

City of Tucson Annual Action Plan Program Year 2023

(July 1, 2023 - June 30, 2024)

PUBLIC COMMENT DRAFT

April 2023



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

1. Introduction

The City of Tucson, Arizona, receives an annual entitlement allocation from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and HOME Investment Partnership (HOME) Programs.

HUD outlines a broad range of eligible activities which can be undertaken by local jurisdictions using entitlement funds. The City of Tucson participates in collaborative long-range planning related to the use of HUD entitlement program funds in concert with Pima County. Long-range planning activities result in the development of a Joint Tucson/Pima County Consolidated Plan which is published every five years and defines community needs, priorities, and goals toward which entitlement funds will be directed to improve community and economic development, housing stability and affordability, and social services in the City of Tucson and throughout Pima County. The current Joint Consolidated Plan covers July 1, 2020 – June 30, 2025 and was developed with input from a diverse array of community stakeholders representing the Tucson community.

Each year, the City of Tucson produces an Annual Action Plan which more specifically describes the intended use of HUD entitlement funds in furtherance of the Consolidated Plan goals. The overarching objectives of the Consolidated Plan, and associated Annual Action Plans, seek to address challenges related to affordable housing, homelessness, and community development. By centering these challenges within the City of Tucson's efforts, the City seeks to improve the quality of life experienced by low- and moderate-income Tucsonans, enhance the physical environment of Tucson neighborhoods, expand housing opportunity, and reinforce community safety nets, especially among special needs groups including youth, older adults, and persons with disabilities.

Subject to HUD review and approval of the Program Year (PY) 2023 Annual Action Plan, the City of Tucson expects to receive the following HUD entitlement funds for the period of July 1, 2023 – June 30, 2024:

Community Development Block Grant: \$5,268,216

The primary objective of the CDBG program is to develop viable communities by helping to provide decent housing, suitable living environments, and expanding economic opportunities principally for persons of low-to-moderate income.

HOME Investment Partnerships (HOME): \$3,823,036(City/County Consortium Amount)

The HOME program is dedicated to increasing the availability of and access to affordable housing among low-income households. The City of Tucson participates in a HOME Consortium with Pima County and

receives HOME Investment Partnership Program funding through the consortium. The City of Tucson acts as the Lead Agency for the Tucson/Pima County HOME Consortium.

Emergency Solutions Grant (ESG): \$475,189

The primary purpose of the ESG program is to assist individuals and families experiencing homelessness to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Housing Opportunities for Persons with AIDS (HOPWA): \$1,043,795

The HOPWA program funds housing assistance and supportive services for low-income persons with HIV and their families who are experiencing homelessness, at risk of experiencing homelessness, or unstably housed.

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.

The 2020-2025 Consolidated Plan* outlines key actions planned to address the housing and community development needs of low-/moderate-income and special needs Tucson households. The City's goals and objectives, defined in the Consolidated Plan, include seven key priority areas which include:

1. Community Sustainability
2. Public Services
3. Decent, Affordable Housing
4. Homelessness
5. Economic Development
6. Housing and Services for People Living with HIV/AIDS and Their Families
7. Program Administration

These are complex community issues, the needs associated with which far outweigh HUD entitlement resources. HUD entitlement funds are leveraged by a wide variety of other local, state, and federal funds to amplify the impact of the City's housing and community development efforts.

Key outcomes from PY 2022 are provided in the next section (Evaluation of Past Performance).

*The City of Tucson/Pima County 2020-2025 Joint Consolidated Plan is available for download at <https://www.tucsonaz.gov/hcd/plans>.

3. Evaluation of past performance

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

The information below provides a summary of City of Tucson entitlement program performance during the most recently completed program year (July 1, 2021-June 30, 2022). A more detailed reporting of performance for the same period is available in the City's Consolidated Annual Performance Evaluation Report (CAPER) publicly available on the City of Tucson HCD website at www.tucsonaz.gov/hcd.

HIGHLIGHTED USE OF PROGRAM FUNDS

- Homeowner Assistance (CDBG, HOME, Non-Entitlement Funds): The City's homeowner rehab programs prevent displacement; enable low-income homeowners to remain in safe, decent, and affordable housing; and improves neighborhoods through rehabilitation and repair of aging housing stock. The City provides down payment assistance through its HOME funding allocation unlocking homeownership opportunity for low-income Tucsonans.
- Eviction and Homelessness Prevention (HOPWA, CDBG, Non-Entitlement Funds): The City's HOPWA homelessness prevention program and CDBG rent and utility assistance programs provide emergency rent and utility assistance to prevent homelessness among persons living with HIV/AIDS and persons at risk of homelessness.
- Shelter and Supportive Housing (ESG, HOPWA, CDBG, Non-Entitlement): The City supports overnight and day shelter programs, street outreach, rapid rehousing, and permanent supportive housing to reduce unsheltered homelessness and promote transitions to permanent housing among people experiencing homelessness.
- Affordable Housing (HOME, CDBG): HOME funds are used to provide gap financing for small scale development projects and larger projects competing for State Low Income Housing Tax Credit (LIHTC) to promote the development of affordable rental housing in the Tucson area.
- Human and Public Services (CDBG): The City supports a wide array of services for low-income Tucsonans including but not limited to emergency food assistance, basic needs, domestic violence services, and programs for youth and older adults.
- Public Facilities and Infrastructure (CDBG): The City supports public facility improvement and community infrastructure focused on CDBG target areas and low-income neighborhoods.

SUMMARY OF ACCOMPLISHMENTS – PROGRAM YEAR 2021

- Helping Low-Income Tucsonans Remain in their Homes: 50 low-income homeowners received assistance through the City's CDBG and Lead Hazard Reduction homeowner/owner-occupied rehab programs (33 CDBG).
- Promoting Homeownership: 14 low-income households received down payment/home ownership assistance.
- Preventing and Responding to Homelessness: 1,342 people at risk of and experiencing homelessness received ESG crisis services and 1,302 Tucsonans experiencing homelessness received street outreach, emergency shelter, and/or rental subsidies and other services by the Housing First Program team to promote housing stability.
- Expanding the Affordable Housing Supply: 366 new units of rental and homeowner affordable housing were constructed with HOME funds (266 City of Tucson, 100 Pima County), and 68 units of affordable rental housing were rehabilitated.
- Public Facilities and Infrastructure: 5 public facility and infrastructure projects were completed in the Tucson area including transit, temporary, and permanent housing projects in addition to currently underway and on-going projects which will be reported in subsequent reporting years.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation plays an integral role throughout the planning and development of the Annual Action Plan. Participation of City of Tucson residents in the planning process is essential to ensuring that the City's use of HUD entitlement funds address the housing and community development needs identified and prioritized by individuals and families most affected by the funds. Citizen participation began with the creation of the five-year Consolidated Plan. During the formation of the Consolidated Plan, the City of Tucson and Pima County conducted extensive community outreach and participation activities which included 9 consolidated planning forums at which members of the public provided input into past and future uses of HUD and leveraged funds to address housing and community development needs. In total, 110 community members contributed to Consolidated Plan goals and strategies through participation in planning forums, the feedback from which provides the overarching framework for this Annual Action Plan.

Community participation was furthered through the creation of the City of Tucson People, Communities, and Homes Investment Plan (P-CHIP) and the Housing Affordability Strategy for Tucson (HAST) in Calendar Year 2021. These guiding City plans encompass the City's housing and community development needs, priorities, and goals inclusive of, but not limited to, activities funded through HUD entitlement programs. Both P-CHIP and HAST planning included extensive community consultation and input.

P-CHIP, which provides guiding priorities for the use of ESG, HOPWA, CDBG, and City of Tucson human service fund dollars was informed by nearly 400 unique responses to a community priority survey broadly distributed to area residents and stakeholders, and four public planning meetings which

included stakeholder meetings with affordable housing and homeless service providers, as well as English and Spanish language public meetings for members of the public.

