

Action Plan

Grantee: City of Tucson

Grant: B-24-PH-04-0002

LOCCS Authorized Amount:	\$ 7,000,000.00
Grant Award Amount:	\$ 7,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 7,000,000.00

Funding Sources

No Funding Sources Found

Narratives

Action Plan Summary:

The City of Tucson and Pima County face an acute affordable housing crisis, with home values increasing 68% and rental prices rising 48% since 2019, while average household income has only increased 22% during the same period. Since 2019, housing in Tucson and Pima County has become dramatically more expensive and the supply has not kept up with demand. This Action Plan outlines the use of \$7,000,000 in FY24 PRO Housing funds, leveraged with \$3,500,000 in local funding, to implement the Tucson-Pima Regional PRO Housing Initiative.

Primary Goals:

- Remove regulatory barriers to affordable housing production and preservation in high-opportunity areas
- Support development of affordable housing through financial assistance and technical support
- Promote fair housing and prevent displacement through strategic investments

Administering Entity: City of Tucson Housing and Community Development Department Contact: Ann Chanecka, Director
Email: ann.chanecka@tucsonaz.gov Phone: 520-837-6690 Address: 310 N Commerce Park Loop, Tucson, AZ 85745
Partner Entity: Pima County Community and Workforce Development Department Contact: Sofia Blue, Division Manager
Phone: 520-724-8220

Evaluation Partner: Arizona Research Center for Housing and Economic Solutions (ARCHES) Contact: Kenny Wong, Co-Director

This program is authorized under the Consolidated Appropriations Act, 2024 (Public Law 118-42, approved March 9, 2024). FY24 PRO Housing requirements are outlined in the FY24 PRO Housing Notice of Funding Opportunity (NOFO) (FR-6800-N-98, issued August 13, 2024).

Resources and Budget:

Budget Summary
Funding Source
Amount
Percentage
PRO Housing Funds
\$7,000,000
66.7%
Leveraged Local Funds
\$3,500,000
33.3%



Total Project Budget
 \$10,500,000
 100%
 Detailed Budget Allocation
 Category
 PRO Housing Funds
 Leveraged Funds
 Total
 Personnel
 \$1,704,900
 \$812,500
 \$2,517,400
 Gap Funding
 \$2,000,000
 \$1,687,500
 \$3,687,500
 Impact Fee Subsidies
 \$1,000,000
 \$1,000,000
 \$2,000,000
 Professional Services
 \$625,000
 \$0
 \$625,000
 Project Evaluation
 \$250,000
 \$0
 \$250,000
 Site Work
 \$633,736
 \$0
 \$633,736
 Administrative Costs
 \$636,364
 \$0
 \$636,364
 Indirect Costs
 \$75,000
 \$0
 \$75,000
 Attorney Fees
 \$75,000
 \$0
 \$75,000
 Administrative Costs: 9.1% of PRO Housing grant (\$636,364 of \$7,000,000)
 Non-Financial Contributions

- Seven existing staff positions providing project support
- Administrative, grants management, financial, and compliance teams
- Office space, equipment, and infrastructure
- Existing zoning reform and affordable housing development programs

Cost-Effectiveness Determination

Budget determinations follow strict City procedures ensuring cost-effectiveness:

- Personnel salaries based on comparative market rates
- Professional services procured through competitive quotes per 2 CFR 200
- Subrecipient budgets developed collaboratively and evaluated continuously
- Development costs based on competitive solicitation and formal procurement

Expenditure Timeline

The City commits to expending 100% of PRO Housing funds before September 30, 2030, through:

- Year 1-2: Staff hiring, zoning reform initiation, evaluation framework setup
- Year 2-4: Gap funding deployment, impact fee subsidies, technical assistance delivery
- Year 4-5: Project completion, evaluation finalization, sustainability planning

Need:

Prior Efforts to Address Housing Barriers

Regulatory Improvements:

- Adopted ADU Ordinance (2021) ahead of state mandate
- Introduced attached dwellings as new land use (2023)
- Expanded Individual Parking Plan relief for affordable housing
- Created Sunshine Mile and Downtown Infill Incentive Districts



