Black	43%
American Indian	54%
Asian	45%
Other	45%
Hispanic	57%
Source: 2000 U.S. Census	

Table 5 – Low and Moderate Income Households

Low and Moderate Income Households					
Pima County					
	Low Income Owners	Low Income Renters	Moderate Income Owners	Moderate Income Renters	Total
Elderly	13,324	6,816	12,794	3,679	36,613
Small Families	7,501	14,216	10,833	9,405	41,955
Large Families	3,316	4,133	4,159	2,576	14,184
Other Households	5,193	19,750	4,208	10,897	40,048
Total	29,334	44,915	31,994	26,557	132,800
Source: CHAS, 2000					
Low and Moderate Income Households, Tucson					
	Low Income Owners	Low Income Renters	Moderate Income Owners	Moderate Income Renters	Total
Elderly	7,508	5,258	6,670	2,588	22,024
Small Families	4,030	11,595	6,415	7,374	29,414
Large Families	1,779	3,194	2,474	2,015	9,462
Other Households	3,079	17,045	2,614	9,200	31,938
Totals	16,396	37,092	18,173	21,177	92,838
Source: CHAS, 2000					

Low and Moderate Income Households, Urban County					
	Low Income Owners	Low Income Renters	Moderate Income Owners	Moderate Income Renters	Total
Elderly	5,544	1,490	5,886	1,067	13,987
Small Families	3,236	2,478	4,318	1,967	11,999
Large Families	1,435	831	1,611	537	4,414
Other Households	2,024	2,654	1,578	1,685	7,941
Totals	12,239	7,453	13,393	5,256	38,341
Source: CHAS, 2000					

Table 6 - Cost Burdened Households

Cost Burdened Households, 2000		
	Household Income Spent on Housing	
	> 30%	> 50%
Tucson	61,720	27,967
Urban County	33,165	13,541
Pima County	95,397	41,736
Source: CHAS, 2000		

Table 7 - Cost Burdened Low and Moderate Income Households

Cost Burdened Low and Moderate Income Households, 2000					
Tucson					
	Low Income Owners	Low Income Renters	Moderate Income Owners	Moderate Income Renters	Total
Elderly	4,038	3,702	1,621	1,286	10,647
Small Families	3,154	9,022	3,284	2,020	17,481
Large Families	1,150	2,159	955	320	4,584
Other Households	2,039	13,294	1,453	3,284	20,071
Total	10,381	28,177	7,314	6,911	52,783
Source: CHAS, 2000					

Cost Burdened Low and Moderate Income Households, 2000					
Urban County					
	Low Income Owners	Low Income Renters	Moderate Income Owners	Moderate Income Renters	Total
Elderly	2,914	1,054	1,795	707	6,470
Small Families	2,311	1,903	2,380	735	7,329
Large Families	831	570	705	102	2,208
Other Households	1,417	1,985	874	918	5,194
Totals	7,473	5,512	5,754	2,462	21,201
Source: CHAS, 2000					

Table 8 - Housing Problems by Region

Housing Problems by Region			
	Housing Problems	Total Households	Percent with Problems
Tucson	73,678	192,875	38.2%
Urban County	38,023	135,819	28.0%
Pima County	112,622	331,241	34.0%
Source: CHAS, 2000			

Table 9 - Low and Moderate Income Households with Housing Problems

Low and Moderate Income Households with Housing Problems, 2000				
Pima County				
	Low Income Owners	Low Income Renters	Moderate Income Owners	Moderate Income Renters
Elderly	7,142	4,858	3,493	2,064
Small Families	5,883	11,421	6,045	4,148
Large Families	2,849	3,762	2,874	1,914
Other Households	3,645	15,477	2,424	4,500
Source: CHAS, 2000				