HAST, which provides guiding priorities and strategies related to HOME and CDBG affordable housing, homeownership, and housing sustainable housing activities, was developed with community input from the City's Commission on Equitable Housing and Development, community stakeholders including housing advocates and developers, and the broader public through three public meetings conducted prior to plan adoption.

The PY 2023 Annual Action Plan continues to build on the successful citizen participation that informed these plans. The City conducted three public hearings related to the PY 2023 Annual Action Plan. The City conducted two community consultation public hearings in partnership with Pima County on March 16 and 17, 2023 (English language, Spanish language). In total, 54 individuals representing 32 organizations and community groups participated in these hearings at which City and County staff presented draft plan goals and funding allocations, and received community input into key needs and priorities from stakeholder organizations including mandatory consultation partners, adjacent jurisdictions, and community advocates.

Informed by input received through the consultation session and needs hearings, the draft PY 2023 Annual Action Plan was posted on the City of Tucson HCD website for a 30-day public comment period from April 5-May 5, 2023. The public comment period was followed by the final Public Hearing, held before the City of Tucson Mayor & Council on May 9, 2023. Publication of the community consultation public hearings was announced on the City of Tucson website on February 27, 2023 and published in the Arizona Daily Star on March 10, 2023. Publication of the public comment period and final public hearing before Mayor & Council was published on the City of Tucson website and in the Arizona Daily Star on March 29, 2023.

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.

A summary of public comments received is provided as an attachment to this plan.

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

A summary of comments or views not accepted and the reasons for rejection is provided as an attachment to this plan.

7. Summary

As an entitlement community, the City of Tucson receives direct funding allocations from the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing

Opportunities for Persons with AIDS (HOPWA) Programs. The City of Tucson supplements these funds with other local, state, and federal resources to address housing and community development needs impacting low- and moderate-income households.

The City is required by HUD to develop an Annual Action Plan which outlines the specific activities to be undertaken with entitlement funds in furtherance of the goals and objectives of the prevailing Consolidated Plan each year. This Annual Action Plan covers the period of July 1, 2023-June 30, 2024, during which the City of Tucson will continue to work with City residents and community stakeholders to respond to the continuing negative effects of the COVID-19 pandemic, revitalize distressed Tucson neighborhoods, spur economic development, and promote housing stability and security by investing in development and rehabilitation of affordable rental housing, subsidizing home repairs and rehabilitation for low- and moderate-income homeowners, providing housing and services for persons experiencing or at risk of experiencing homelessness, and providing specialized supports for youth, older adults, and persons with disabilities, including persons living with HIV/AIDS and their families.

PUBLIC COMMENT PERIOD

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

The City of Tucson and Pima County formed a HOME consortium in 1992. As a consortium, the City and County coordinate on consolidated planning and reporting activities. The City of Tucson Housing and Community Development Department (HCD) is the lead agency for the development of the Consolidated Plan and with respect to the implementation of the annual HOME Investment Partnership Program (HOME). The City of Tucson and Pima County Consolidated Plan is carried out through individual Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

Consolidated Plan Public Contact Information

City of Tucson Housing and Community Development Department

310 N Commerce Park Loop P.O. Box 27210

Tucson, AZ 85726-7210

Phone: (520) 791-4171

Fax: (520) 791-5407

Website: www.tucsonaz.gov/housing-and-community-development

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PUBLIC COMMENT DRAFT

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

1. Introduction

The City of Tucson participates in numerous efforts to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies, including: healthy homes initiatives to integrate health and housing resources; participation in the regional Continuum of Care that brings together public and assisted housing providers and health, mental health and services agencies to address the needs of the region's most vulnerable populations, including people being discharged from institutions of care; job training and placement services that integrate housing and services; initiatives to provide housing and supportive services for previously-incarcerated individuals; services that coordinate first responders and systems of care; networks that provide access to homelessness prevention resources; preferences for people with disabilities, people experiencing homelessness, and seniors in housing programs.

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)).

The City of Tucson engages in community collaboration and coordination through a variety of approaches. Specifically, the City held community consultation sessions with housing providers, adjacent governments, health (including mental/behavioral health) and service agencies in preparation of the Annual Action Plan and the foundational plans on which it is built as more fully described under the Summary of Citizen Participation Process and Consultation Process heading in Section AP-05 of this Plan.

The Annual Action Plan is truly a result of year-round efforts to bolster community coordination and collaboration; however, and is supported by the following coordination activities:

Community Forums: HCD regularly partners with the local Continuum of Care, Pima County, and other stakeholders to conduct community forum activities which bring providers together to identify emerging and ongoing community needs and developed shared strategies.

Training: HCD provides training opportunities to strengthen the local housing and social services ecosystem. During the past two years, these have included a variety of evidence-based and best practice training topics administered in classroom settings and through the Continuum of Care's Online Training Center which is administered by the HCD.

Public Housing: HCD acts as the City of Tucson Public Housing Authority and administers the Public Housing (PH) and Housing Choice Voucher (HCV) programs. HCD additionally maintains a consortium agreement with Pima County through which the department administers the County's PH and HCV programs.

Continuum of Care: HCD serves as the Collaborative Applicant/Lead Agency for the local Continuum of Care through which the department coordinates community-wide homeless service response, the local Coordinated Entry system, technical assistance, and the implementation of a regional homeless response system.

Intergovernmental Cooperation: HCD works closely and meets regularly with local, state, county, and Tribal governments in adjacent areas to coordinate strategic direction, resource allocation, and community activities. The City and County maintain consortium agreements through which HCD acts administers the Tucson-Pima County HOME Consortium and joint consolidated planning processes. The City and County recently established an inter-agency position focused on coordinating homelessness response between the jurisdictions, and HCD continues to administer HUD PHA programs on behalf of Pima County.

COVID-19 Pandemic Response Coordination: HCD has partnered closely with governmental agencies and human and housing services providers to respond to the COVID-19 pandemic, especially among low- and moderate-income persons including older adults, residents of supportive housing, and people experiencing homelessness. The City partnered with Pima County and community health and service agencies to expand non-congregate shelter options, coordinate risk-based health assessment, and deliver testing, vaccine, and health services to vulnerable populations throughout the COVID-19 pandemic.

Affordable Housing Development: HCD has partnered with other City and County departments, affordable housing developers, and elected leaders to develop and advance strategies to increase and preserve affordable housing options within the region including the partnership with City of Tucson Planning & Development Services Department to support a municipal Accessory Dwelling Unit ordinance enacted in 2021, partnership with the City Attorney's Office to support municipal Source of Income protections enacted in 2022, and shared efforts to advance transit-oriented development in partnership with City of Tucson Department of Transportation & Mobility.

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 Tucson Pima Collaboration to End Homelessness (TPCH) is recognized by HUD as the Continuum of Care for Tucson/Pima County, Arizona. The City of Tucson HCD has been an active member of TPCH since its creation and has served as the Collaborative Applicant/Lead Agency for the Continuum of Care since 2019. TPCH is a coalition of community and faith-based organizations, government entities, businesses, and individuals working together to end homelessness and address the issues related to homelessness in Tucson and throughout Pima County.

The overarching goal of our city-county-community homeless response system is to quickly identify persons experiencing or at risk of homelessness and provide housing and services through which they can achieve housing stability. The Mayor and Tucson City Council have emphasized the need for a Housing First approach as this model is proven to be a best practice in reducing homelessness. The goals outlined in the P-CHIP include aligning directly to the Continuum of Care strategic plan priorities and include:

- Providing stable, accessible housing or shelter with a Housing First approach
- Coordinating a continuum of services to enable vulnerable populations to access and remain in stable housing
- Supporting an efficient and effective services system based on evidence and data
- Increasing collaboration, transparency, and access to public information including collaboratively developing and implementing homelessness communications to provide better and more consistent information regarding homelessness to the public

The FY 2024 (PY 2023) Annual Action Plan was developed with direct input from the Continuum of Care. The overarching goals outlined in the consolidated plan were developed through a series of 9 community consultation sessions, including 5 sessions that specifically targeted TPCH member agencies, and ongoing coordination between the City of Tucson, Pima County, and the Continuum of Care promotes collaborative strategies to address the challenges of homelessness in our community.