- Reduced setbacks along major corridors
- Implemented Affordable Housing Fast Track Review Program

Institutional Capacity Building:

- Established Citywide Housing Commission (2020)
- Created Regional Affordable Housing Commission (2023)
- Founded El Pueblo Housing Development, 501(c)3 subsidiary (2022)
- Adopted Housing Affordability Strategy for Tucson (2021, updated 2023)
- Implemented Source of Income Protection Ordinance (2022)

Financial Support:

- Allocated \$11 million in gap funding (leveraging \$422.5 million)
- Updated Impact Fee Subsidy Program (2022)
- Revised impact fee structure to support small-scale development

Acute Housing Need

Market Pressures:

- Median home sale price: \$389,700 (68% increase since 2019)
- Fair Market Rent increase: 48% since 2019
- Only 32.8% of homes sold in 2023 were affordable to AMI households
- 51% of homeowners earning <\$75,000 are housing cost-burdened
- 65% of renters earning <\$75,000 are housing cost-burdened

Regional Context:

- Pima County: 2nd highest poverty rate in Arizona (15%)
- Child poverty rate: over 20%
- 75,000+ households in Tucson are housing cost-burdened
- Eviction filings increased from 5,703 (2021) to 12,993 (2023)

Key Remaining Barriers

Regulatory Barriers:

- Majority of Tucson zoned for low-density residential only
- Split zoning complications on developable parcels
- Building code requirements creating small-scale development challenges
- Complex navigation requirements for residential contractors

Capacity Limitations:

- Limited technical assistance for small-scale developers
- Insufficient support for disadvantaged business enterprises
- Need for specialized affordable housing development expertise

Community Opposition:

- Resistance to higher-density housing in high-opportunity areas
- Need for pro-housing advocacy mobilization
- Limited community education about affordable housing benefits

Financial Constraints:

- Rising development costs (lot costs increased from \$600 to \$1,400 per linear foot)
- Limited financial subsidies available
- Sustainability concerns for existing programs

Use of Funds - Soundness of Approach:

Vision

The Tucson-Pima Regional PRO Housing Initiative will address the region's affordable housing crisis through a comprehensive three-strategy approach targeting regulatory reform, development support, and independent evaluation. This coordinated effort between the City of Tucson, Pima County, and ARCHES will create lasting systemic change in how affordable housing is developed and preserved in high-opportunity areas.

Expected Performance Outcomes:

- 3+ affordable housing development projects funded
- Zoning reforms enabling missing middle housing
- 100+ homes converted to community land trust model
- Technical assistance for emerging developers
- Independent evaluation documenting replicable practices

Timeframe: February 10, 2025 - September 30, 2030

Strategy 1: Regulatory Reform to Facilitate More Housing

Budget: \$2,229,900 (Personnel: \$1,704,900; Professional Services: \$250,000; Other: \$275,000)

Activities:

- 1.1 Zoning Reforms: Continue research and reform of zoning regulations, including parking reforms, mixed-use zoning along transit corridors, expanding middle housing regulations, and process streamlining
- 1.2 Tiny Homes and Missing Middle Housing Resources: Develop model plan libraries, technical assistance resources, and explore shared equity housing models
- 1.3 Capacity Building: Add three full-time planners (City HCD, City PDSD, Pima County CWD)

Strategy 2: Supporting Development of Affordable Housing

Budget: \$6,395,236 (Gap Funding: \$3,687,500; Impact Fee Subsidies: \$2,000,000; Other: \$707,736)

Activities:

- 2.1 Small-Scale Developer Capacity Building: Technical assistance program for emerging developers
- 2.2 Financial Assistance: Gap funding and impact fee subsidies for affordable housing in high-opportunity areas
- 2.3 City-Owned Parcel Development: Develop housing on City parcels through El Pueblo Housing Development
- 2.4 City-Owned ADU Development: Develop Accessory Dwelling Units (ADUs) on City parcels through El Pueblo Housing