Low and Moderate Income Households with Housing Problems, 2000				
Tucson				
	Low Income Owners	Low Income Renters	Moderate Income Owners	Moderate Income Renters
Elderly	4,062	3,847	1,654	1,312
Small Families	3,311	9,700	3,547	3,186
Large Families	1,509	2,919	1,705	1,546
Other Households	2,104	13,442	1,503	3,551
Source: CHAS, 2000				
Low and Moderate Income Households with Housing Problems, 2000				
Urban County				
	Low Income Owners	Low Income Renters	Moderate Income Owners	Moderate Income Renters
Elderly	2,983	1,072	1,805	740
Small Families	2,439	2,034	2,466	948
Large Families	1,246	747	1,132	364
Other Households	1,470	2,011	917	945
Source: CHAS, 2000				

Table 10 – Median Family Income of Families with Children by Type

MFI of Families with Children by Type	MFI
Married couple families	\$43,462
Male headed households, no wife present	\$25,011
Female headed households, no husband present	\$17,534
Total	37,344
Source: Census, 2000	

Table 11 – Overcrowded Households

Households Living in Overcrowded Conditions, 2000		
Tucson and Pima County		
	1 to 1.5 Persons Per Room	1.5 + Persons Per Room
Tucson		
Owner occupied	3,625	1,987
Renter occupied	5,245	6,035
Totals	8,870	8,022
Pima County		
Owner occupied	6,006	3,419
Renter occupied	6,635	7,320
Totals	12,641	10,739
Source: Census, 2000		

Table 12 - Housing Supply by Rental and Ownership Status

Housing Supply by Rental/Ownership Housing			
Pima County			
Housing Units	Pima County	Tucson	Urban County
Total	332,350	192,946	73,360
Owner Occupied	213,620	103,229	49,111
Renter Occupied	118,730	89,717	24,249
Source: 2000 U.S. Census			

Table 13 – Age of Housing Units

Age of Housing Units, Pima County		
Year Built	Owner units	Renter units
1939 or earlier	5,184	4,770
1940 -1949	7,782	5,029
1950 -1959	24,768	11,121
1960 - 1969	23,769	14,993
1970 - 1979	54,410	31,321
1980 - 1989	41,880	31,463
1990 - March 2000	55,827	20,033
Source: 2000 U.S. Census		

Age of Housing Units, Urban County		
Year Built	Owner Units	Renter Units
1939 or earlier	868	512
1940 -1949	1,487	888
1950 -1959	4,456	2,089
1960 - 1969	5,447	3,207
1970 - 1979	14,305	5,835
1980 - 1989	9,372	6,928
1990 - March 2000	13,176	4,790
Source: 2000 U.S. Census		

Table 14 – Residential Permit Trends

Residential Permits issued	
Month	Residential Permits Issued
Nov - '03	618
Dec - '03	590
Jan - '04	585
Feb - '04	661
Mar - '04	933
Apr - '04	759
May - '04	752
June - '04	820
July - '04	801
Aug - '04	948
Sep - '04	944
Oct - '04	785
Nov - '04	885
Source: Tucson Housing Market Letter, 2004	

Pima County Building Permits Issued	
Year	Residential Permits Issued
1997	9,324
1998	9,921
1999	10,358
2000	10,063
2001	10,509
2002	11,318
2003	13,422

Source: Arizona Construction Report, Arizona Real Estate Center, ASU

Table 15 – Lead Paint Poisoning Hazards

Potential Risk for Lead Paint Poisoning			
Pima County			
Housing Units	Pima County	City of Tucson	Urban County
Total	366,737	209,792	81,293
Built before 1980	199,606	137,011	43,004
Built 1980 - 2000	167,131	72,781	38,289

Source: 2000 U.S. Census

Table 16 – Age of Mobile Home Housing Stock

Age of Housing Stock, Pima County Mobile Homes		
Year Built	Owner Occupied	Renter Occupied
1999 - 2000	1453	112
1995 - 1998	5178	479
1990 - 1994	3383	523
1980 - 1989	7744	1478
1970 - 1979	9974	3039
1960 - 1969	3264	1236
1950 - 1959	739	400
1940 - 1949	96	107
1939 or earlier	144	92