Over the past year, the City has worked closely with the Continuum of Care to identify critical needs and strategies to be prioritized for use of CARES Act and American Rescue Plan funds, improve consistency between City-funded homeless assistance program requirements and TPCH written standards, coordinate encampment response, improved Point in Time data collection, expand non-congregate shelter sites to reduce unsheltered homelessness, launch regional planning initiatives, and implement Coordinated Entry system improvements through HUD technical assistance (HUD Coordinated Entry Equity Demonstration Project).

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 collaborates with and serves as the Collaborative Applicant/Lead Agency for the Tucson Pima Collaboration to End Homelessness (TPCH) which coordinates the HUD Continuum of Care program, oversees the local Homelessness Management Information System (HMIS) and administers the local Coordinated Entry system. The Continuum of Care was invited to participate with the City in developing the People, Communities, and Homes Investment Plan through stakeholder meetings, public meetings, forums, and presentations. ESG, CDBG Public Service, and HOPWA funds were allocated through the formal P-CHIP grant solicitation. Continuum of Care members participated in grant review panels and made recommendations to HCD staff as to the allocation of resources and selection of grantees.

The Continuum of Care establishes annual performance benchmarks for ESG-funded programs in partnership with the City of Tucson, Pima County, and Arizona Department of Economic Security, each of which administer ESG funding within the region. Standard performance metrics allow for consistent measurement of ESG project performance by the Continuum of Care and entitlement jurisdictions. The Continuum of Care provides a quarterly ESG performance report to each jurisdiction which allows the City to conduct ongoing performance evaluation and monitoring using standardized HMIS data measurement.

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

To be added upon completion of community consultation processes.

PUBLIC COMMENT DRAFT

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

To be added upon completion of community consultation processes.

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	City of Tucson HCD/Tucson Pima Collaboration to End Homelessness	The TPCCH Strategic Plan (Community Plan to Prevent and End Homelessness) was developed in tandem with the City's People, Communities, and Homes Investment Plan. The City's Plan includes funding priorities directly built on the planning goals identified by the Continuum of Care to promote coordination of efforts and resources between ESG, CoC, CDBG, and HOPWA grantmaking.
People, Communities, and Homes Investment Plan	City of Tucson	P-CHIP defines the City's overarching housing and community development goals and serves as the guiding framework for the City's use of HUD entitlement program funds, particularly as they relate to crisis housing, public services, homeless response, and community infrastructure projects.
Housing Affordability Strategy for Tucson	City of Tucson	HAST defines the City's policy and practice goals as they relate to advancing affordable housing inventory and opportunity in the Tucson area. The strategies outlined in HAST are embedded within this Annual Action Plan and drive the use of HOME, CDBG, and leveraged funds related to affordable housing creation and preservation.

Table 3 – Other local / regional / federal planning efforts

Narrative

Broadband Specific: broadband internet service providers, organizations engaged in narrowing the digital divide

The City of Tucson HCD is in its third year as a ConnectHome USA community. Through this initiative, the City partners with residents and community leaders as well as private and nonprofit providers to advance access to affordable in-home internet, devices, and digital training

among Tucson’s HUD-assisted residents. Since the original convening in 2021 and subsequent launch of the ConnectHome project, HCD has collaborated with partners including Cox Communications, T-Mobile, Literacy Connects, City of Tucson Information Technology Department, and Pima County Public Library to achieve program objectives. Specific activities include:

- Enrolling residents in low-cost internet services such as the Affordable Connectivity Program
- Providing WiFi hot spots and tablets to residents at HCD's largest public housing building
- Delivering individualized training through in-person "Tech Support Office Hours" and classes tailored to resident needs.

HCD also participates in regionwide digital inclusion initiatives including Connect Pima at the county level and the Arizona Digital Inclusion Network statewide.

Resilience Specific: agencies whose primary responsibilities include the management of flood prone areas, public land or water resources and emergency management agencies.

Sound floodplain management plays a critical role in the well-being of Tucson residents. To that end, the City of Tucson collaborates closely with the Pima County Regional Flood Control District which is responsible for identifying areas targeted by regulatory floods, providing flood and erosion hazard information to residents, encouraging flood insurance for impacted property owners, promoting flood safety through community outreach, reviewing permit applications, identifying and correcting floodplain violations, and protecting the natural and beneficial functions of floodplains, including protecting riparian habitat. The City of Tucson HCD and other City departments participated in a regional flood plain management working group which sought to identify and address key issues related to the region’s comprehensive Floodplain Management Plan.

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 goals to be pursued through the FY 2024 Annual Action Plan were established through the Consolidated Planning Process and refined through the creation of the City of Tucson's 2021 People, Communities, and Homes Investment Plan (P-CHIP) and 2022 Housing Affordability Strategy for Tucson (HAST). Outreach to public and stakeholder groups related to these plans is described in Section AP-05 of this Annual Action Plan and included English and Spanish language community meetings, direct community consultation with key stakeholder groups, and web-based citizen participation tools including an online budgeting tool and place-based story mapping to localize planning input, and community surveys.

To prepare the FY 2024 Annual Action Plan, the City of Tucson additionally conducted citizen participation activities for the purposes of re-affirming that the goals established in the Consolidated Plan and strategies defined through P-CHIP and HAST remain a priority to area residents. In doing so, HCD took additional steps beyond those required by the Citizen Participation Plan to ensure broad community participation, particularly among Spanish-speaking community members and partner organizations. Activities conducted and required by the Citizen Participation Plan include 2 English-language public hearings and a 30-day public comment period. To broaden participation, HCD additionally a third public hearing which was conducted entirely in Spanish for mono-lingual and/or preferred Spanish language community members. Closed captioning for all virtual public hearings was provided and community accessibility accommodations were made available upon request.

Citizen participation activities re-affirmed the goals and strategies established in preceding plans and informed specific approaches that will be incorporated into action activities as they relate to expanding affordable housing, addressing discrimination against HCV and supportive housing subsidy holders, implementing rental housing rehabilitation activities, and addressing the needs of unsheltered people experiencing homelessness, including older adults and families with children.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/ broad community	An English-language public hearing was conducted on March 16, 2023. A summary of response and attendance data is provided as an attachment to this plan.	A summary of comments received is attached to this plan.	A summary of comments not accepted and reasons is attached to this plan.	
2	Public Hearing	Non-English Speaking - Specify other language: Spanish	A Spanish-language public hearing was conducted on March 17, 2023. A summary of response and attendance data is provided as an attachment to this plan.	A summary of comments received is attached to this plan.	A summary of comments not accepted and reasons is attached to this plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/ broad community	A legal ad was published in the Arizona Daily Star on March 9, 2023 advertising the community input public hearings held on March 16 and 17, 2023. A summary of response and attendance data is provided as an attachment to this plan.	A summary of comments received is attached to this plan.	A summary of comments not accepted and reasons is attached to this plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	A notice and registration details regarding the community input public hearings held on March 16 and 17, 2023 was posted on the HCD website on February 24, 2023. A summary of response and attendance data is provided as an attachment to this plan.	A summary of comments received is attached to this plan.	A summary of comments not accepted and reasons is attached to this plan.	https://www.tucsonaz.gov/hcd/news/notice-public-hearing-city-tucson-pima-county-consortium-federal-fiscal-year-2023-hud-0

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Email Invitations	Non-targeted/broad community Community agencies receiving City funding, City mailing list subscribers	A notice and registration details regarding the community input public hearings held on March 16 and 17, 2023 was distributed through the CoC and HCD mailing lists on February 24 and 25, 2023. A summary of response and attendance data is provided as an attachment to this plan.	A summary of comments received is attached to this plan.	A summary of comments not accepted and reasons is attached to this plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-targeted/broad community	A legal ad notifying residents of the 30-day public comment period and final public hearing ran in the AZ Daily Star on March 29, 2023. A summary of response and attendance data is provided as an attachment to this plan.	A summary of comments received is attached to this plan.	A summary of comments not accepted and reasons is attached to this plan.	