Development

- 2.5 Community Support Building: Education and advocacy to increase support for affordable housing

Strategy 3: Independent Evaluation

Budget: \$250,000

Activities:

- 3.1 ARCHES Evaluation: Independent assessment of program effectiveness, impact evaluation, and dissemination of findings

Activity Budget Detail

Activity

PRO Housing Funds

Leveraged Funds

Total Budget

1.1 Zoning Reforms

875,000

\$406,250

\$1,281,250

1.2 Missing Middle Resources

\$25,000

\$162,500

\$487,500

1.3 Capacity Building

\$1,029,900

\$243,750

\$1,273,650

2.1 Developer Capacity Building

\$200,000

\$0

\$200,000

2.2 Financial Assistance

\$3,000,000

\$2,687,50

\$5,67,500

2.3 City Parcel Development

\$508,736

\$0

\$508,736

2.4 City ADU Development

\$250,000

\$0

\$250,000

2.5 Community Support

\$50,000

\$0

\$50,000

3.1 Evaluation

\$250,000

\$0

\$250,000

Administration

\$511,364

\$0

\$511,364

Completion Schedule

Activity/Milestone

Start Date

Completion Date

Year 1 (2025)

Staff hiring and onboarding

9/10/2025

03/30/2026

Evaluation framework development



09/10/2025
12/31/2025
Zoning reform analysis initiation
09/10/2025
12/31/2025
Year 2 (2026)

First gap funding awards
01/01/2026
12/31/2026
Model plan library development
01/01/2026
12/31/2026
Technical assistance program launch
04/01/2026
12/31/2026
Year 3-4 (2027-2028)

Zoning reform implementation
01/01/2027
12/31/2028
Affordable housing development
01/01/2027
12/31/2028
Community land trust establishment
01/01/2027
12/31/2028
Year 5 (2029-2030)

Project completion
01/01/2029
06/30/2030
Final evaluation
01/01/2029
09/30/2030
Geographic Scope
Primary Geographic Areas:

- City of Tucson (547,000 residents)
- Unincorporated Pima County (368,000 residents)
- Combined coverage: 87% of regional population (915,000 of 1.06 million)

Target Areas:

- High-opportunity, low-poverty neighborhoods for affordable housing development
- Major corridors and transit-oriented development areas
- Downtown and infill development zones
- Priority geographies in unincorporated Pima County

Jurisdictional Coordination: While focused on City and County areas, coordination will continue with neighboring jurisdictions through the Regional Affordable Housing Commission.

Use of Funds - Method of Distribution (State grantees only):

N/A

Grantee and Partner Capacity:

Grantee and Partner Capacity
Lead Entity Capacity
City of Tucson Housing and Community Development Department

- Role: Grant administrator and program lead



- Capacity: Manages \$106.3M budget with 95% from HUD programs
- Experience: Successfully administers 22 HUD awards across multiple programs
- Leadership: Ann Chanecka, Director (20+ years community development experience)
- Support: 19 in-house finance, HR, and compliance staff

Management Structure

Funded Positions (PRO Housing):

- HCD Planner (1.0 FTE) - \$769,904
- PDSD Planner (1.0 FTE) - included in personnel costs
- Pima County CWD Planner (1.0 FTE) - \$500,000

Existing Staff Positions:

- Ann Chanecka, Director, HCD (0.45 FTE project management)
- Sarah Meggison, Project Manager, PDSD (0.5 FTE)
- Evren Sönmez, Lead Planner, HCD (0.5 FTE)
- Loran Shamis, Principal Planner, PDSD
- Koren Manning, Acting Director, PDSD

Pima County Community and Workforce Development

- Budget Management: \$5 million annually in federal grants
- Systems: State-of-art automated accounting with Workday and AmpliFund
- Compliance: \$159 million in federal expenditures (FY2023) with zero audit findings
- Leadership: Sofia Blue, Division Manager; Chris Poirier, DSD Director

ARCHES (Arizona Research Center for Housing and Economic Solutions)

