

# **DRAFT – FY 2017 City of Tucson Annual Action Plan**

## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

The City's central long-term community development goal is to focus resources on community needs, particularly the comprehensive revitalization of distressed areas and areas with high levels of poverty. These goals address affordable housing, homelessness, community development and non-homeless special needs. The City of Tucson's Program year 2016 Annual Action Plan details the goals and funding priorities to continue the City's efforts in improving the quality of life for Tucson's low- and moderate-income residents through enhancing the physical environment as well as providing direct benefits that will result in expanded housing opportunities and improved quality of life.

Subject to HUD's approval of the FY 2017 Annual Action Plan, the City of Tucson will receive the following federal funds for Program Year 2 (July 1, 2016 through June 30, 2017):

Community Development Block Grant (CDBG) funds - \$5,031,253. The primary objective of the CDBG program is the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing. Funds are intended to serve low and moderate income residents and areas.

Home Investments Partnerships (HOME) funds - \$2,518,691 (City/County Consortium Amount). The HOME program is dedicated to increasing the availability as well as the access to affordable housing for low income households.

Emergency Solutions Grant (ESG) funds - \$460,731. The purpose of the ESG program is to assist individuals and families regain housing (temporary and permanent) after experiencing a housing crisis or homelessness

Housing Opportunities for People with AIDS (HOPWA) funds - \$456,639. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs for the benefit of individuals living with HIV/AIDS and their families.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In general, HUD resources must be used to benefit low and moderate income (low-mod) households and neighborhoods. To address infrastructure, facility, housing and services needs using HUD funding, the City of Tucson established goals and objectives in the 2015-2019 Consolidated Plan to address the following needs:

1. Affordable Rental Housing;
2. Affordable Owner Housing;
3. Homelessness;
4. Human Services, including employment and training supports;
5. Economic Development;
6. Neighborhood Revitalization, Public Facilities and Infrastructure; and
7. Special Needs Populations.

These objectives require specific actions that expand and preserve affordable housing, revitalize low and moderate income neighborhoods, and promote fair housing choices. For example, the City intends to fund the Housing Rehabilitation Collaborative which provide housing rehabilitation services to low/moderate income home owners. The outcome will maintain affordable owner housing and neighborhood revitalization. Also, the City will continue to make available HOME funds to applicants seeking Low-income Housing Tax Credits (LIHTC) from the State of Arizona Department of Housing (ADOH) for rental housing projects. The outcome of these projects will result in increased affordable housing units through single and multi-family new construction. In addition, human/public service projects will be funded with CDBG to address homelessness and crisis assistance and prevention. Furthermore, the City will fund the replacement of emergency response vehicles that will serve low and moderate income areas.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Tucson's progress towards goals in its last five-year Plan were reviewed and showed the majority of activities achieving planned results when accounting for reduced federal funding, including:

1. The strongest successes were in activities that helped provide or maintain housing for low and moderate income households, particularly owners and people with disabilities, and addressing the needs of homeless people.
2. Significant resources were directed to effectively stabilizing or improvement neighborhoods and community and attained expected results.
3. A few activities were not significantly addressed as the market changed and demand was low; funds were redirected to higher-demand activities.

The City of Tucson has incorporated past performance from the 2105 Consolidated Annual Performance and Evaluation Report (CAPER), including documented reductions in funding over time and new opportunities for non-entitlement funding, to prepare this FY 2017 Annual Action Plan and amend the City of Tucson Five Year HUD Consolidated Plan 2015-2019 (FY 16-20).

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. The City in partnership with numerous non-profit organizations continues to monitor and evaluate the performance of the City's HUD Programs while ensuring regulatory compliance. For example, the following list identifies some of the accomplishments realized during FY 2010 – FY 2014 (five-year period covered by the previous Consolidated Plan):

homes were rehabbed through the Housing Rehab program that assisted low/moderate income home owners.

Shelter was provided to over    homeless persons (CDBG & ESG);

Over    beds were maintained to house persons with AIDS/HIV and their families (HOPWA);

Over 430 individuals and/or their families were given needed financial assistance for housing (HOPWA)

HOME funds leveraged with other financial resources were invested in the development and/or rehabilitation of over    affordable housing units (for rental purposes); and,

The City's Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs) have provided many details about the innovations, projects and programs completed by the City over the past (documents may be viewed and/or downloaded from the City's website).

The City recognizes that the evaluation of past performance is critical to ensuring the City and its sub-recipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The performance of programs and systems are evaluated on a regular basis. The City improved the CDBG and ESG sub-recipient application process through the use of specific software. This helped to ease the administrative burden on applicants and volunteer community-member reviewers.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Tucson began its citizen participation and consultation process by advertising the 30 day comment period for the draft FY 2017 Annual Action Plan beginning March 21, 2016 plus informing citizens of two meetings - a public meeting held on April 12, 2016 and a public hearing held on May 3, 2016. During the comment period and at each meetings, comments regarding the plan were accepted. The City also posted the ad, the meeting notices and the draft plan on the City's website at <http://cms3.tucsonaz.gov/hcd/whats-new>. The City also sent an email outlining this information to over 600 email addresses comprised of neighborhood association members, government representatives and agency representatives.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the two public hearings, the City received public comment regarding the Action Plan development.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

#### **7. Summary**

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	TUCSON	Housing and Community Development Department	
HOPWA Administrator	TUCSON	Housing and Community Development Department	
HOME Administrator	TUCSON	Housing and Community Development Department	
ESG Administrator	TUCSON	Housing and Community Development Department	

**Table 1 – Responsible Agencies**

**Narrative**

**Consolidated Plan Public Contact Information**

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

When developing the 2015 - 2019 Consolidated Plan, the City of Tucson and Pima County jointly held 14 Consolidated Plan Forums. Members of the public were invited to attend and participate in forum discussions. The forums were attended by 106 individuals representing 48 nonprofit organizations and units of government, 14 members of the public, and 16 private-sector representatives. City staff also attended eight neighborhood association meetings to present the consolidated plan process. 110 citizens attended these meetings and 70 of them participated in a survey. Consultation and citizen participation comments from the forums and the neighborhood associations were collated with analyzed data to identify priorities.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

In the process of developing the Consolidated Plan, the City of Tucson and Pima County provide opportunities (i.e. public meetings and forums) for representatives of a variety of agencies to gather to discuss issues, problems and solutions. These meetings act as an impetus to improve understanding and coordination. Numerous groups have ongoing discussions, including those that represent poverty-level households, elderly people, and people with special needs and disabilities. The City and County remain involved in these discussions and some are sponsored or facilitated by the City and/or County.

The City and County specifically held a forum focused on Healthy Communities, which included a public health discussion by the Pima County Health Department and the possible methods for enhancing coordination of services among and between housing providers and health service agencies.

In addition, the City and County sponsor regular training opportunities during which stakeholder agencies gather to discuss and coordinate activities around program-specific and generic topics. The City and County are also working more closely with the Pima County Health Department to coordinate health and housing activities. One example is the assessment of emergency and transitional shelters that was followed by coordinated funding to enhance the environment in these facilities.

In the early part of 2016, the City of Tucson also updated its Human Services Plan which sets priorities for funding for Public/Human Service projects which utilized CDBG, ESG, and City General Funds. Citizens, government staff and non-profit agencies attended a meeting to prioritize the urgent needs of the community. Two additional meetings were held with government representatives and citizens to discuss the results of the first meeting plus an invitation was sent to over 500 emails comprised of government representative, citizens and agencies requesting that they participate in an online survey regarding Human Services priorities. Over 120 people completed the survey. A final

meeting was held to rank the priorities. A Human Services plan was drafted outlining this process and the results.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Tucson and Pima County work collaboratively with the Tucson Pima Collaboration to End Homelessness (TPCH). TPCH is the Continuum of Care Regional Committee on Homelessness, a planning entity made up of local stakeholders convened for the purpose of ensuring that homeless planning is coordinated across municipalities and agencies. The Continuum of Care is the methodology followed by organizations utilizing HUD funding to address the needs of individuals and families experiencing homelessness. TPCH has included health care in their strategic plan to take advantage of potential partnerships among federal agencies and identified an increasing need to fund mental health diagnosis and permanent supported housing for domestic abuse survivors.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Tucson and Pima County participate in the TPCH Emergency Solutions and Performance Evaluation and Monitoring working groups. The Emergency Solutions working group provides an avenue for the City of Tucson and Pima County to obtain input into the distribution of ESG funds, and members of the working group assist with the City of Tucson and Pima County application review when no conflict of interest exists. The Performance Evaluation and Monitoring working group establishes performance standards, establishes at least three performance measures for each contract, and reviews quarterly reports to evaluate outputs and outcomes. The HMIS system is administered by Pima County. The City of Tucson allocates a portion of their ESG allocation to support Pima County's administration of HMIS.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Tucson
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing and Community Development Department and Pima County coordinated 14 Consolidated Plan Forums. This government department helped facilitate the forums, participated actively and then assisted in analyzing the data to determine the priorities. Other city departments provided information via e-mail and at the meetings. City Departments continue to work together to improve coordination of services and programs.