PUBLIC COMMENT DRAFT

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Newspaper Ad	Non-targeted/broad community	A legal ad notifying residents of the 30-day public comment period and final public hearing was posted on the HCD website prior to March 29, 2023. A summary of response and attendance data is provided as an attachment to this plan.	A summary of comments received is attached to this plan.	A summary of comments not accepted and reasons is attached to this plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Email Outreach	Non-targeted/broad community Community agencies receiving City funding, City mailing list subscribers	A legal ad notifying residents of the 30-day public comment period and final public hearing was emailed to the CoC and HCD email lists prior to March 29, 2023. A summary of response and attendance data is provided as an attachment to this plan.	A summary of comments received is attached to this plan.	A summary of comments not accepted and reasons is attached to this plan.	

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 Human Service programs, organizations and activities are selected through a competitive request for proposals/calls for projects process biennially.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	5,268,216	0	0	5,268,216	5,268,216	Community Development Block Grant (CDBG) funds may be used for a variety of activities that meet the needs of low/moderate income residents, neighborhoods, and communities. Eligible activities include public service, and capital improvements such as infrastructure, facilities, and housing. Many activities are targeted to vulnerable populations, such as people experiencing homelessness and people with disabilities. Each activity must meet a CDBG national objective.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	3,823,036	574,692	0	4,397,728	3,823,036	The City of Tucson and Pima County created a HOME Consortium to utilize HOME Investment Partnership Program (HOME) funds to assist low/ moderate income owners and renters through new construction of housing, acquisition and/or rehabilitation of housing, tenant-based rental assistance, and homeownership assistance. 15% of HOME funds are set aside for development activities carried out by specially formed nonprofit organizations called Community Housing Development Organizations (CHDO). The City of Tucson is the lead agency for the Consortium. Approximately 70% of HOME funds are set aside for eligible activities the City and 30% for activities in Pima County outside the City of Tucson.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,043,795	0	0	1,043,795	1,043,795	The Housing Opportunities for Persons with Aids (HOPWA) program funds housing assistance and supportive services for low-income persons with HIV/AIDS and their families. HOPWA funds are administered by the City of Tucson in partnership with its subrecipient sponsor agency (Southern Arizona AIDS Foundation).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	475,189	0	0	475,189	475,189	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 individuals and families experiencing homelessness; and 6) prevent families and individuals from becoming homeless.

Table 2 - 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.

Local and private leverage and match resources include:

1. General Fund Human Services funding for services for low-income and particularly vulnerable populations. Funds are granted to agencies through a competitive Request for Proposals process.

2. Federal Home Loan Bank resources that support savings for homeownership and provide financing for affordable housing development and preservation.
3. HOME matching funds from the City General Fund, project partners, and private resources, including sweat equity, third-party in-kind contributions, and below-market interest rate financing.
4. ESG matching funds from allowable costs incurred by sub-grantees, cash donations, and the value of third-party in-kind contributions.
5. Leveraged American Rescue Plan – State and Local Fiscal Recovery Funds used for affordable housing creation and preservation, human services, homeless assistance, and community and economic development activities.
6. State and foundation grant funds are used to deliver services at the City of Tucson and used as leverage/match to HUD entitlement programs as appropriate, particularly as they relate to public services and affordable housing.

PUBLIC COMMENT DRAFT

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

The Housing Affordability Strategy for Tucson defines a strategy to use publicly owned land to build housing for low to moderate-income households. As such, the City of Tucson identified multiple publicly-owned sites to advance affordable housing development in the next few years. These Phase 1 Housing Projects include:

- Westmoreland Lots in the Menlo Park Neighborhood & 11th Avenue and 1st Street in the Dunbar Spring Neighborhood. Co-Development Partnership with FSL Real Estate to build affordable homeownership.
- Contzen Lots in Barrio Anita Neighborhood - Partnership with Pima County Community Land Trust to develop four single family affordable homeownership homes with Accessory Dwelling Units included on each lot.
- Oracle/Alturas in the Miracle Manor Neighborhood including the Notel Motel – which has received an allocation of State Low Income Housing Tax Credit (LIHTC)s as part of Milagro on Oracle, the City’s 63-unit older adult affordable housing development slated to break ground in 2023.

The City of Tucson has additionally identified a list of Phase 2 sites for future development which includes:

- Stone and Speedway in the Dunbar Spring Neighborhood included in the Choice Neighborhoods Implementation Housing Plan
- Bumsteer Lot in the Sugar Hill Neighborhood included in the Choice Neighborhoods Implementation Housing Plan
- Amazon Hotel Lot in the Flowing Wells Neighborhood included in the Choice Neighborhoods Implementation Housing Plan
- South 10th Container Maintenance Site located in the Santa Rita Park Neighborhood

Discussion

The City of Tucson is additionally collaborating with area residents in the "Thrive in the 05" area as part of the HUD-funded Choice Neighborhoods Planning and Action Grant. Over the next year, several of the Action Activities will improve public land and public right-of-way to support the low-to-moderate income residents living in the Thrive in the 05 area. Public improvements funded by Action Activities include:

Corridor Trees (Underway): Specialty green infrastructure streetscape improvements along major road and bike/pedestrian corridors to provide shade and cooling. Round 1 planting complete and Round 2 planning underway.

Asphalt Art and Traffic Calming (Complete): Specialty artistic traffic calming features along major bike/ped corridors designed, built, and painted by/with residents. 2 traffic circles completed in Barrio Blue Moon neighborhood with painting and planters prepared by neighborhood residents.

Storytelling Public Art (Underway): Public art installations based on the history, culture, and identity of the residents of the neighborhoods.

Community Garden Renewal (Underway): Security and wayfinding improvements, along with a new farm stand to reactivate an underutilized fresh food and community space.

Esquer Park Amenities (Underway): 2 new dog parks, stormwater green infrastructure, and installation of a new walking path and pedestrian bridge.

Neon Sign Restoration (Underway): Historic district branding signage and sign restoration. Five neon signs currently in fabrication including historic Tucson Inn and Miracle Mile business signs.

Visual Improvement Program (Underway): 8 businesses have established contracts for façade improvements.

Old Pascua/Richey Resource Center Improvements (Complete): Park/resource center improvements including playground, horseshoe pits, and athletic fields.

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	Community Facilities and Improvements	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Community Sustainability	CDBG: \$2,324,341	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Buildings Demolished: 6 Buildings
2	Human and Public Services	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Human and Public Services	CDBG: \$790,232	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Decent Affordable Rental and Homeowner Housing	2020	2024	Affordable Housing	Citywide CDBG Target Area	Decent Affordable Housing	CDBG: \$1,100,000 HOME: \$2,967,434	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 32 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 101 Household Housing Unit Direct Financial Assistance to Homebuyers: 32 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 65 Households Assisted
4	Prevent and Reduce Homelessness	2020	2024	Homeless	Citywide CDBG Target Area	Homelessness	ESG: \$439,550	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homeless Person Overnight Shelter: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing and Services for People with HIV/AIDS	2020	2024	Non-Homeless Special Needs	Citywide CDBG Target Area	HIV/AIDS Housing and Services	HOPWA: \$971,147	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted Homelessness Prevention: 200 Persons Assisted
6	Program Administration	2020	2024	Program Administration	Citywide CDBG Target Area	Program Administration	CDBG: \$1,053,643 HOPWA: \$72,648 HOME: \$432,482 ESG: \$35,639	Other: 1 Other

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Community Facilities and Improvements
	Goal Description	CDBG-funded facilities, infrastructure improvements, and clearance and demolition activities.
2	Goal Name	Human and Public Services
	Goal Description	CDBG-funded human and public service activities.