Source: US Census, 2000

Table 17 – Single and Multi-Family Units by Region

Units in Structure by Geography			
Pima County/City of Tucson/Urban County			
Units in Structure	Pima County	City of Tucson	Urban County
Total	366,737	209,792	81,293
1 unit	225,713	119,609	53,189
2 to 4	19,407	15,665	3,347
5 to 9	12,870	9,447	2,420
10 to 49	27,794	21,835	5,461
50+	32,125	25,996	5,843
Mobile Homes	47,112	16,325	10,431

Source: 2000 U.S. Census

Table 18 – Housing Units by Number of Bedrooms

Bedrooms in Housing Units						
Bedrooms	Pima County		Tucson		Urban County	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Studio	1,722	11,898	947	10,321	458	1,921
1 bedroom	11,828	44,074	7,050	34,925	3,298	8,028
2 bedrooms	58,198	41,477	27,786	30,578	11,143	8,132
3 bedrooms	97,754	16,884	49,079	11,039	22,239	4,650
4 bedrooms	38,700	3,969	16,619	2,606	10,607	1,403
5 or more bedrooms	5,418	428	1,748	248	1,366	115

Source: 2000 U.S. Census

Table 19 – Overcrowded Housing Units

Overcrowded and Severely Overcrowded Housing		
Pima County		
Occupancy Status	1990	2000
1 to 1.5 persons per room	9,194	12,641
More than 1.5 persons per room	6,741	10,739

Source: US Census 1990, 2000

Table 20 – Housing Cost and Value Trends

Trends in Housing Cost	
Year	Single Family Median Sale Price
1995	\$136,813
1996	\$130,000
1997	\$127,025
1998	\$123,961
1999	\$137,275
2000	\$145,165
2001	\$166,675
2002	\$159,270
2003	\$172,201
2004	\$187,819

Source: Tucson Housing Market Letter

Table 21 – Housing Availability and Vacancy

Housing Availability/Vacancy		
Pima County		
Housing Units	1990	2000
Owner Occupied	159,467	213,620
Renter Occupied	102,325	118,730
Vacant	36,415	34,387

Source: 2000 U.S. Census

Table 22 – CHAS Table for All Households, Pima County

Housing Problems Output for -All Households											
Name of Jurisdiction: Cnsrt-Tucson(HOME), Arizona		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	6,816	14,216	4,133	19,750	44,915	13,324	7,501	3,316	5,193	29,334	74,249
2. Household Income <=30% MFI	3,459	7,575	2,147	11,390	24,571	5,162	3,320	1,083	3,022	12,587	37,158
3. % with any housing problems	66.4	84.7	91.5	74.3	77.9	69.1	83	91.5	70.6	75.1	77
4. % Cost Burden >30%	64.6	79.9	75.6	73.4	74.3	67.9	77.6	67	66.9	70.1	72.9
5. % Cost Burden >50%	54.5	66.8	59.7	65.7	63.9	48.5	64.8	48.9	54.3	54.2	60.7
6. Household Income >30% to <=50% MFI	3,357	6,641	1,986	8,360	20,344	8,162	4,181	2,233	2,171	16,747	37,091
7. % with any housing problems	76.3	81.2	90.5	83.9	82.4	43.8	74.8	83.2	69.6	60.1	72.3
8. % Cost Burden >30%	75.7	74.3	58.1	83	76.5	43.2	71.3	57.7	68	55.4	67
9. % Cost Burden >50%	44	23.2	8.9	32.1	28.9	20.6	39.6	21.7	47.5	29	29
10. Household Income >50 to <=80% MFI	3,679	9,405	2,576	10,897	26,557	12,794	10,833	4,159	4,208	31,994	58,551
11. % with any housing problems	56.1	44.1	74.3	41.3	47.6	27.3	55.8	69.1	57.6	46.3	46.9
12. % Cost Burden >30%	54.4	29.4	16.4	38.6	35.4	26.9	52.5	40	55.4	41	38.5
13. % Cost Burden >50%	18.9	1.8	0	4.3	5	9.4	15.7	8.3	23.2	13.2	9.5
14. Household Income >80% MFI	5,517	18,285	3,317	19,283	46,402	41,051	75,067	14,797	21,124	152,039	198,441
15. % with any housing problems	28.7	15.5	46.2	8	16.1	9	13.7	29.7	18.6	14.6	15
16. % Cost Burden >30%	27	3.9	2.7	5.2	7.1	8.6	11.8	10.5	17.9	11.6	10.6
17. % Cost Burden >50%	14.2	0.2	0	0.2	1.8	1.4	1.3	0.9	2.1	1.4	1.5
18. Total Households	16,012	41,906	10,026	49,930	117,874	67,169	93,401	22,272	30,525	213,367	331,241
19. % with any housing problems	53.1	44.8	71.9	43.1	47.5	21.3	23.7	45.4	32.7	26.5	34
20. % Cost Burden >30	51.6	34.5	32.8	41.1	39.5	20.8	21.5	23.5	31.5	22.9	28.8
21. % Cost Burden >50	30.2	16.2	14.6	21.4	20.2	8.9	6.9	6.7	13.4	8.4	12.6