2	<b>Agency/Group/Organization</b>	PIMA COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pima County, along with City of Tucson coordinated 14 Consolidated Plan Forums. This government department helped facilitate the forums, participated actively and then assisted in analyzing the data to determine the priorities.
3	<b>Agency/Group/Organization</b>	Pima County Health Department
	<b>Agency/Group/Organization Type</b>	Health Agency Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the public forum. The Health Dept. assisted in discussions regarding health hazards in homes and among special populations including people living in poverty.
4	<b>Agency/Group/Organization</b>	COMMUNITY HOME REPAIR PROJECTS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in public forums. CHRPA is part of the City of Tucson Housing Rehab Collaborative. They provide emergency home repair for clients including senior and persons with disabilities.

5	<b>Agency/Group/Organization</b>	DIRECT CENTER FOR INDEPENDENCE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in public forums. DIRECT is part of the City of Tucson Housing Rehab Collaborative. They provide emergency home repair for clients including senior and persons with disabilities.
6	<b>Agency/Group/Organization</b>	Alzheimer's Disease & Related of Southern Arizona
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the public forums/ ADRSA provides services to persons experiencing Alzheimer's disease and other forms of dementia.
7	<b>Agency/Group/Organization</b>	CHICANOS POR LA CAUSA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless Services-Health Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in public forums. CPLA is part of the City of Tucson Housing Rehab Collaborative. They provide home repairs to low income home owners.
8	<b>Agency/Group/Organization</b>	COMMUNITY FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in public forums. Regional organization that manages the area food bank and provides education on nutrition and food production.

9	<b>Agency/Group/Organization</b>	Esperanza en Escalante
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in public forums. EEE provides assistance to veterans including housing, case management and other services.
10	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Participated in forums. Habitat provides repairs to existing dwellings and provide new construction of homes for low income families. They are part of the City of Tucson Housing Rehab Collaborative.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Tucson and Pima County provided 16 opportunities for agencies to participate in Consolidated Plan development - 14 forums and 2 public hearings. A broad range of agencies were consulted. Also, when presenting the Consolidated Plan development to neighborhood associations, over 130 associations were notified and offered an opportunity for a presentation at their convenience yet only eight associations responded with a request.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Tucson Pima Collaboration to End Homelessness	TPCH is the Continuum of Care Regional Committee on Homelessness, a planning entity made up of local stakeholders convened for the purpose of ensuring that homeless planning is coordinated across municipalities and agencies. The City of Tucson is a member of the collaboration and works closely with them regarding Continuum of Care and ESG funded projects.
City of Tucson General Plan	City of Tucson	The City's General Plan. Plan Tucson, supports a framework of local policies that can significantly and positively impact housing and other needs of LMI residents and neighborhoods. The City's expectations are focused on sustainability, reserving land for economic development, and revitalization. Plan Tucson includes 4 focus areas including social, economic, natural and built environments. Many of the Plan Tucson goals and policies are inter-related with Consolidated Plan goals and policies.
City of Tucson Housing Community Dev. PHA Plan	City of Tucson Housing & Community Dev. Dept.	HCD is both the Public Housing Authority and the Community Planning and Development Agency. The Community Planning Division, which is responsible for the development and implementation of the Consolidated Plan works closely with the PHA division in a joint effort to address the housing needs of the community.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The City published a draft copy of the Annual Action Plan for FY 2017 from March 19, 2016 through April 18, 2016. A public meeting is scheduled for April 12, 2016 at 5:00 PM at 320 N Commerce Park Loop, Tucson. The public hearing is scheduled for May 3, 2016 at Mayor and Council regular meeting. All comments gathered during the comment period and the meetings will be addressed.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City of Tucson Department of Housing and Community Development funds numerous nonprofit organizations and may fund other City of Tucson departments. For most programs organizations and activities are selected annually through a competitive request for proposals process.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,031,253	10,000	994,536	6,035,789	20,472,376	Community Development Block Grant (CDBG) funds may be used for a variety of activities that meet the needs of low and moderate income residents and communities. Eligible activities are public services, economic development, and capital improvements such as infrastructure, facilities, and housing. Each activity must meet a HUD objective.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,518,691	300,000	0	2,818,691	10,701,460	HOME Investment Partnership Program (HOME) resources may be used to benefit low and moderate income owners and low income renters through housing rehabilitation, acquisition, and new construction activities or by providing tenant-based rental assistance. The City and County will set aside CHDO project funding and solicit CHDO applications, certifying projects and CHDO eligibility on a per project basis. The County will divide HOME funds between rental and home owner programs and the City intends to set aside HOME project funds giving first priority to applicants seeking Low-income Housing Tax Credit (LIHTC) Funds from the State of Arizona Department of Housing. The 2015 HOME program Procedures Manual provides detail on the City and County HOME application process: <a href="http://www.tucsonaz.gov/hcd/affordable-housing-opportunities">www.tucsonaz.gov/hcd/affordable-housing-opportunities</a>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	456,639	0	0	456,639	1,806,120	The Housing Opportunities for Persons with HIV/AIDS and their Families (HOPWA) program funds housing assistance and support services for low-income persons with HIV/AIDS and their families. HOPWA funds are administered by the Southern Arizona AIDS Foundation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	460,731	0	0	460,731	1,823,332	The Emergency Solutions Grant (ESG) program provides funding to: 1) engage homeless individuals and families living on the street; 2) improve the number and quality of emergency shelters; 3) help operate shelters; 4) provide essential services to shelter residents; 5) rapidly re-house homeless individuals and families; and 6) prevent families and individuals from becoming homeless. Activities are selected in cooperation with the Tucson Pima Collaboration to End Homelessness.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	New construction for ownership Public Services	1,318,419	0	0	1,318,419	5,859,640	Funding supports nonprofit agencies that delivers a broad range of services including case management, financial assistance, professional assistance, service learning opportunities, volunteer training, food assistance, material assistance, transportation assistance, pro-social activities, referral services, shelter, skill development and training, mentoring, respite, and tutoring.
Public Housing Capital Fund	public - federal	Admin and Planning Multifamily rental rehab	1,303,715	0	0	1,303,715	5,214,860	The Capital Fund provides funds, annually, to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and for management improvements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Economic Development Public Improvements	20,000,000	0	0	20,000,000	0	The City's Office of Economic Initiatives facilitates HUD CDBG Section 108 loan transactions. The Section 108 Program is a request for loan guarantee assistance from HUD to promote and foster economic and community development efforts that will have positive benefits, including permanent job creation. This fund is utilized for individual projects in a target range of \$2 million to \$10 million. Projects that are planned for the Section 108 program are included in the City's Annual Action Plan.
Shelter Plus Care	public - federal	Permanent housing in facilities Permanent housing placement Services Supportive services	1,373,387	0	0	1,373,387	5,493,548	The Shelter Plus Care Partnership and Shelter Plus Care IV provide permanent supportive housing for homeless individuals and families with disabilities including serious mental illness, physical disabilities, and/or chronic substance abuse problems.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Acquisition Conversion and rehab for transitional housing Homebuyer assistance Housing Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	The National Housing Trust Fund (HTF) is a permanent federal fund authorized by the Housing and Economic Recovery Act of 2008. It is intended to provide grants to States to increase and preserve the supply of rental housing for extremely low- and very low income families, including homeless families, and to increase home ownership for extremely low- and very low income families. The City plans to leverage these resources.
Other	public - local	Housing	125,000	0	0	125,000	250,000	On October 10, 2006 Mayor and Council unanimously authorized initial funding sources and approved a governance structure. The purpose of the THTF was to support the creation or rehabilitation of good quality housing that is affordable to the average family. Total amount allocated is \$375,000 which allows for \$125,000 for program years one through three.

Table 1 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Tucson and Pima County formed a HOME consortium in 1992 with the City of Tucson as the lead agency. Of the HOME funding provided, 10% is set aside for administration and 15% is set aside for Community Housing Development Organizations (CHDO). The City of Tucson will split \$1,152,137 between rental rehabilitation and rental development, with a priority given to applicants seeking Low-income Housing Tax Credit (LIHTC) Funds from the State of Arizona Department of Housing. Pima County will allocate \$125,000 of their funding for Homeownership down payment assistance, development and preservation, \$50,000 for Tenant Based Rental Assistance and \$361,481 for rental development and preservation. Both programs will provide 25% HOME Program match as required. The City of Tucson will satisfy their match requirement using general funds, contributions from the City of Tucson Housing Trust Fund, non-federal sources of cash invested in projects and the value of savings on below market interest rate loans. HOME funds will also be leveraged with Low Income Tax Credit Investment Rental Projects.