3	Goal Name	Decent Affordable Rental and Homeowner Housing
	Goal Description	CDBG and HOME funded affordable rental and homeowner housing activities.
4	Goal Name	Prevent and Reduce Homelessness
	Goal Description	ESG-funded homelessness activities.
5	Goal Name	Housing and Services for People with HIV/AIDS
	Goal Description	HOPWA-funded housing assistance and services.
6	Goal Name	Program Administration
	Goal Description	Program administration, indirect costs, and fair housing activities.

PUBLIC COMMENT DRAFT

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 full plan can be downloaded at the City of Tucson HCD website.

The City's Consolidated Plan includes seven priority needs and related goals and activities to address priority needs:

1. Community Sustainability
2. Public Services
3. Decent Affordable Housing
4. Homelessness
5. Economic Development (addressed through non-HUD resources)
6. Housing and Services for Persons with HIV/AIDS and Their Families
7. Program Administration

Improvements to facilities and housing include energy-efficiency and disability accessibility improvements. Priority is given in many projects and programs to particularly vulnerable (special needs) populations. Decent affordable housing goals include only units assisted with Consolidated Plan funding; additional units are anticipated with leverage resources.

This section outlines projects and activities for City Fiscal Year 2024 beginning July 1, 2023 and ending June 30, 2024. Eligible projects may be directly implemented by the local government or administered through partner agencies, designated as sub-recipients. All federal regulations apply to projects that are supported with HUD formula grant funding.

Project Summary Information					
No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Community Facilities and Infrastructure	Community Facilities and Improvements	CDBG Target Area - Local Target area Citywide - Local Target area	Community Sustainability	CDBG : \$2,324,341
	Description	Public and community facility and infrastructure improvements throughout the City of Tucson with a focus on the City of Tucson CDBG Target Area and Thrive Zones.			
	Target Date for Completion	06/30/2025			

<p>Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)</p>	<p>10,000 persons are expected to be positively impacted by the CDBG Public Facilities and Infrastructure project which supports a variety of community facility projects including parks and recreation facilities; non-profit programs for people experiencing and at risk of homelessness, older adults, youth, persons with disabilities, and other low-/moderate-income Tucsonans; street and sidewalk improvements; and other infrastructure projects located in and commonly used by low-/moderate-income persons.</p>			
<p>Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)</p>	<p>Citywide with focus on the CDBG Target Area and City of Tucson Thrive Zones (Thrive in 05, 29th Street Thrive Zone).</p>			
<p>Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)</p>	<p>CDBG funds will be used for a variety of community facility and infrastructure projects with 03 matrix codes, including but not limited to 03A (Senior Center/LMC), 03B (Facilities for Persons with Disabilities/LMC), 03C (Homeless Facilities/LMC), 03D (Youth Centers/LMC), 03E (Neighborhood Facilities/LMA), 03F (Parks and Recreation Facilities/LMA), 03G (Parking Facilities/LMA), 03H (Solid Waste Disposal Improvements/LMA), 03I (Flood Drainage Improvements/LMA), 03J (Waste/Sewer Improvements/LMA), 03K (Street Improvements/LMA), 03L (Sidewalk Improvements/LMA), 03M (Child Care Centers/LMA), 03N (Fire Stations and Equipment/LMA), 03O (Health Facilities/LMA), 03P (Abused and Neglected Children Facilities/LMC), 03R (Asbestos Removal/LMA), 03S (Facilities for AIDS Patients/LMC), 03Z (Other Public Improvements/LMA or LMC).</p>			
<p>Human and Public Services</p>	<p>Human and Public Services</p>	<p>CDBG Target Area - Local Target area Citywide - Local Target area</p>	<p>Human and Public Services</p>	<p>CDBG : \$790,232</p>
<p>Description</p>	<p>CDBG funded activities serving low-/moderate-income persons and vulnerable populations.</p>			
<p>Target Date for Completion</p>	<p>06/30/2025</p>			
<p>2 Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)</p>	<p>An estimated 1,500 low-/moderate-income Tucsonans are anticipated to benefit from CDBG human and public services activities. Priority populations include children and youth, persons experiencing and at risk of homelessness, older adults, and persons with disabilities.</p>			
<p>Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)</p>	<p>Citywide</p>			
<p>Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)</p>	<p>In anticipation of the PY 2023 Annual Action Plan, the City of Tucson conducted its biennial P-CHIP Human Services funding competition in Spring 2023. The City anticipates using CDBG Human and Public Services funding for CDBG-eligible activities administered by the following organizations and within the following CDBG activity codes:</p> <ul style="list-style-type: none"> • TBD - Pending Mayor & Council vote on 4/4/23. 			

		*Inclusion in this list indicates an intention to award CDBG program funds at the time of this plan preparation. Inclusion of an organization/project in the list above does not represent a binding commitment of FY 2024 CDBG funding by the City of Tucson. Final project selection, award amounts, and activities may vary and may include any CDBG-eligible public services activities deemed necessary and responsive to community priorities by the City of Tucson.			
	Decent Affordable Rental and Homeowner Housing	Decent Affordable Rental and Homeowner Housing	CDBG Target Area - Local Target area Citywide - Local Target area	Decent Affordable Housing	CDBG : \$1,100,000
	Description	The City of Tucson conducts a variety of rental and homeownership housing activities to develop and preserve affordable housing opportunities for low-/moderate-income Tucsonans through the CDBG program.			
	Target Date for Completion	06/30/2025			
3	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The City of Tucson expects to provide residential rehabilitation services for 100 single and/or multi-family units.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide with focus on CDBG Target Area and City of Tucson HAST Investment Districts including City of Tucson Thrive Zones.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Rehabilitation of affordable rental housing units and units owned by low-/moderate-income homeowners; acquisition and/or rehabilitation of affordable rental housing, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation, and permanent supportive housing.			
	CDBG Administration and Planning	Program Administration	CDBG Target Area - Local Target area Citywide - Local Target area	Program Administration	CDBG : \$1,053,643
	Description	Administration and planning activities undertaken by the City of Tucson, its subrecipients, and/or contractors in fulfillment of CDBG activities and requirements.			
	Target Date for Completion	06/30/2025			
4	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	CDBG administrative activities are generally undertaken by City of Tucson Housing and Community Development staff (310 N. Commerce Park Loop, Tucson, AZ, 85745).			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	These funds will be used to administer all CDBG activities and to support fair housing and planning initiatives.			

	discussion may be available on the AP-36 Project Detail screen)				
	City of Tucson HOME Affordable Rental and Homeowner Housing	Decent Affordable Rental and Homeowner Housing	Citywide - Local Target area	Decent Affordable Housing	HOME : \$2,967,434
	Description	HOME funding and program income will be used for acquisition, development, and/or rehabilitation of rental and homeowner housing; rental assistance; and down payment assistance for low-/moderate-income homebuyers.			
	Target Date for Completion	06/30/2025			
5	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The City of Tucson anticipates benefiting 200 individuals including low-/moderate-income renters and homeowners.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide with a focus on HAST Investment Districts.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Acquisition and/or rehabilitation of affordable rental housing, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation, permanent supportive housing and HOME-funded transitional housing. Construction of affordable rental housing, including permanent supportive housing and transitional housing. Monthly rental assistance and security and utility deposits. Assistance to low-income home buyers. Construction of or acquisition/rehabilitation/resale of affordable homeowner housing.			
	City of Tucson HOME Administration	Program Administration	Citywide - Local Target area	Program Administration	HOME : \$321,614
	Description	Administration of HOME program in fulfillment of HOME activities and requirements.			
	Target Date for Completion	06/30/2025			
6	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	N/A			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	HOME administrative activities are generally undertaken by City of Tucson Housing and Community Development staff (310 N. Commerce Park Loop, Tucson, AZ 85745).			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	City of Tucson HOME program administration.			