- Status: HUD Research Center of Excellence
- Institutions: Partnership among 4 Hispanic-Serving Institutions
- Leadership: Kenny Wong, Co-Director; Daniel Kuhlmann, UA Lead
- Expertise: Evidence-based housing solutions and policy evaluation

Organizational Chart

[Organizational chart will be uploaded as separate attachment showing reporting relationships between all key positions]

Stakeholder Engagement and Public Participation Summary:

Application Public Participation Process

Notice Requirements Met:

- Public notice posted to City website (September 19, 2024)
- Email notification to City news list (September 19, 2024)
- Legal ad in Arizona Daily Star (September 26, 2024)
- 15-day public comment period (September 27 - October 11, 2024)
- Hybrid public hearing (October 11, 2024)

Public Input Received:

- 12 written comments supporting the initiative
- Recommendations for increased focus on tiny homes and manufactured housing
- Support for zoning reforms and middle housing development
- Requests for teacher and public worker housing consideration
- Concerns about short-term rental regulation

Ongoing Stakeholder Engagement Strategy

Key Stakeholder Groups:

- Affordable housing developers and contractors
- Low- and moderate-income households
- Neighborhood associations
- Municipal and county leaders
- Faith communities and community organizations

Engagement Methods:

- Monthly project partner coordination meetings
- Quarterly community input sessions
- Developer workshops and technical assistance
- Neighborhood association presentations
- Targeted outreach to underserved communities

Continued Outreach During Performance Period:

- Regular communication through multiple languages (English/Spanish)
- Partnership with community organizations for outreach
- Use of traditional and social media for public education
- Community meetings for zoning reform discussions
- Progress reporting through public meetings and website updates

Long-Term Effect:

Permanent, Long-Term Effects

The two-pronged approach of regulatory reform and development support will have far-reaching and permanent impacts on Tucson & Pima County's housing landscape, laying a foundation for sustainable and inclusive growth. Outlined below are the specific long-term effects that the project aims to achieve along with anticipated completion results and key metrics to be used to define project success.

Housing Supply and Diversity:

- Increased production of missing middle housing (duplexes, triplexes, ADUs)
- Diversified housing options for LMI families
- Streamlined development processes reducing time and costs

Regulatory Reform:

- Permanent zoning changes enabling affordable housing development
- Reduced parking requirements and development barriers
- Established precedent for transit-oriented development

Community Land Trust:

- Perpetual affordability for 100+ homes
- Sustainable homeownership model preventing displacement
- Replicable framework for future affordable housing preservation

Institutional Capacity:

- Enhanced regional coordination between City and County
- Strengthened developer ecosystem including small-scale and minority developers
- Data-driven decision-making framework through ARCHES evaluation

Measurable Outcomes

Short-term (Years 1-3):

- 3 FTE planners hired and trained
- Zoning reforms adopted
- 3-5 gap funding awards made
- Model plan library established

Medium-term (Years 3-5):

- 5-7 affordable housing projects completed
- Community land trust operational with initial transfers
- 5+ developers trained through technical assistance
- Demonstrated community support for affordable housing

Long-term (Beyond grant period):

- 300+ new affordable housing units in high-opportunity areas
- Sustained annual production of missing middle housing
- Replication of successful strategies by other jurisdictions
- Reduced housing cost burden for LMI households

Sustainability Strategy

Financial Sustainability:

- Integration of successful strategies into ongoing CDBG and HOME programs
- Leveraging of private investment through demonstrated success
- State and federal advocacy based on documented outcomes

Policy Sustainability:

- Permanent zoning and regulatory changes
- Established processes and procedures
- Political support through demonstrated community benefits

Knowledge Transfer:

- ARCHES dissemination through HUD Center of Excellence network
- Policy white papers for other jurisdictions
- Conference presentations and peer learning opportunities

Substantial and Non-substantial Amendments (if applicable):

N/A

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
1	Regulatory Reform to Facilitate	1.1	Zoning Reforms	