City of Tucson: ESG match requirement is satisfied with a one-to-one award value from allowable costs incurred by the sub-grantee of non-Federal funds, cash donations from non-federal third parties and/or the value of a third party in-kind contributions.

General Fund: The projected city budget recommitments approximately \$1,318,419 from the city's General Fund for Human services programs. Funds are granted to agencies through a competitive Request for Proposal process. Competing agencies must provide support services to low income households.

Housing Choice Voucher: The Public Housing Authority administers the Section 8 Housing Choice Voucher program which provides rent subsidies to approximately 5,570 households within the City of Tucson and Pima County including 877 administered for Pima County, 602 HUD VASH vouchers for Veterans, 150 Family Unification Vouchers, and 87 Moderate Rehabilitation program units. The City anticipates \$32 million in Section 8 funding for FY 17.

The City of Tucson has qualified for the Section 108 loan guarantee assistance program for \$20 million dollars in guaranteed loan funds. These funds can be used to for individual projects that will have positive economic and community development benefits, including job creation. The City has HUD's conditional approval to proceed with an \$8 million hotel project.

Public Housing: The Public Housing Authority administers the public housing program of 1,505 scattered site units. For FY 2016, federal funds of approximately \$11 million will be allocated to administer this program. The PHA will also receive approximately \$1.3 million in Capital Funds to help cover the costs of maintaining these dwellings.

Additional non-entitlement funds anticipated for Program Year 2:

\$125,000 in Tucson Housing Trust Funds (if available) for home buyer assistance

\$277,120 in general funds for HOME match

\$135,000 from the federal Home Loan Bank WISH and AHP for HOME match

\$378,000 Southern Arizona Land Trust for HOME match

\$19,120 Habitat for Humanity Sweat Equity HOME match

Continuum of Care - \$657,190 for emergency shelter; \$123,225 to maintain and add transitional and permanent housing/beds; and \$61,535 for EmERGE Rapid Rehousing

Shelter Plus Care - \$1,373,387 to maintain and add transitional and permanent housing/beds

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Tucson has available multiple parcels of land that may be developed to provide housing and facilities for the benefit of low and moderate income people and neighborhoods. An RFP process is planned that will provide opportunities for private and nonprofit developers to participate in the development of these parcels.

**Discussion**

No further discussion at this time.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Rehabilitation	2015	2019	Affordable Housing Public Housing Non-Homeless Special Needs	TUCSON, AZ Citywide	Decent Affordable Rental Housing	HOME: \$461,015	Rental units rehabilitated: 60 Household Housing Unit
2	Rental Housing Development	2015	2019	Affordable Housing Non-Homeless Special Needs	TUCSON, AZ Citywide	Decent Affordable Rental Housing	HOME: \$1,053,003	Rental units constructed: 102 Household Housing Unit
4	Owner-occupied Housing Rehabilitation	2015	2019	Affordable Housing Non-Homeless Special Needs	TUCSON, AZ Citywide	Decent Affordable Owner Housing	CDBG: \$835,425	Homeowner Housing Rehabilitated: 180 Household Housing Unit
5	Home Purchase Assistance	2015	2019	Affordable Housing	TUCSON, AZ Citywide	Decent Affordable Owner Housing	HOME: \$125,000 Tucson Housing Trust Fund: \$125,000	Direct Financial Assistance to Homebuyers: 51 Households Assisted
6	Owner Housing Development	2015	2019	Affordable Housing	TUCSON, AZ Citywide	Decent Affordable Owner Housing	HOME: \$200,000	Homeowner Housing Added: 7 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Emergency Shelter	2015	2019	Homeless	TUCSON, AZ Citywide	Homelessness	CDBG: \$5,012,034 ESG: \$150,000	Homeless Person Overnight Shelter: 850 Persons Assisted
8	Rapid Rehousing/TBRA	2015	2019	Homeless	Citywide	Decent Affordable Rental Housing Homelessness	HOME: \$50,000 ESG: \$150,000	Tenant-based rental assistance / Rapid Rehousing: 84 Households Assisted
9	Homelessness Prevention	2015	2019	Homeless	TUCSON, AZ Citywide	Homelessness	ESG: \$50,000	Homelessness Prevention: 18 Persons Assisted
10	Outreach, Support Services and Case Management	2015	2019	Homeless	TUCSON, AZ Citywide	Homelessness	CDBG: \$50,000 ESG: \$71,176 General Fund: \$318,568	Other: 4289 Other
11	Human and Public Services	2015	2019	Non-Housing Community Development	TUCSON, AZ Citywide	Human Services	CDBG: \$304,840 HOPWA: \$225,562 General Fund: \$1,190,410	Public service activities for Low/Moderate Income Housing Benefit: 15340 Households Assisted
12	Facilities and Infrastructure	2015	2019	Non-Housing Community Development	TUCSON, AZ Citywide	Revitalization, Public Facilities & Infrastructure	CDBG: \$3,429,425	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10600 Households Assisted
14	Assistance for people with HIV/AIDS	2015	2019	Non-Homeless Special Needs	TUCSON, AZ Citywide	Decent Affordable Rental Housing Special Needs Populations	HOPWA: \$426,176	Housing for People with HIV/AIDS added: 251 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Job Creation	2015	2019	Non-Housing Community Development	TUCSON, AZ Citywide	Economic Development	Section 108: \$20,000,000	Jobs created/retained: 160 Jobs
16	Administration	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	TUCSON, AZ Citywide	Decent Affordable Owner Housing Decent Affordable Rental Housing Economic Development Homelessness Human Services Revitalization, Public Facilities & Infrastructure Special Needs Populations	CDBG: \$1,006,250 HOPWA: \$13,699 HOME: \$251,869	Other: 16 Other
17	Maintain and add new capacity---beds and units	2015	2019	Homeless	Citywide	Homelessness	Shelter Plus Care: \$2,234,754	Overnight/Emergency Shelter/Transitional Housing Beds added: 248 Beds

**Table 2 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Rental Housing Rehabilitation
	<b>Goal Description</b>	The City of Tucson is going to make FY 2017 HOME funds available as a set-aside to applicants for Low-Income Housing Tax Credits (LIHTC). This local commitment is intended to give applicants additional points in the Statewide Qualified Allocation Plan (QAP) competition. Approximately 60 units will be rehabilitated under the Rental Rehab program. In addition, we estimate that we will fund two CHDO units in this category. This is a high priority.
2	<b>Goal Name</b>	Rental Housing Development
	<b>Goal Description</b>	The City of Tucson anticipates creating 80 new rental units by setting aside \$691,522 in HOME funds for Low-Income Housing Tax Credit (LIHTC) applications. Pima County anticipates creating 22 new rental units with \$361,481 in HOME funds. We also anticipate funding two CHDO units in this category. This a high priority.
4	<b>Goal Name</b>	Owner-occupied Housing Rehabilitation
	<b>Goal Description</b>	In FY 2017, the City of Tucson will be reducing funding for the Home Owner Housing Rehabilitation program. Its anticipated that 180 low-income home owners will be assisted with CDBG funds committed to the housing rehabilitation collaborative. This represents a reduction by approximately half of what was anticipated FY 2017. This is a high priority.  In the spring of 2016, the City of Tucson will be applying for a Lead Hazard Reduction Demonstration Grant. If awarded, additional assistance will be available to assist property owners.
5	<b>Goal Name</b>	Home Purchase Assistance
	<b>Goal Description</b>	The City of Tucson may provide home purchase assistance from the Tucson Housing Trust Fund in the amount of \$125,000 to assist 11 renter households become buyers. This is a non-federal source of funding and is not an activity that will be set up in the IDIS system. Pima County anticipates providing down payment assistance to 40 low-income households with \$125,000 in HOME funds. This is a low priority for the City and a high priority for Pima County.
6	<b>Goal Name</b>	Owner Housing Development
	<b>Goal Description</b>	The City of Tucson anticipates using \$200,000 in HOME funds for new development of approximate 72 units for home buyers. This is a low priority.