7	Pima County HOME Decent Affordable Rental and Homeowner Housing	Decent Affordable Rental and Homeowner Housing		Decent Affordable Housing	HOME : \$997,812
	Description	New construction, acquisition, and/or rehabilitation of rental and homeowner housing units; down payment assistance; and rental assistance for low-/moderate-income households.			
	Target Date for Completion	06/30/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	46 households/units (construction, acquisition, and/or rehabilitation); 21 households (down payment and/ or rental assistance).			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	County-wide			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Acquisition and/or rehabilitation of affordable rental housing, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation, permanent supportive housing and HOME-funded transitional housing. Construction of affordable rental housing, including permanent supportive housing and transitional housing. Monthly rental assistance and security and utility deposits. Assistance to low-income home buyers. Construction of or acquisition/rehabilitation/resale of affordable homeowner housing.			
8	Pima County HOME Administration	Program Administration		Program Administration	HOME : \$110,868
	Description	Administration of the HOME program in accordance with HOME activities and requirements.			
	Target Date for Completion	06/30/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not Applicable.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	County-wide, activities generally administered at Pima County locations (Housing Center, Community & Workforce Development Department, etc.)			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Administration of the Pima County HOME program in accordance with HOME activities and requirements.			
9	ESG23 City of Tucson	Prevent and Reduce Homelessness Program Administration	Citywide - Local Target area	Homelessness Program Administration	ESG : \$475,189

Description	ESG funds will support Emergency Shelter, Rapid Rehousing, and/or Administration activities.			
Target Date for Completion	06/30/2025			
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	ESG funds are anticipated to provide emergency shelter for 200 or more persons in Program Year 2023 and to provide rapid rehousing assistance for 30 individuals who are members of households fleeing or attempting to flee domestic abuse.			
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	<p>In preparation for the PY 2023 Annual Action Plan, the City of Tucson conducted its biennial P-CHIP human services funding competition. The City of Tucson anticipates providing ESG funds for the following projects during PY 2023:</p> <ul style="list-style-type: none"> • TBD - Pending Mayor & Council Vote on April 4, 2023. <p>Inclusion in this list indicates an intention to award ESG program funds at the time of this plan submission. Inclusion of an organization/project in the list above does not represent a binding commitment of FY 2024 ESG funding by the City of Tucson. Final project selection, award amounts, and activities may change.</p>			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	<p>Planned activities include the following:</p> <ul style="list-style-type: none"> • Street Outreach: Administered by the City of Tucson and/or subrecipient agencies (30,113 – 6.3%) • Emergency Shelter: Administered by the City of Tucson and/or subrecipient agencies (\$255,000 - 53.7%). • Rapid Rehousing: Administered by the City of Tucson and/or subrecipient agencies (\$154,437 - 32.5%) • Program Administration: Administered by the City of Tucson (\$35,639 - 7.5%). <p>Although this Annual Action Plan does not allocate ESG funds for homelessness prevention, the City of Tucson reserves the right to establish funding and activities in support of ESG-eligible homelessness prevention activities if necessary subsequent to submission and without substantial amendment to the Annual Action Plan.</p>			
HOPWA Services for People Living with HIV/AIDS	Housing and Services for People with HIV/AIDS	Citywide - Local Target area	HIV/AIDS Housing and Services	HOPWA : \$1,012,482
Description	This project includes HOPWA project funds including sponsor admin costs administered by the project sponsor(s).			
10 Target Date for Completion	06/30/2025			
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The project will positively impact 245 individuals who are members of households in which one or more household member are persons living with HIV/AIDS.			

Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Services are provided in scattered-site rental units and the Southern Arizona AIDS Foundation offices located at 375. S. Euclid Avenue, Tucson, AZ 85719.			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	<p>Essential services for low-/moderate-income persons with HIV and AIDS their families. Monthly rental assistance and/or security/utility deposits. Support for the operation of emergency/transitional and permanent housing facilities serving low-/moderate-income persons with HIV/AIDS and their families.</p> <p>Intra-project cost allocations are expected to be as follows (subject to change without substantial amendment to the Annual Action Plan):</p> <ul style="list-style-type: none"> • Short-Term Rent, Mortgage, and Utility Assistance (\$369,963) • Tenant-Based Rental Assistance (\$380,644) • Supportive Services (\$220,540) • Sponsor Admin (\$41,335) 			
HOPWA Administration	Program Administration	Citywide - Local Target area	Program Administration	HOPWA : \$31,313
Description	Administration of HOPWA program in accordance with HOPWA activities and program requirements.			
Target Date for Completion	06/30/2025			
1 1 Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable.			
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Administrative activities are primarily conducted at the City of Tucson Housing and Community Development Department offices (310 N. Commerce Park Loop, Tucson, AZ 85745).			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	City of Tucson administration of the HOPWA program.			

Table 4 – Project Information

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

The PY 2023 Annual Action Plan is responsive to key changes in the community and economy since the creation of the Consolidated Plan in 2020, particularly as it relates to recovery from the COVID-19 pandemic which resulted in new federal resources and unanticipated, prolonged delays in the supply chain, new challenges related to staffing among subrecipient agencies and contractors, and other considerations.

Economic development activities planned for in the 2020 Consolidated Plan have largely been undertaken using American Rescue Plan funds and administered through the City's Office of Economic Initiatives. These activities include façade improvements and other business acceleration efforts.

The introduction of these unanticipated funds has allowed the City to prioritize its HUD investments in two critical areas of need, both of which have significantly worsened since the onset of the COVID-19 pandemic. These include homelessness and the shortage of affordable housing resulting in rapid and sustained market increases in recent years.

Fully addressing these community challenges will take many years and challenges persist as they relate to availability of qualified contractors, slowed production times for housing development and rehabilitation, and an uncontrolled housing market in which rental rates and home values have quickly escaped most middle-income households; leaving lower-income households with few strategies to maintain stable, affordable housing.

PUBLIC COMMENT DRAFT

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

Recognizing disparities in income, employment, housing conditions, and choice, as well as facilities that are indicators of urban stress, the City of Tucson adopted a Community Development Block Grant (CDBG) Target Area in the program year 2013. The Target Area was updated with the 2020-2024 Consolidated Plan. The Target Area is made up of connecting Census Block Groups where more than 50% of households earn no more than 80% of the area median income (“low/moderate-income households”). The Target Area consists of approximately 18.3% (44 square miles) of the City of Tucson. The 2019 estimated population of the Target Area is 205,472 persons, approximately 38.7% of the population of the City of Tucson.

The Target Area is the focus of determined efforts of the Consolidated Plan Public Facilities resources. These resources will be set aside for such uses as parks, street and sidewalk improvements, homeless shelters, and public bathrooms. Eligible use for these funds is based on the income of the households within the service area for the proposed facility.

Funding is also devoted to serving individuals and households anywhere in the City based on the income eligibility of individual households with a particular focus on improvements to the City of Tucson’s two Thrive investment zones.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	60
CDBG Target Area	40

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Due to socio-economic and housing conditions in the city’s target area and the Thrive investment zones, these areas are the primary focus of concerted investment of CDBG resources for public facilities and infrastructure. However, low/moderate-income households and particularly vulnerable populations reside throughout the city, funding is also dedicated to serving these individuals and households outside of the target area.