		1.2	Tiny Homes and Middle Housing Resources
		1.3	Capacity Building
2	Supporting Development of	2.1	Small-Scale Developer Capacity Building
		2.2	Financial Assistance
		2.3	City-Owned Parcel Development
		2.4	City-Owned ADU Development
		2.5	Community Support Building
3	Independent Evaluation	3.1	Independent Evaluation
4	Administrative Costs	4.1	Administration
9999	Restricted Balance	<i>No activities in this project</i>	

Activities

Project # / 1 / Regulatory Reform to Facilitate More Housing

Grantee Activity Number: 1.1

Activity Title: Zoning Reforms

Activity Type:

PRO - Planning

Project Number:

1

Projected Start Date:

09/10/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

Regulatory Reform to Facilitate More

Projected End Date:

09/30/2030

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 875,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 875,000.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments

of zoning code amendments adopted
of pre-approved housing plans created
of land use amendments adopted
of parcels with expanded by-right zoning
of parcels with reduced parking minimum
of parcels up-zoned
of diversity and equity plan completed
of infrastructure study plans completed

Total

3

168489
168489



# of parking study plans completed	2
# of transit study plans completed	
# of housing study plans completed	5
# of zoning studies completed	2
# of affordable housing development plans completed	
# of plans created	
# of plans adopted	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Tucson	Unknown	\$ 875,000.00

Location Description:

Activity Description:

Continue research and reform of zoning regulations, including parking reforms, mixed-use zoning along transit corridors, expanding middle housing regulations, and process streamlining.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: 1.2

Activity Title: Tiny Homes and Middle Housing Resources

Activity Type:

PRO - Planning

Project Number:

1

Projected Start Date:

01/01/2026

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

Regulatory Reform to Facilitate More

Projected End Date:

12/31/2028

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 325,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 325,000.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments**Total**

of zoning code amendments adopted

of pre-approved housing plans created

10

of land use amendments adopted

of parcels with expanded by-right zoning

of parcels with reduced parking minimum

of parcels up-zoned

of diversity and equity plan completed

of infrastructure study plans completed

of parking study plans completed

of transit study plans completed

of housing study plans completed

of zoning studies completed



of affordable housing development plans completed

of plans created

of plans adopted

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Tucson	Unknown	\$ 325,000.00

Location Description:

Activity Description:

Develop model plan libraries, technical assistance resources, and explore shared equity housing models.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: 1.3

Activity Title: Capacity Building

Activity Type:

PRO - Capacity Building

Project Number:

1

Projected Start Date:

09/10/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

Regulatory Reform to Facilitate More

Projected End Date:

03/30/2026

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,029,900.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,029,900.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments

staff hired

of non-profits served

Total

3

1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Tucson

Organization Type

Unknown

Proposed Budget

\$ 1,029,900.00

Location Description:

Activity Description:

Add three full-time planners (City HCD, City PDSD, Pima County CWD)

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2 / Supporting Development of Affordable Housing

Grantee Activity Number: 2.1

Activity Title: Small-Scale Developer Capacity Building

Activity Type:

PRO - Technical Assistance

Project Number:

2

Projected Start Date:

04/01/2026

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

Supporting Development of Affordable

Projected End Date:

12/31/2026

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 200,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 200,000.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments**Total**

# of affordable housing projects supported	5
# of software tools to assist affordable housing created	
# of community engagement meetings/events	10
# of community programs supported	2
# of in-person engagements/trainings	10
# of organizations served	3
# of hours direct TA	40
# of hours	
# of Guidebooks/written products completed	
# of People Trained	10



Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Tucson

Organization Type

Unknown

Proposed Budget

\$ 200,000.00

Location Description:

Activity Description:

Technical assistance program for emerging developers

Environmental Assessment:

Environmental Reviews:

None

Activity Attributes:

None

Activity Supporting Documents:

None

Grantee Activity Number: 2.2

Activity Title: Financial Assistance

Activity Type:

PRO - Affordable Housing Financing

Project Number:

2

Projected Start Date:

01/01/2026

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

Supporting Development of Affordable

Projected End Date:

12/31/2026

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 3,000,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,000,000.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments**Total**

of Accessory Dwelling Units

of loans approved

of grants awarded

3

of Households Receiving Loans

of Properties

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Tucson

Organization Type

Unknown

Proposed Budget

\$ 3,000,000.00



Location Description:**Activity Description:**

Gap funding and impact fee subsidies for affordable housing in high-opportunity areas

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: 2.3

Activity Title: City-Owned Parcel Development

Activity Type:

PRO - New Housing Construction Multi-Unit Residential

Project Number:

2

Projected Start Date:

01/01/2026

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

Supporting Development of Affordable

Projected End Date:

12/31/2028

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 508,736.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 508,736.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments**Total**

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Properties

1

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Tucson

Organization Type

Unknown

Proposed Budget

\$ 508,736.00

Location Description:

Activity Description:

Develop housing on City parcels through El Pueblo Housing Development.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: 2.4

Activity Title: City-Owned ADU Development

Activity Type:

PRO - New Housing Construction Accessory Dwelling Unit (ADU)

Project Number:

2

Projected Start Date:

01/11/2027

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

Supporting Development of Affordable

Projected End Date:

09/30/2030

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 250,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 250,000.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments**Total**

of Persons with New Access to Facility/Infrastructure Improvement

of Accessory Dwelling Units

5

of Persons with access to Public Facility/Infrastructure that is no longer

of Persons with Improved Access to Facility/Infrastructure Improvement

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Properties



Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Tucson

Organization Type

Unknown

Proposed Budget

\$ 250,000.00

Location Description:

Activity Description:

Develop Accessory Dwelling Units (ADUs) on City parcels through El Pueblo Housing Development

Environmental Assessment:

Environmental Reviews:

None

Activity Attributes:

None

Activity Supporting Documents:

None

Grantee Activity Number: 2.5

Activity Title: Community Support Building

Activity Type:

PRO - Technical Assistance

Project Number:

2

Projected Start Date:

09/10/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

Supporting Development of Affordable

Projected End Date:

09/30/2030

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 50,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 50,000.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments

Total

of affordable housing projects supported

of software tools to assist affordable housing created

of community engagement meetings/events

of community programs supported

of in-person engagements/trainings

of organizations served

2

of hours direct TA

of hours

of Guidebooks/written products completed

1

of People Trained

5



Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Tucson

Organization Type

Unknown

Proposed Budget

\$ 50,000.00

Location Description:

Activity Description:

Education and advocacy to increase support for affordable housing.

Environmental Assessment:

Environmental Reviews:

None

Activity Attributes:

None

Activity Supporting Documents:

None

Project # / 3 / Independent Evaluation

Grantee Activity Number: 3.1

Activity Title: Independent Evaluation

Activity Type:

Administration

Project Number:

3

Projected Start Date:

09/10/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

Independent Evaluation

Projected End Date:

09/30/2030

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 250,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 250,000.00

Benefit Report Type:

NA

Ancillary Activities

None

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Tucson

Organization Type

Unknown

Proposed Budget

\$ 250,000.00

Location Description:**Activity Description:**

An independent evaluation of the programs and activities to document outcomes and provide a foundation for data-driven post-grant opportunities. This evaluation

will be conducted through a partnership with the Arizona Research Center for Housing and Economic Solutions (ARCHES), a HUD Research Center of Excellence.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 4 / Administrative Costs

Grantee Activity Number: 4.1

Activity Title: Administration

Activity Type:

Administration

Project Number:

4

Projected Start Date:

09/10/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

Administrative Costs

Projected End Date:

09/30/2030

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 511,364.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 511,364.00

Benefit Report Type:

NA

Ancillary Activities

None

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Tucson

Organization Type

Unknown

Proposed Budget

\$ 511,364.00

Location Description:

Activity Description:

Program administration, compliance, financial management, public participation, reporting

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan History

Version	Date
B-24-PH-04-0002 AP#1	12/26/2025