7	<b>Goal Name</b>	Emergency Shelter
	<b>Goal Description</b>	The City of Tucson anticipates providing emergency shelter to 1285 homeless people with ESG, CDBG, and Continuum of Care. This is a high priority.
8	<b>Goal Name</b>	Rapid Rehousing/TBRA
	<b>Goal Description</b>	The City of Tucson anticipates re-housing 67 households with ESG funds. Pima County will assist 17 households with Tenant Based Rental Assistance using HOME funds.
9	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	The City of Tucson anticipates assisting 300 people with homeless prevention using ESG and HOPWA funds This is a high priority.
10	<b>Goal Name</b>	Outreach, Support Services and Case Management
	<b>Goal Description</b>	The City of Tucson anticipates assisting 1750 homeless people with outreach, support services and case management with ESG, CDBG and general funds. This is a high priority.
11	<b>Goal Name</b>	Human and Public Services
	<b>Goal Description</b>	The City of Tucson anticipates assisting 15,340 people with the City's CDBG public services set-aside, HOPWA and general funds. Three of the CDBG funded public services activities are listed as emergency shelter services and are counted in the homeless project goal (project goal #7) under Emergency Shelter Support. These activities in project goal #7 are: New Beginnings (196 people- \$60,000); Primavera Men's Shelter (479 people - \$102,580); and Primavera Foundation Women's Services (250 people- \$50,000). The remainder of the CDBG Human/Public services set-aside will go toward meeting public services goals that are not directly tied to housing or services in the Continuum of care for the homeless.

<b>12</b>	<b>Goal Name</b>	Facilities and Infrastructure
	<b>Goal Description</b>	<p>The majority of the City of Tucson existing fleet of emergency transport vehicles are obsolete and in need of replacement. These “first responder” vehicles are the primary resource for assisting vulnerable populations with medical emergencies and neighborhoods with threats to health and safety. The replacement of aging emergency transport vehicles in low-moderate income service areas will serve vulnerable populations; promote health and public safety in neighborhoods with 51% or more low and moderate income households; and build assets that expand capacity and increase the City’s efficiency to address medical and safety emergencies as the designated first responders. Once the vehicles are purchased, the City of Tucson anticipates serving 10,000 residents per year in designated low-income areas. This is a high priority.</p> <p>City of Tucson will fund facility improvements under the City/County Safe, Green and Healthy facilities program in the amount of \$150,000 and will fund ADA improvements to public facilities in the amount of \$100,000.</p>
<b>14</b>	<b>Goal Name</b>	Assistance for people with HIV/AIDS
	<b>Goal Description</b>	<p>The City of Tucson anticipates assisting 110 people with AIDS providing a variety of services related to economic opportunities, education and employment. An estimated 8 households will receive tenant based rental assistance in the Address Homelessness category. An estimated 18 households will be provided with Transitional Short term facility assistance and 115 households will be provided with permanent housing placement services including move in deposits and housing prescreen assistance. This is a high priority.</p>
<b>15</b>	<b>Goal Name</b>	Job Creation
	<b>Goal Description</b>	<p>The Section 108 loan of \$8 million was awarded to assist in funding the development of a hotel which will provide approximately 160 jobs. The hotel is currently under construction and completion is anticipated in 2017. At that time, job creation will occur. This is a high priority.</p>

<b>16</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	<p>The City of Tucson will spend the following on administration and planning activities:</p> <p>CDBG Administration is \$1,006,250</p> <p>CDBG Planning Activity is \$50,000 for the South 12th Avenue Corridor Plan and \$25,000 for Fair Housing Activity.</p> <p>The other administrative costs will be allocated by Program funding as follows:</p> <p>City of Tucson HOME Administration - \$188,902 and Pima County is \$62,967 for a total HOME Administration of \$251,869</p> <p>City of Tucson HOPWA Administration - \$13,699</p> <p>Administration funding supports 16.35 FTE</p>
<b>17</b>	<b>Goal Name</b>	Maintain and add new capacity---beds and units
	<b>Goal Description</b>	Partner agencies will use funds to maintain existing and add new capacity using continuum of care funds.

**Table 3 – Goal Descriptions**

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The 5-year Consolidated Plan serves as a guide for annual investments of City and County project funds. For each of the five years covered by the Consolidated Plan, each local government is required to prepare an Annual Action Plan that correlates with the needs, priorities and goals specified in the Consolidated Plan, showing how annual entitlement funds will be allocated to meet the overall 5-year goals.

The 5-year goals and activities are divided into seven categories: Affordable Rental Housing; Affordable Owner Housing; Addressing Homelessness; Human Services; Economic Development; Neighborhood Revitalization, Public Facilities and Infrastructure; and Special Populations.

This section of the 5-year Consolidated Plan is the first annual action plan outlining projects and activities for the City's FY 2016 beginning July 1, 2015 and ending June 30, 2016.

Eligible projects may be directly implemented by the local government or administered through partner agencies and eligible contractors, designated as “sub-recipients”. All federal regulations apply to projects that are supported with HUD formula grant funding.

#	Project Name
1	Human and Public Services
2	Owner Occupied Housing Rehabilitation
3	Public Facilities and Infrastructure
4	CDBG Administration and Planning
5	ESG16 City of Tucson
6	2016-2019 City of Tucson AZH16F002 (COT)
7	2016-2019 Southern Arizona AIDS Foundation AZH16F002 (SAAF)
8	City of Tucson HOME Administration
9	City of Tucson and Pima County HOME CHDO Projects
10	City of Tucson HOME Rental Development
11	City of Tucson HOME Ownership
12	Pima County HOME Administration
13	Pima County HOME Ownership (Development and Down Payment Assistance)
14	Pima County HOME Rental Development
15	Pima County HOME Tenant Based Rental Assistance (TBRA)

**Table 3 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved

## needs

### The City of Tucson applied the following in determining priorities and addressing underserved needs:

- 1) Changes in the housing market as described in the FY 2015 City of Tucson/Pima County 5-year Consolidated Plan;
- 2) The documented past performance related to contracts, sub-recipients, programs and projects funded with the City's HUD entitlement grants in previous program years;
- 3) The funding levels for the City's HUD entitlement grants;
- 4) The opportunity to leverage local, State and Federal resources including City general funds, the Tucson Housing Trust Fund; the Tucson Public Housing Authority (PHA) rental units and set-aside programs and Section 8 vouchers; the State of Arizona Low-income Housing Tax Credit (LIHTC) funds and Lead based Paint Hazard Program funds and the funds allocated through the Continuum of Care/Shelter Plus Care process;
- 5) Achieving coordinated funding in the Consortium and administrative efficiencies in partnerships and contracts for housing and services with sub-recipients; and
- 6) The City's targeted investment in comprehensive revitalization, including development of an action plan for public improvement projects in specific areas within the CDBG target area.

Recognizing disparities in income, employment, housing and facilities which are indicators of urban stress, the City of Tucson adopted a Community Development Block Grant (CDBG) Target Area in program year 2013. This Target Area is based on information contained in a 2012 update to the City's Poverty and Urban Stress Report. The report documents disparities in urban stress based on factors such as income levels, education, housing issues and incidence of crime. The CDBG Target Area will be a primary focus for investment over the new 5-year Consolidated Plan period (July 1, 2015 through June 30, 2020). The City estimates that \$11,065,142 will be invested in the CDBG Target Area in FY 2016, which includes an \$8 million Hotel Project funded by the CDBG Section 108 Loan Pool. Approximately 40% of the City of Tucson entitlement grant funding for FY 2016 will be committed to projects in the CDBG Target Area.

# AP-38 Project Summary

## Project Summary Information

Table 4 – Project Summary

<b>1</b>	<b>Project Name</b>	Human and Public Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Human and Public Services
	<b>Needs Addressed</b>	Human Services
	<b>Funding</b>	General Fund: \$987,970
	<b>Description</b>	This project includes FY 2017 CDBG-funded activities which will provide crisis assistance and emergency assistance. Approximately 20% of the funding will be spent in the adopted CDBG target area. All funding will be directed to support programs that serve low to moderate income individuals and families.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1000 - special populations, 2000 - elderly/disabled, 13,400 - youth
	<b>Location Description</b>	Twenty percent of the funding will be spent in the adopted CDBG target area.
	<b>Planned Activities</b>	The City of Tucson is recommending CDBG funding for projects that address crisis assistance, intervention and prevention for domestic violence and emergency support.  The City of Tucson is recommending General Funds for projects that provide support services including education, nutrition assistance, and family support.
<b>2</b>	<b>Project Name</b>	Owner Occupied Housing Rehabilitation
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Owner-occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Decent Affordable Owner Housing
	<b>Funding</b>	:
	<b>Description</b>	The City of Tucson Housing Rehabilitation Collaborative will assist 180 households with housing rehabilitation services including roof replacement, home repairs, accessibility and sustainable housing rehabilitation. All households served will qualify as low/moderate income households.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist households, which own their home and are low to moderate income. Approximately 180 households will be assisted. Most applicants are elderly.
	<b>Location Description</b>	Approximately 30% (60) of the households assisted will be in the City of Tucson adopted CDBG Target Area.
	<b>Planned Activities</b>	Through the seven agencies that are part of the Housing Rehab Collaboration, approximately 180 households will have rehab projects completed on their homes which can include repair or replacement of roofs, HVAC systems, electrical systems, plumbing and sewer systems, windows, doors and major structural renovations.
<b>3</b>	<b>Project Name</b>	Public Facilities and Infrastructure
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Facilities and Infrastructure
	<b>Needs Addressed</b>	Revitalization, Public Facilities & Infrastructure
	<b>Funding</b>	:

<b>Description</b>	The majority of the City of Tucson existing fleet of emergency transport vehicles are obsolete and in need of replacement. These "first responder" vehicles are the primary resource for assisting vulnerable populations with medical emergencies and neighborhoods with threats to health and safety. The replacement of aging emergency transport vehicles in low-moderate income service areas will serve vulnerable populations; promote health and public safety in neighborhoods with 51% or more low and moderate income households; and build assets that expand capacity and increase the City's efficiency to address medical and safety emergencies as the designated first responders. Once the vehicles are purchased, the City of Tucson anticipates serving 10,000 residents per year in designated low-income areas. This is a high priority. City of Tucson will fund facility improvements under the City/County Safe, Green and Healthy facilities program in the amount of \$150,000 and will fund ADA improvements in the amount of \$100,000.
<b>Target Date</b>	12/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>For the Emergency Vehicle program, this is a low-moderate income area benefit. Approximately 10,000 individuals will be served that need emergency assistance.</p> <p>For Safe Green and Healthy, this will serve approximately 100 person that are homeless or in need of crisis assistance.</p> <p>For ADA improvements, this will serve approximately 500 persons who are elderly or disabled.</p>
<b>Location Description</b>	Approximately 70% of the funds will be committed to projects in the City of Tucson adopted CDBG Target Area.
<b>Planned Activities</b>	<p>The City of Tucson will purchase 10 emergency vehicles (paramedic units) for the Tucson Fire Department.</p> <p>The City of Tucson and Pima County have implemented a CDBG funded Safe Green and Healthy program for five years to retrofit shelters and public service facilities for energy efficiency and sustainability. This is a five year program. We will be in year four in FY 2017.</p> <p>The ADA project will upgrade public facilities to expand ADA compliance/</p>

<b>4</b>	<b>Project Name</b>	CDBG Administration and Planning
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Decent Affordable Owner Housing Homelessness Human Services Revitalization, Public Facilities & Infrastructure
	<b>Funding</b>	:
	<b>Description</b>	These funds will be used to administer all CDBG activities. These funds will support 9.65 FTE positions plus \$75,000 will be used for planning activities.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is funding for administration which includes funding for two planning activities.
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Administrative activities that support the implementation of the CDBG grant.
<b>5</b>	<b>Project Name</b>	ESG16 City of Tucson
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Emergency Shelter Rapid Rehousing/TBRA Homelessness Prevention Outreach, Support Services and Case Management
	<b>Needs Addressed</b>	Homelessness

	<b>Funding</b>	:
	<b>Description</b>	These funds will support ESG activities in the following categories: Emergency Shelter Support, Street Outreach, Homeless Prevention, Rapid Re-housing, and Data Collection. The City's ESG allocation is \$460,731. Of that amount, \$34,555 is allocated for administration and \$5,000 is for HMIS support.
	<b>Target Date</b>	8/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	964 people and 67 households that are homeless. This will include people that are victims of domestic violence, chronic homeless, children, and special population such as veterans, ex-offenders, severely mentally ill, refugees, people with addictions, and persons with limited English proficiency.
	<b>Location Description</b>	75% within the CDBG target area.
	<b>Planned Activities</b>	Programs include prevention, rapid rehousing, outreach, case management, emergency services and emergency shelters for homeless individuals and families.
6	<b>Project Name</b>	2016-2019 City of Tucson AZH16F002 (COT)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	:
	<b>Description</b>	This project is the City of Tucson administrative funds for the HOPWA program. This will provide partial funding for one FTE.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is for grant administration of the HOPWA grant.

	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	This project is for grant administration of the HOPWA grant.
7	<b>Project Name</b>	2016-2019 Southern Arizona AIDS Foundation AZH16F002 (SAAF)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Assistance for people with HIV/AIDS
	<b>Needs Addressed</b>	Special Needs Populations
	<b>Funding</b>	:
	<b>Description</b>	This project includes HOPWA project funds that are administered by the Southern Arizona Aids Foundation (SAAF) in behalf of the City of Tucson.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 person that have HIV/AIDS or are part of a household where a member has HIV/AIDS
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	<p>Provide rental assistance for tenant based permanent housig units for 8 house holds</p> <p>Provide transitional/short term facility assistance to 18 households</p> <p>Provide short term rent, mortgage and utility assistance to 110 households</p> <p>Provide permanent housing placement services including move-in deposits and housing pre-screen assistance to 115 households.</p> <p>This service also provides case management and supportive services including transportation assistance, vital records to facilitate access to benefits and limited substance abuse related services to these same individuals and households.</p>

8	<b>Project Name</b>	City of Tucson HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Decent Affordable Rental Housing Decent Affordable Owner Housing
	<b>Funding</b>	:
	<b>Description</b>	These funds support administration of the City's HOME program. They will support 6 FTE positions.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	This is a city-wide program, but it is estimated that 50% of the HOME funds will be committed to projects located in the City of Tucson adopted CDBG Target Area.
<b>Planned Activities</b>		
9	<b>Project Name</b>	City of Tucson and Pima County HOME CHDO Projects
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rental Housing Development Owner-occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Decent Affordable Rental Housing Decent Affordable Owner Housing
	<b>Funding</b>	:
	<b>Description</b>	HOME 15 percent set asides for Community Housing Development Organization (CHDO). Joint commitment City and County.

	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	CHDO's can implement projects on a City-wide basis.
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	City of Tucson HOME Rental Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rental Housing Development
	<b>Needs Addressed</b>	Decent Affordable Rental Housing
	<b>Funding</b>	:
	<b>Description</b>	City of Tucson HOME Rental Development Project.
	<b>Target Date</b>	6/20/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	This is a City-wide program, but it is estimated that 50% of City HOME funds will be committed to projects in the City of Tucson adopted CDBG Target Area.
<b>Planned Activities</b>		
<b>11</b>	<b>Project Name</b>	City of Tucson HOME Ownership
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Home Purchase Assistance Owner Housing Development
	<b>Needs Addressed</b>	Decent Affordable Owner Housing
	<b>Funding</b>	Tucson Housing Trust Fund: \$125,000
	<b>Description</b>	HOME Homeownership - affordable owner housing and new construction.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City of Tucson.
	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	Pima County HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Decent Affordable Rental Housing
	<b>Funding</b>	:
	<b>Description</b>	This funding supports Pima County HOME program administration costs.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	This is a county-wide program.
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	Pima County HOME Ownership (Development and Down Payment Assistance)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Home Purchase Assistance Owner Housing Development
	<b>Needs Addressed</b>	Decent Affordable Owner Housing
	<b>Funding</b>	:
	<b>Description</b>	This project provides assistance to home buyers for purchase of new or existing affordable housing units.
	<b>Target Date</b>	6/20/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	This is a county-wide program.
	<b>Planned Activities</b>	
<b>14</b>	<b>Project Name</b>	Pima County HOME Rental Development
	<b>Target Area</b>	TUCSON, AZ
	<b>Goals Supported</b>	Rental Housing Development
	<b>Needs Addressed</b>	Decent Affordable Rental Housing
	<b>Funding</b>	:
	<b>Description</b>	This project will leverage funds for the new construction of rental housing units for low and very-low income renters.

	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low to moderate income families
	<b>Location Description</b>	Pima County
	<b>Planned Activities</b>	Provide funding for the development and construction of rental properties.
15	<b>Project Name</b>	Pima County HOME Tenant Based Rental Assistance (TBRA)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rapid Rehousing/TBRA
	<b>Needs Addressed</b>	Decent Affordable Rental Housing
	<b>Funding</b>	:
	<b>Description</b>	This project will assist very-low-income households with security deposits and other needs related to transitional or permanent rental housing.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	17 families or individuals in transition including homeless or at-risk homeless families and individuals and ex-offender re-entry
	<b>Location Description</b>	This is a county-wide project.
	<b>Planned Activities</b>	

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Unless otherwise noted, the projects and activities listed in this Annual Plan are offered City-wide to homeless persons, senior citizens, low-income residents, people with disabilities, people with HIV/AIDS, survivors of domestic violence, and Tucson’s youth.