Table 23 – CHAS Table for All Households, Tucson

Housing Problems Output for -All Households											
Name of Jurisdiction: Tucson city, Arizona		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					
	Elderly 1 & 2 member households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 member households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	Total Owners (J)	Total Households (L)
1. Household Income <=50% MFI	5,258	11,595	3,194	17,045	37,092	7,508	4,030	1,779	3,079	16,396	53,488
2. Household Income <=30% MFI	2,813	6,140	1,605	9,860	20,418	2,959	1,820	509	1,824	7,112	27,530
3. % with any housing problems	65.5	86.2	92.2	74.9	78.4	70.1	87.6	92.1	68.5	75.7	77.7
4. % Cost Burden >30%	63.9	81.1	76.9	74.2	75.1	69.6	82.1	70.7	66.6	72.1	74.3
5. % Cost Burden >50%	53	67.2	61.7	66.5	64.5	50.9	70.9	57	51.2	56.5	62.4
6. Household Income >30% to <=50% MFI	2,445	5,455	1,589	7,185	16,674	4,549	2,210	1,270	1,255	9,284	25,958
7. % with any housing problems	78.5	80.8	90.6	84.3	82.9	43.7	77.6	81.9	68.1	60.3	74.8
8. % Cost Burden >30%	77.9	74.1	58.2	83.2	77	43.5	75.1	62.2	65.7	56.6	69.7
9. % Cost Burden >50%	42.1	20.7	6.3	29.1	26.1	19.8	37.3	21.7	45	27.6	26.6
10. Household Income >50 to <=80% MFI	2,588	7,374	2,015	9,200	21,177	6,670	6,415	2,474	2,614	18,173	39,350
11. % with any housing problems	50.7	43.2	76.7	38.6	45.3	24.8	55.3	68.9	57.5	46.3	45.8
12. % Cost Burden >30%	49.7	27.4	15.9	35.7	32.6	24.3	51.2	38.6	55.6	40.2	36.2
13. % Cost Burden >50%	17	1.1	0	4.5	4.4	7.9	10.2	5.9	20.7	10.3	7.1
14. Household Income >80% MFI	3,190	12,655	2,225	13,304	31,374	15,515	34,134	6,944	12,070	68,663	100,037
15. % with any housing problems	27.6	16.2	50.3	7.5	16.1	7.3	12.3	34	16.8	14.2	14.8
16. % Cost Burden >30%	26.3	2.7	0.4	4.5	5.7	6.9	10.1	8.7	16.2	10.3	8.9
17. % Cost Burden >50%	16	0	0	0.2	1.7	0.9	0.6	0.2	1.2	0.7	1
18. Total Households	11,036	31,624	7,434	39,549	89,643	29,693	44,579	11,197	17,763	103,232	192,875
19. % with any housing problems	54	47.2	75.1	45.5	49.6	23.1	24.8	49.8	31.7	28.2	38.2
20. % Cost Burden >30	52.8	36	33.5	43.4	41.1	22.7	22.2	24.2	30.6	24	32
21. % Cost Burden >50	31.4	16.9	14.7	23	21.2	10.3	6.7	6.5	12.3	8.7	14.5