Discussion

At the direction of Mayor and Council, the City of Tucson has identified two City areas which are prioritized for comprehensive community investment including but not limited to community services such as those funded through this solicitation, public infrastructure, housing development and

rehabilitation, economic development activities, public arts, and other neighborhood revitalization efforts. There are currently two established Thrive Zones as further described below.

The Thrive Approach goes beyond typical neighborhood planning and looks holistically at a place, identifying a vision to transform both the built environment and opportunities for residents to thrive through education, services, and jobs. The approach also integrates resident-driven strategies for crime reduction and public safety. A resulting Transformation Plan identifies joint goals and strategies that lay the groundwork to direct future investment. An additional key component of the Thrive Approach is funding for early implementation projects called Action Activities. These projects serve to build community trust and buy-in for the planning process, as well as to kick-start implementation of the Transformation Plan.

Thrive in the 05 Area

The Oracle/Miracle Mile area is targeted for Tucson Innovations in Community Based Crime Reduction (CBCR) is a 1.45 square mile area in the 85705 zip code and is bounded by Miracle Mile to the north, Fairview Avenue and Interstate 10 to the west, Speedway Boulevard to the south, and Stone Avenue to the east.

The Oracle/Miracle Mile area was once a vital automobile gateway into Tucson. Filled with historic structures, it was the site of booming tourism, and dubbed “Miracle Mile” by Arizona Highways magazine. The area remained vital through the 1960s, even after the construction of Interstate 10 in 1958, which replaced Miracle Mile as the main thoroughfare in Tucson. In 1963, Tucson House was built as a 17-story luxury apartment complex. By the 1970s, the area began a steady decline as travelers started using alternative routes, and numerous motels in the area became a magnet for prostitution, drugs, and crime. The abandoned Tucson House became Section 8 Public Housing in the 1980s. Despite its unique historical character, the Oracle area currently faces many challenges that limit opportunities for community and economic development. Learn more about the Thrive in the 05 initiative at <https://www.thriveinthe05.com/>.

29th Street Thrive Zone

In June 2022, the City of Tucson Mayor and Council approved the launch of a second Thrive Zone which is bounded by 22nd Street to the north, Golf Links to the south, Alvernon to the west, and Craycroft to the east. This area was selected after comparative review of multiple City areas which accounted for community challenges such as violent crime and neighborhood vulnerability alongside community assets and strengths such as the presence of anchor institutions (schools and healthcare facilities), existing neighborhood and community-based leadership, and a shared community identity. Learn more about the currently developing 29th Street Thrive Zone initiative at <https://29thstreet.tucsonaz.gov/>.

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

Introduction

The City of Tucson plans to provide affordable housing assistance for 400+ households. This includes rapid rehousing and permanent housing for persons experiencing homelessness, tenant-based rental assistance for the homeless and special needs populations, new construction and rehabilitation of rental units, homeowner rehabilitation, and homebuyer assistance. In addition, the City will use General Fund dollars to provide low-income households with Acute Emergency Home Repairs as well as accessibility adaptation, home repair, and maintenance assistance for low-income older adults and persons with disabilities.

The City of Tucson anticipates achieving the following immediate outcomes during PY 2023 as they relate to affordable housing:

- Supporting 75 or more households experiencing homelessness (65 households assisted to enter voucher programs through HOME tenant-based rental assistance and 10 households to receive ESG rapid rehousing assistance).
- Supporting 280 or more non-homeless households to maintain stable housing including 200 households assisted through HOPWA short-term rent, mortgage, and utility assistance; and 80 households assisted through CDBG and HOME owner-occupied and rental housing rehabilitation activities.
- Supporting 45 special-needs households comprised of one or more persons living with HIV/AIDS to obtain and maintain stable housing through HOPWA tenant-based rental assistance.

One Year Goals Detail:

- Rental Assistance: 65 households - HOME tenant-based rental assistance; 45 households - HOPWA tenant-based rental assistance, 10 households - ESG rapid rehousing.
- Production of New Units: 20 homeownership units created through HOME program.
- Rehab of Existing Units: 80 rental and homeownership units rehabilitated through HOME and CDBG programs.

One Year Goals for the Number of Households to be Supported	
Homeless	75
Non-Homeless	280
Special-Needs	45
Total	400

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	120
The Production of New Units	20
Rehab of Existing Units	80
Acquisition of Existing Units	0
Total	220

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

Discussion

The City of Tucson and Pima County may fund rental housing that limits eligibility or gives a preference to a particular segment of the population. Except for rental housing that also receives funding from a federal program that limits eligibility to a specific population, when limiting eligibility or giving a preference 1) the limitation or preference must be limited to households with disabilities that significantly interfere with their ability to obtain and maintain housing; 2) households that would not be able to obtain or maintain themselves in housing without appropriate supportive services; and 3) the supportive services cannot be provided in a non-segregated setting. The households must not be required to accept the services offered at the project and the project owner must advertise the project as offering services for a particular type of disability. The project must be open to all otherwise eligible persons with disabilities who may benefit from the supportive services provided.

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

Introduction

The City of Tucson Public Housing Program owns and operates 1,505 public housing units and an additional 400+ affordable housing units throughout the City of Tucson and Pima County. The PHA provides housing to 3,487 public housing residents, 1,105 of whom are members of low to extremely low-income families. The average income of those families currently receiving housing assistance through the public housing program is \$16,931.00.

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

In the coming year, the City of Tucson intends to develop a long-term repositioning plan to include modernization, disposition, and purchasing of units based on the Physical Needs Assessment completed by a qualified consultant.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The PHA continues to expand the efforts of establishing resident councils across all the AMP offices. Resident councils work in collaboration with PHA staff to support public housing operations and resident quality of life. Public housing residents are also represented on the City of Tucson Commission on Equitable Housing and Development which provides guidance and direction to the City of Tucson HCD and elected officials. The PHA encourages Public housing residents to participate in homeownership through the Family Self Sufficiency (FSS) Program. The FSS program provides financial literacy, budgeting, skill development, and supportive services to promote homeownership readiness. Participants establish an escrow savings account during participation which can be used for down payment and/or closing costs; and is often supplemented by down payment assistance programs administered by HCD and other homeownership programs.

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

The City of Tucson and Pima County PHAs are not designated as troubled. Not applicable.

Discussion

Not applicable.

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

Introduction

This section describes the City's activities to address the needs of people experiencing homelessness and special needs populations.

The City's Coordinated Entry administration, jointly managed by the HCD Continuum of Care Lead Agency and Housing First teams, includes sub-recipient partnerships through which coordinated entry outreach and housing placement is conducted within the city, Tribal areas, and rural areas of the County. Coordinated Entry assessment, shelter arrangement, diversion, and housing problem-solving are coordinated by a network of sub-recipient Access Points 7 days/week in English and Spanish, with translation in other languages available as needed. In February 2023, HUD announced that the Tucson/Pima County Continuum of Care was selected for funding through the Supplemental CoC funding opportunity to address unsheltered homelessness which will include expansion of street-based outreach services, permanent supportive options, and system infrastructure to better address homelessness.

At the time of preparation of this Plan, the City is actively working with Pima County and the Continuum of Care to implement a collaborative action plan to address rising rates of homelessness in the region.

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

The local Continuum of Care coordinates outreach activities across the region through partnerships between the City of Tucson, Pima County, behavioral health entities, and local non-profit outreach programs. The City of Tucson street outreach team leads the Continuum of Care's Outreach Coalition which meets monthly to share information and resources, and coordinates targeted outreach initiatives including coordinated targeting of large encampments for service engagement and housing navigation.