Over many years, the City of Tucson has documented and published an Urban Poverty and Stress Report. This report compares census tract data showing the areas with highest stress compared to the City as a whole, including factors such as income levels, education, housing issues and incidence of crime. Recognizing disparities in income, employment, housing conditions and choice, and facilities which are indicators of urban stress, the City of Tucson adopted a Community Development Block Grant (CDBG) Target Area in program year 2013. This Target Area is based on information contained in a 2012 update to the City’s Poverty and Urban Stress Report and intersects with areas of minority concentration and high poverty rates as shown in the City of Tucson, City of South Tucson and Pima County 2014 Promise Zone application.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
TUCSON, AZ	40
Citywide	60

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The CDBG Target Area will be a primary focus for investment over the new 5-year Consolidated Plan period (July 1, 2015 through June 30, 2020). The City estimates that \$11,065,142 will be invested in the CDBG Target Area in FY 2016, which includes an \$8 million Hotel Project funded by the CDBG Section 108 Loan Pool. Approximately 40% of the City of Tucson entitlement grant funding for FY 2016 will be committed to projects in the CDBG Target Area. The City's goal is to invest in facilities, housing, job opportunities and support services for residents living the target area to reduce urban stress and leverage other community investments in a comprehensive revitalization effort in the target area.

### **Discussion**

The City of Tucson will track activity funded within the CDBG Target Area and complete an evaluation of geographic distribution of investments that will be included in the Consolidated Annual Performance and Evaluation Report (CAPER) in fall 2017.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

The City of Tucson plans to provide affordable housing to 723 households. This includes transitional and permanent housing for the homeless, tenant based rental assistance for the homeless and special needs populations, rehabilitation and new construction of rental units, home owner rehabilitation and home buyer assistance.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	75
Non-Homeless	394
Special-Needs	254
Total	723

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	326
The Production of New Units	94
Rehab of Existing Units	240
Acquisition of Existing Units	63
Total	723

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Acquisition of units includes home buyer assistance to renters acquiring home ownership units. (There is not a concise category to show this commitment of HOME and Tucson Housing Trust Fund money.)

The City of Tucson is the lead agency in the Consortium. The above numbers include Pima County's commitment of HOME funds to new construction of rental housing and home purchase assistance.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

The City of Tucson Public Housing Authority (PHA) assists low-income renters by providing 1,505 units of public housing and other affordable rental housing; and 5,579 Section 8 Housing Choice Vouchers including 877 administered for Pima County, 602 HUD VASH vouchers for Veterans, 150 Family Unification Vouchers, and 87 Moderate Rehabilitation program units.

The City's public housing and other affordable rental housing units are administered by property management offices regionalized throughout the City. The property management team at each office is responsible for residential property management activities associated with its assigned projects including property maintenance and modernization work.

### **Actions planned during the next year to address the needs to public housing**

Per the City of Tucson's PHA plan, the following are actions planned to address the the needs of public housing:

- Apply for additional rental voucher when available.
- Expand the availability of Housing Choice Vouchers and Public Housing units to homeless individuals and families.
- Reduce vacancies in public housing units by decreasing turnover time to 30 days or less.
- Pursue endeavors to increase the supply of accessible housing through development and rehabilitation.
- Afford opportunities to provide project-based vouchers to non-profit agencies that serve special populations and promote access to case management and other services.
- Continue to analyze the feasibility of Rental Assistance Demonstration (RAD).
- In 2016, the City of Tucson applied for a Choice Neighborhood Planning and Action grant through HUD. The grant is designed to address housing, people and neighborhoods in an area designated by the applicant agency that includes a severely distressed public housing property. The planning activities will culminate in a transformation plan which may include the development of high functioning services, education, housing opportunities, transportation, job opportunities. The area to be addressed is the Oracle Revitalization Area which was previously identified in a City plan and endorsed by Mayor and Council. The Tucson House, a 408 unit highrise for elderly and/or disabled public housing residents is in the defined area which encompasses 2.6 square miles. The PHA completed a physical needs assessment of the building and it meets the definition of "severely distressed" due to antiquated building systems.
- 

### **Actions to encourage public housing residents to become more involved in management and**

## **participate in homeownership**

The Family Self Sufficiency (FSS) program is a voluntary program available to families who receive rental assistance through the public housing and Section 8 Housing Choice Voucher programs. Participants must have a genuine desire to work toward a living wage career within a five year period. Participants set and meet long and short-term goals for education, training, career development and job retention. The program's main focus is to help participants reach self-sufficiency so that they no longer need to depend on public assistance programs in order to provide for their families. Homeownership, savings and financial education are encouraged. Approximately one-third of graduates move on to homeownership.

The Resident Opportunities for Self-Sufficiency (ROSS) program provides additional assistance to public housing residents who may need more time to meet self sufficiency goals due to language barriers or lack of high school diploma. This is a three year program that will allow a participant to then transfer to the FSS program if more time is needed.

The Section 8 Home Ownership Program (SEHOP) provides an opportunity for low-income Housing Choice Voucher (HCV) holders to achieve homeownership. As of 2014 HCD had 25 HCVs available from AZ004 and an additional 15 HCVs from AZ033 for homeownership. Moreover, staff works with homeownership clients to educate them about other resources available in the community, e.g. those available through the City's HOME program, Federal Home Loan Bank, sponsors of Individual Development Accounts, and products sponsored by the Industrial Development Authority such as mortgage revenue bonds and mortgage credit certificates.

Section 3 Plan: In accordance with the Section 3 Plan for The City of Tucson, the resident councils, as well as neighborhood associations are provided with information and their assistance is requested in notifying residents of available Section 3 training and employment opportunities. Additionally, training and employment opportunities are advertised in residents' newsletters as well as at all public housing management offices.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The Annual 'Point in Time' count in January 2014 counted 2110 unduplicated persons in 1,595 households who were homeless and staying in shelters, permanent housing or on the streets. Of these 2110 people, 1,665 (79%) were adults and 445 (21%) were children.

The City of Tucson is a member of the Tucson/Pima Collaboration to End Homelessness. TPCH is a coalition of community and faith-based organizations, government entities, businesses, and individuals committed to the mission of ending homelessness and addressing the issues related to homelessness in Tucson and Pima County. They are charged with implementing the 2014 Continuum of Care Strategic Plan to End Homelessness. TPCH tracks all persons needing housing assistance through the Homeless Management Information System (HMIS) and then assesses and refers them to appropriate agencies. Information on the TPCH strategic plan can be found at: [www.tpch.net](http://www.tpch.net)

Our 5-year Consolidated Plan includes the goal of adding transitional and permanent supportive housing units to the existing inventory. To assist with permanent housing, the Public Housing Authority (PHA) added a preference for homeless households limited to 10% of the PHA's portfolio of 1,505 total units and 10% of the PHA's voucher's (not including vouchers set aside for other special populations). The PHA awarded Human/Public Services Funds to several agencies to provide case management and 'wrap around services' assist clients to transition from living on the street to living in permanent housing. For FY 2015, twenty units became available in the Public housing portfolio and fifty housing choice voucher were made available for qualified homeless families. The City also participated in the following efforts using these as a foundation for addressing the most serious issues associated with chronic homelessness:

51 Homes - In 2011, TPCH and the Continuum joined the National 100,000 Homes Campaign and pledged to provide 51 homes for the most vulnerable chronically homeless veterans in the Tucson Community. The City of Tucson, the Veterans Administration and the Community Partnership of Southern Arizona, as well as private providers of assisted housing, came together to provide funding for the required permanent housing units. The Department received major donations of furniture and supplies from Davis-Monthan Air Force Base, Best Western Inn & Suites, and the Airport Doubletree Hotel. All clients that were housed received furniture, kitchen and bathroom items, linens, personal care items, cleaning supplies, and some non-perishable food items. Over 200 Veterans requested assistance with furnishing their apartments in 2014 and to date approximately 45 homeless Veterans have requested assistance in 2015. Additional information can be found at [www.51homes.net](http://www.51homes.net)

25 Cities - In March 2014 the U.S. Department of Veterans Affairs (VA) launched the *25 Cities Initiative* to assist communities with high concentrations of homeless Veterans in intensifying and integrating their local efforts to end Veteran homelessness. Tucson was selected to be one of 25 cities to end both veteran and chronic homelessness by 2016. We working with the Continuum to create a coordinated

entry system and utilizing the VI SPDAT to match homeless persons with housing. Combined with our efforts of 51 Homes, we are looking to significantly reduce homelessness by the end of 2016.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

For Fiscal Year 2017, the City of Tucson plans to use CDBG and ESG money to fund a variety of non-profit agencies to provide services to persons experiencing homelessness, those at risk of being homeless and homeless families with children. These activities are summarized below.