Table 24 – CHAS Table for All Households, Urban County

Housing Problems Output for -All Households											
Name of Jurisdiction: Urban County, Arizona		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					
	Elderly 1 & 2 member households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 member households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	Total Owners (J)	Total Households (L)
1. Household Income <=50% MFI	1,490	2,478	831	2,654	7,453	5,544	3,236	1,435	2,024	12,239	19,692
2. Household Income <=30% MFI	610	1,346	476	1,495	3,927	2,098	1,346	520	1,132	5,096	9,023
3. % with any housing problems	79.7%	89.6%	71.0%	76.3%	68.4%	78.7%	90.0%	73.3%	74.6%	75.5%	75.5%
4. % Cost Burden >30%	76.3%	72.5%	69.0%	71.5%	66.8%	75.6%	66.1%	69.0%	69.5%	70.5%	70.5%
5. % Cost Burden >50%	67.3%	56.6%	61.4%	62.8%	46.4%	60.1%	43.4%	60.5%	52.8%	57.6%	57.6%
6. Household Income >30% to <=50% MFI	880	1,132	355	1,159	3,526	3,446	1,890	915	892	7,143	10,669
7. % with any housing problems	84.9%	90.1%	81.9%	81.1%	44.9%	73.0%	85.0%	71.8%	60.8%	67.4%	67.4%
8. % Cost Burden >30%	77.4%	63.4%	82.2%	76.2%	43.9%	68.4%	53.2%	71.3%	55.0%	62.2%	62.2%
9. % Cost Burden >50%	36.0%	21.6%	51.1%	43.1%	22.3%	43.5%	22.8%	51.8%	31.8%	35.8%	35.8%
10. Household Income >50 to <=80% MFI	1,067	1,967	537	1,685	5,256	5,886	4,318	1,611	1,578	13,393	18,649
11. % with any housing problems	48.2%	67.9%	56.1%	57.3%	30.7%	57.1%	70.3%	58.1%	47.0%	49.9%	49.9%
12. % Cost Burden >30%	37.3%	19.0%	54.5%	47.1%	30.5%	55.1%	43.7%	55.4%	43.0%	44.1%	44.1%
13. % Cost Burden >50%	4.5%	0.0%	3.2%	7.5%	11.3%	24.1%	12.4%	27.6%	17.5%	14.8%	14.8%
14. Household Income >80% MFI	2,319	5,561	1,063	5,936	14,879	25,191	40,657	7,756	8,995	82,599	97,478
15. % with any housing problems	14.0%	37.6%	9.1%	16.1%	10.1%	14.9%	25.4%	21.0%	14.9%	15.2%	15.2%
16. % Cost Burden >30%	6.7%	7.6%	6.8%	10.1%	9.7%	13.3%	12.1%	20.3%	12.7%	12.4%	12.4%
17. % Cost Burden >50%	0.7%	0.0%	0.2%	2.0%	1.7%	1.9%	1.5%	3.3%	2.0%	2.0%	2.0%
18. Total Households	4,876	10,006	2,431	10,275	27,588	36,621	48,211	10,802	12,597	108,231	135,819
19. % with any housing problems	37.5%	62.2%	34.0%	40.8%	19.9%	22.5%	40.2%	33.9%	24.7%	28.0%	28.0%
20. % Cost Burden >30	30.0%	30.9%	32.4%	34.6%	19.4%	20.9%	22.9%	32.8%	21.9%	24.4%	24.4%
21. % Cost Burden >50	14.1%	14.4%	15.4%	17.2%	7.9%	7.0%	6.9%	14.9%	8.1%	10.0%	10.0%