- Fund providers through the Continuum of Care process that propose to link housing to services
- Add 100 units of permanent supportive housing to existing housing inventory.
- Identify the needs of homeless and adapt the service system to meet their needs. Increase shelter services, transitional and permanent supportive housing
- Seek additional funds for medical, behavioral, substance abuse, and mental health services
- Fund services that enhance discharge planning and other preventive services
- Institute preventions strategies for rent, utility and mortgage assistance and debt and mortgage counseling
- Provide short-term assistance in the form of emergency shelters and motel vouchers
- Provide employment and training tied to housing assistance
- Implementation of Continuum of Care strategies through participation in the local process – Tucson/Pima Collaboration to End Homelessness (TPCH)
- Development of housing targeted to special needs populations
- Continued implementation of the TPCH Strategic Plan
- Expand permanent housing options for homeless individuals by increasing the number of public housing units and housing choice vouchers made available to qualified homeless individuals/families.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

ESG funds will be applied to projects providing shelter and assistance to homeless persons as well as providing funds to prevent homelessness. Funds provide essential services, including operations and maintenance for facilities assisting homeless persons and services that prevent homelessness. Shelter Plus Care, Supportive housing and Rapid Rehousing will be used to pursue the majority of the housing and community development strategies to address homelessness. This will include permanent supportive housing and supportive services for the following targeted homeless populations:

- Low-income individuals and families with children;

- Single unaccompanied youth
- Pregnant and parenting youth
- Single women or men with children
- Severely mentally ill persons
- Chronically homeless individuals with multiple barriers to employment
- Veterans
- Victims of domestic violence

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In FY 2017, the City is investigating options of providing a facility that assists homeless individuals. This could include a homeless campus or a 24 hour public restroom structure.

The City of Tucson intends to encourage local non-profit housing and support service agencies to pursue all available public and private funding to achieve the goals in the FY 2015 – 2020 Consolidated Plan. It is expected that funding from a combination of federal, state, local and private sources will be used to pursue the majority of the housing and community development strategies. All eligible funding will be pursued and non-profit entities will be encouraged to work with financial institutions to develop plans for leveraging private and public funds to the maximum extent possible.

- **The ECHO (Ending Chronic Homelessness) Permanent Supportive Housing Program:** is a collaborative effort that provides direct links between permanent housing, supportive services and employment programs to 63 clients including disabled individuals, chronically homeless individuals and families with children. **Pathways:** The Pathway's program provides permanent supportive housing to a target population consisting of 16 clients that are experiencing homelessness including those chronically homeless, veterans, individuals', families, domestic violence, substance abuse, mental illness and HIV/AIDS. **Shelter Plus Care Partnership:** The Shelter Plus Care Partnership program provides permanent supportive housing to a target population consisting of 88 clients that are experiencing homelessness including those chronically homeless, veterans, individuals', families, victims domestic violence, substance abuse, mental illness and HIV/AIDS. **Shelter Plus Care IV - Operation Safe At Home:** The Shelter Plus Care IV program provides permanent supportive housing and services to a target population consisting of 81 clients who are experiencing homelessness including those chronically homeless, disabled veterans, domestic violence, substance abuse, mental illness and HIV/AIDS.

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

A subcommittee of the Tucson Pima Collaboration to End Homelessness (TPCH) established discharge procedures for homeless patients with all hospitals in Tucson/Pima County. These procedures were supplemented with information regarding shelter operations, admission requirements, names and addresses of emergency shelters and shelter staff . A workgroup has been formed to encourage additional coordination.

While the Prisoner Re-Entry program funded by the Department of Labor Employment and Training Administration has ended, local agencies Primavera Foundation and Old Pueblo Community Services continue to offer re-entry assistance to men and women recently released from the Department of Corrections facilities and reentering the community after incarceration. An array of enhanced and graduated supportive services is offered including individualized case management and transitional living facilities.

## **Discussion**

Funding to agencies described in the action plan is provided in the form of a contract between the recipient agency and the Housing and Community Development Department. The contract contains terms and conditions of funding, reporting and invoice requirements, performance and outcome expectations and service delivery levels, record keeping responsibilities, and consent to on-site monitoring as requested by the city. Funds are awarded to the ESG grantees on a competitive basis. The Request for Proposal Notice is released through the Continuum of Care as well as through the City Participation Process. The City Of Tucson and Pima County jointly make the funding allocations. Members of the allocation committee are selected for their knowledge of services and participation in the Continuum. Every effort is made to involve a homeless or formerly homeless person in the process. The committee ranks the proposals individually and then reviews them as a committee and makes the final funding recommendations.

**AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	110
Tenant-based rental assistance	8
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	115
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	18
Total	251

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

The City of Tucson's action plan to barriers to affordable housing include:

- The City Of Tucson will continue to provide down payment and closing cost assistance for first time Homebuyers using funds from the Tucson Housing Trust Fund.
- Increase affordable housing options by dedicating HOME Rental Development funding for Low Income Tax Credit Housing projects.
- The City of Tucson will continue to use CDBG funds for our housing rehab program that help maintain our housing stock and enables low/moderate income individuals to stay within their homes.
- Over the years, the City of Tucson has acquired residential properties in order to increase the affordable housing market in Tucson. Our El Portal portfolio is comprised of approximately 280 dwelling units owned by the City, which are not part of the Public Housing Authority, and are made available for rent to low/moderate income families.
- The City of Tucson will continue to support the Pima County Community Land Trust. This trust was created to address the high number of foreclosed homes that occurred during the recession. Foreclosed homes were acquired and rehabbed using the City's NSP 1, 2 and 3 funds. These homes were then transferred to PCCLT who in turn sells them to income eligible households.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Tucson will implement the following to encourage affordable housing development:

- Making contingent commitments of HOME funds of qualifying projects seeking Low-income Housing Tax Credit (LIHTC) financing;
- Issuing requests for proposals for infill projects and exploring the same approach for projects suitable lease-purchase;
- Providing preservation/enhanced vouchers for residents of projects with expiring periods of affordability, contingent upon at least twelve months' notice from the property owner; and
- Offering vouchers to tenants of Continuum of Care projects when the project is no longer receiving project-based funding.
- Improving the permit process for contractors rehabilitating the existing housing stock and developers undertaking infill projects.
- Reforming the zoning regulation with the Unified Development Code which successfully

removed many barriers. Adoption of the ICC International Existing Building Code has allowed rehabilitation of older buildings without having to meet the full extent of the regulations for new buildings unless a clearly identified hazard is present; this code allows rehabilitation within the means and desires of property owners.

The City of Tucson plans to explore the following to mitigate and remove barriers:

- Fast-track permitting and approvals for affordable housing projects
- Develop a policy that adjusts or waives existing parking requirements for affordable housing projects.

Pima County's Comprehensive Plan – Pima Prospers – was finalized in 2016. Pima Prospers provides a structure for directly and indirectly addressing regulatory barriers to affordable housing development. The County will begin to implement the goals and policies of the Plan, including:

1. Reviewing the Inclusive Design Ordinance to consider further changes that will encourage aging in place, universal design and accessibility amendments.
2. Supporting a secondary dwelling ordinance or update to include innovative design and development standards, permit procedures, community education and a variety of incentives such as flexible zoning requirements and development standards; and allowing for owner-occupancy in either primary or secondary units.
3. Supporting an incentive program for developers to build innovative residential product types and designs of varying densities.
4. Integrating fair housing goals into planning and development processes to provide for a range and mix of household incomes and family sizes.
5. Providing a manual of strategies for creating a healthier environment based on the latest research and best practices in the field.
6. Implementing a Health Impact Assessment program for public and publicly-funded projects based on healthy communities principles.
7. Embracing principles of affordability and green building as mutually beneficial in reducing energy consumption, water use, material use and creating a healthier indoor environment; periodically updating existing codes and regulations to include the latest green standards, techniques and material; and creating an incentive program to encourage incorporation of green building techniques.

## **Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section discusses the City's efforts in addressing underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs**

The City's central long-term community development goal is to focus resources on community needs, particularly the comprehensive revitalization of distressed areas and areas with high levels of poverty. Assisting LMI households throughout the City is a key community goal intended to ensure that neighborhoods not currently in distress do not become so. The City's General Plan – Plan Tucson - supports a framework of local policies that can significantly and positively impact housing and other needs of LMI residents and neighborhoods. The City's expectations are focused on sustainability, reserving land for economic development, and revitalization. Plan Tucson includes 4 focus areas – social, economic, natural and built environments. While many of the City's General Plan goals and policies are inter-related with Consolidated Plan goals and policies, the most relevant housing and community development goals include stabilizing and improving the existing housing stock, increasing affordable housing options, and support programs that expand economic development opportunities. The City of Tucson will support non-profit agencies that provide

- Provide support to Seniors including emergency repairs, senior companion program, independent living support, mobile meals, nutrition programs, and homecare services
- Provide support for youth and families including early childcare development, daycare tuition support, parent education and support, after school programs.
- Support services including temporary shelters for homeless and victims of domestic violence, plus other support such as case management, emergency food assistance, intervention.

### **Actions planned to foster and maintain affordable housing**

- Increase affordable housing options by prioritizing HOME Rental Development Funding for Low Income Housing Tax Credit Housing Projects. Developers of affordable housing are finding it more difficult to finance their projects. The ability to win a LIHTC project is becoming more competitive as other traditional funding options are more restrictive or no longer available. Therefore, the City of Tucson will provide conditional support of project costs for gap funding for applications meeting the City's requirements. This support will allow applicants to gain additional points which may then facilitate a successful application.
- Coordinate housing counseling and education resources with down payment, closing cost and new development funding. Offer counseling and education to owners in gentrifying neighborhoods.

- Continue to support the Housing Rehab program that provides rehab assistance to low-income owner occupants. This rehab assistance ensures these occupants may continue to live in their homes.
- Provide preservation / enhanced vouchers for residents of projects with expiring periods of affordability, contingent upon at least twelve months notice from the property owner.

### **Actions planned to reduce lead-based paint hazards**

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. Licensed contractors are available to perform appropriate abatement and/or removal procedures if lead-based paint is present.

The City follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, requiring contractor and subcontractor compliance with guidelines. Rehabilitation activities are procured through a bidding process and contracted to licensed contractors. All contractors and subcontractors are required to comply with HUD Lead Safe Housing requirements and federal National Environmental Policy Act environmental review procedures. In addition, the City follows a multi-pronged approach to reduce lead hazards:

1. Section 8 Housing Choice Vouchers. The PHA inspects prospective dwellings constructed prior to 1978 that will have a child under the age of six residing therein, for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection includes 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.
2. Public Education. Lead Hazard Information is distributed to participants in homeownership and rental programs.

The City of Tucson is applying for a Lead-Based Paint Hazard Control Grant in 2016.

### **Actions planned to reduce the number of poverty-level families**

The City of Tucson will work to increase economic activity, promote jobs-based education, and provide services to help lower-income households attain higher-wage employment. Together these efforts serve to reduce the incidence of poverty.

- Most activities undertaken with CDBG, HOME, ESG and HOPWA funds are efforts to reduce the number of persons living in poverty and improve the quality of life for city residents. The City will continue to support emergency assistance programs, and a variety of other support services that are used by low-income households to obtain basic necessities.
- Continue to support economic development activities and employment, focusing on employment convenient to public transportation and working in partnership with workforce investment agencies;
- Continue to incorporate training for contractors and other private sector entities to increase understanding of and participation in HUD programs, with emphasis on Section 3 and Labor Standards that promote economic self-sufficiency
- The City will continue to market the Section 108 program to organizations seeking gap financing. On March 17, 2015 HUD conditionally approved the first loan in the amount of \$8 million for a hotel project. This hotel is currently under construction. This project will create approximately 160 new jobs.
- In 2016, the City of Tucson applied for a Choice Neighborhood Planning and Action grant through HUD. The grant is designed to address housing, people and neighborhoods in an area designated by the applicant agency that includes a severely distressed public housing property. The planning activities will culminate in a transformation plan which may include the development of high functioning services, education, housing opportunities, transportation, job opportunities. The area to be addressed is the Oracle Revitalization Area which was previously identified in a City plan and endorsed by Mayor and Council. The Tucson House, a 408 unit high rise for elderly and/or disabled public housing residents is in the defined area which encompasses 2.6 square miles. The PHA completed a physical needs assessment of the building and it meets the definition of "severely distressed" due to antiquated building systems.

### **Actions planned to develop institutional structure**

The Delivery System provides a full array of services to low and moderate income households and people with special needs, including people with HIV/AIDS. HCD carries out its mission through direct delivery of services and programs and funding of other City departments, nonprofit organizations and for-profit developers. Specific agencies and organizations that work with the City are selected on an annual basis. The City of Tucson recognizes the benefits of increasing administrative efficiencies to

improve the delivery system. Planned actions for the coming year include:

1. In 2016, City and County coordinated the application process for public services. This allowed applicants to prepare RFP responses once a year, and reduced duplication of applications for same services.
2. In 2016 The City of Tucson required applicants to request a minimum of \$50,000 per grant to reduce number of grants awarded thereby reduce administrative costs.
3. Evaluate renewable (multi-year) contracts contingent on performance;
4. Dedicating resources to coordinated assessment
5. Evaluate the Housing Rehab program to look at ways to reduce administrative costs thereby allowing more funds to assist homeowners.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City benefits from a strong city wide network of housing and community development partners, such as the Tucson Metropolitan Housing Commission, the Housing Rehab Collaborative, the Tucson Pima Collaboration to End Homelessness and Pima County Community Development and Neighborhood Conservation Dept. The City will continue to create partnerships between public institutions, non-profit organizations, and private industry for the delivery of affordable housing and community development activities for low- and moderate-income households, neighborhoods, and at risk populations. The use of non-profit agencies to deliver such services has expanded over the past several years, thus increasing the coordination and cooperation between the City and these entities. The City will continue to market funding options including HOME and Section 108 Loan program to private developers, businesses and non profit agencies to ensure opportunities for development of low income housing and job creation occurs.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The City of Tucson does not have any program income that has not already been reprogrammed for the upcoming fiscal year. Proceeds from Section 108 projects will not be received in this program year and surplus funds, returned funds or float-funded activities do not apply to the City of Tucson.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The top priority of the HOME program is the commitment of rental development funds to the Low Income Housing Tax Credit (LIHTC) applicant to maximize the points provided in the Qualified Allocation Plan (QAP) in this category. The City has also identified three sources for HOME eligible activities:

- \$300,000 from HOME program income for affordable rental projects
- \$125,000 from the Tucson Housing Trust Fund for down payment assistance and
- The 25% HOME Match requirement will be met using General Funds and local incentives.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Affordability of HOME funds shall be maintained by the recapture method as outlined in the HUD HOME Resale and Recovery Summary. A Note and Deed of Trust will be recorded to ensure the required period of affordability is met.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Tucson shall recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to sell the house within the affordability period at whatever price the market will bear. If there are no net proceeds or insufficient proceeds to recapture the full amount of HOME investment due, the amount subject to recapture shall be limited to what is available from net proceeds. Net proceeds are defined as the sales price minus superior non-HOME loan repayments and any closing costs

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be utilized in this manner

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Our Policy Manual for Emergency Solutions Grants Program is attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care has begun a centralized/coordinated entry and assessment system consistent with HUD standards. Through the 25 Cities Initiative, a coordinated entry system is in place. Homeless service providers throughout Pima County utilize the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) as the common assessment tool for individuals who are homeless. The F-VI-SPDAT will be utilized in the near future. The SPDAT is entered into the HMIS system by the agency completing it, and HMIS staff then matches the highest scoring client through their length of time homeless, their medical vulnerability, over all wellness, unsheltered sleeping location and age with the appropriate housing. Veterans with a high score are referred to the VASH program, and bridge housing through one of the VA programs. with the next available housing that fits their needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Tucson Pima Collaboration to End Homelessness (TPCH) has a workgroup that makes recommendations for ESG priorities.

Process for Sub-Awards: Funds will be awarded by the ESG Grantees on a competitive basis. The Request for Proposal Notice is released through the Continuum of Care as well as through the City Participation Process. The City of Tucson and Pima County jointly make the funding allocations. Members of the allocation committee are selected for their knowledge of services and participation in the Continuum. Every effort is made to involve a homeless or formerly homeless person in the process. The committee ranks the proposals individually and then reviews them as a committee and makes the final funding recommendations.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Tucson Pima Collaboration to End Homelessness (TPCH) has several former homeless persons on their governing board. TPCH assists with outlining priorities for ESG grants.

5. Describe performance standards for evaluating ESG.

Pima County and the City of Tucson in consultation with the Continuum of Care developed performance standards that provide measures to evaluate the effectiveness of

1. Targeting those who need the assistance the most;
2. Reducing the number of people living on the streets and emergency shelters;
3. Shortening the time people spend homeless;
4. Reducing each program participant's housing barriers or housing stability risks.

**Discussion**