These efforts have proven effective in reaching unsheltered persons experiencing homelessness, increasing service engagement, and facilitating transitions to shelter, transitional, and permanent housing solutions.

The recently developed Housing First Division is embedded within HCD and coordinates inter-departmental response to unsheltered homelessness, encampments, and shelter pathways. This division includes the City's street outreach team, Coordinated Entry navigation and assessment team, HEART Navigation and Community Safety Navigation teams, homeless protocol administrators, mobile shower,

and emergency shelter programs.

The City's homeless protocol uses a standardized encampment assessment tool to guide response to encampments on public property. This focuses limited resources in encampments with greatest health and safety risk, while deploying outreach and supportive services personnel to lower-risk encampments for the provision of basic needs provision and shelter coordination.

In FY24, the City's outreach programs will expand to include a multi-disciplinary outreach team and volunteer outreach program funded through HUD's CoC Supplemental funding to address unsheltered homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG, CDBG, non-entitlement General Fund, HOPWA, and federal pandemic relief resources are used to support emergency shelter and transitional housing activities throughout the community. In addition to subawards delivered to non-profit organizations for the administration of emergency shelter and transitional housing programs, the City directly coordinates delivery of emergency and transitional housing solutions at City-owned sites including:

- Desert Cove Non-Congregate Bridge Shelter Residence (operated by Community Bridges, Inc.)
- Motel Non-Congregate Bridge Shelter Residence (operated by City of Tucson)
- Wildcat Non-Congregate Bridge Shelter Residence (operated by City of Tucson)
- Bread & Roses Crisis Transitional Housing Project (operated by Old Pueblo Community Services)

With braided CDBG, HOME-ARP, and Congressionally Directed Spending, the City will launch two additional transitional bridge shelter programs in the coming year including:

- 67-unit motel property in City of Tucson Ward 4
- Adaptive re-use of retired fire station located in City of Tucson Ward 3

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

The Continuum of Care (TPCH) maintains an active by-name list approach which is consistent with federal benchmarks and is used to prioritize people experiencing current housing crises for limited supportive housing resources. This reduces the frequency at which housing referrals are made for households that cannot be located or that have self-resolved through other resources. TPCH utilizes

solutions-focused case conferencing procedures with separate case conferencing sessions for vulnerable subpopulations including veterans, people experiencing chronic homelessness, and youth.

Current, planned and recent initiatives to increase and expedite permanent housing placement at the City include:

- Launch of the Housing First Program which currently includes street outreach, housing navigation, and emergency shelter services (FY21).
- Acquisition and launch of four low-barrier shelter programs (FY21-FY23).
- Conversion of retired fire station to low-barrier bridge shelter program (FY24).
- Acquisition and rehabilitation of 30-unit motel for conversion to permanent supportive housing (FY24).
- Launch of two permanent supportive housing projects (150 units) at Community Bridges, Inc. and Old Pueblo Community Services through HUD supplemental unsheltered homelessness funding (FY24).
- Acquisition and conversion of Amazon Hotel for adaptive reuse as permanent supportive housing by Old Pueblo Community Services (see above).
- Conversion of congregate domestic violence shelter to non-congregate shelter (FY24)
- Construction of 63-unit Milagro on Oracle affordable housing property including 19 permanent supportive housing units for older adults (FY24-25)
- Construction of 264-unit 3200 W. Valencia affordable housing property. Provision of security deposit assistance for persons entering Public Housing and/or voucher programs from homelessness and without ability to pay (ongoing).
- Administration of Youth Homelessness Demonstration Project which includes approximately 100 housing navigation and transitional (host home)/permanent housing beds for unaccompanied youth.
- Launch of the Tucson Housing Emergency Action Response Team (HEART) which includes 6 additional housing navigators who work alongside the CoC to provide housing location and access support for vulnerable households with a focus on rapid entry to supportive housing through Coordinated Entry and/or direct referral to HCV and PH subsidies.

HCD additionally works closely with TPCH member agencies and other homeless service providers to identify and address community needs. Recent activities include:

- Creation and publication of monthly unsheltered resource guide during the COVID-19 pandemic (2020-2023)
- Hosted Critical Time Intervention Train the Trainer series (2022)
- Publish daily shelter availability bed report (2020-2023)
- Increased CoC and CDBG funding for housing navigation services to expedite permanent housing move-in among subpopulations with complex housing barriers (2020-2023)
- Hosted homeless services job fair in partnership with TPCH and Pima County One-Stop to

address staffing shortages in homeless service agencies (2022)

- Increased allocation of public housing and Housing Choice Vouchers for households exiting homelessness and/or moving on from homeless assistance program housing (2021-2023)
- Expanded bridge shelter offerings to reduce unsheltered homelessness and expedite permanent housing move-in among vulnerable populations (2021-2023)
- Hosted two-day unsheltered homelessness planning forum and convened working group for regional homeless action plan (2022-2023).

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.

Individuals and families can access homelessness prevention resources across a continuum based on the immediacy of their risk, current housing situation, and family resources. The type of services varies by funding source ranging from rent/utility assistance only to a broad range of prevention assistance (transportation, vehicle repair, daycare, etc.) to help people remain stably housed. People being discharged from a publicly funded institution of care also have access to these resources along with specialized coordination of services through nonprofit agencies that address the risk of homelessness among the re-entry population, and through agencies that work with health care facilities to prevent discharge into homelessness. Additionally, families can receive assistance from their child(ren)'s school through McKinney-Vento funds providing transportation, school supplies, free breakfast and lunch, case management/advocacy, and other services.

Additional 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 and legal services, behavioral health services, referral services, income maintenance programs and food stamps, job training and placement, and guardianship/representative payee programs. In addition, prevention programs include education regarding an owner/landlord's specific requirements, and information on tenants' rights and obligations under Arizona law.

Discussion

Funding to agencies is provided through subrecipient agreements between the non-profit agency and the City Housing and Community Development Department. The agreement 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. Funds are awarded on a competitive basis. The City of Tucson and Pima County coordinate funding allocations to

maximize community benefit. Members of the allocation committee are selected for their knowledge of services and participation in the Continuum of Care. Every effort is made to involve in the process one or more persons with lived experience of homelessness and/or housing instability.

PUBLIC COMMENT DRAFT

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

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200
Tenant-based rental assistance	45
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	245

PUBLIC COMMENT DRAFT

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

Introduction

Both local and federal public policies on affordable housing and residential investment may increase the cost of housing or cause costly delays. Participants in Consolidated Plan forums discussed HUD program barriers including lengthy processes, increasing data collection and variable data collection requirements, and the regulatory knowledge necessary to maintain compliance with a myriad of conflicting program requirements.

Forum participants also discussed local regulations that increase the cost of development, specifically the sometimes-lengthy rezoning and variance processes, lack of a fast track permitting process, excessive parking and landscaping requirements, and modular housing requirements. A follow-up meeting with developers revealed challenges with the focus of funding on vulnerable populations, lagging HUD data that doesn't reflect current market conditions, high cost of construction, insufficient inventory of appropriately zoned land, and a NIMBY (Not in My Backyard) sentiment. Specific to the City of Tucson, participants cited the lack of an expedited permitting process and complex overlay district processes.

The City of Tucson, Pima County, and other incorporated jurisdictions in Pima County completed HUD's Regulatory Barrier Questionnaire and identified possible barriers. Identified barriers included: no examination of the need for housing for households at various income levels; no assessment of conformance of the zoning ordinance and map, development and subdivision regulations or other land use controls with the general plan housing element and lot and setback requirements to determine if they may be excessive for multi-family housing; no comprehensive studies, commissions or hearings to review the rules, regulations, development standards and processes to assess their impact on the supply of affordable housing; and neighborhood opposition to infill and higher density development in some areas.

Over the past several years, the cost of housing has risen dramatically in Tucson and throughout the region. Since 2017, the median rent in Tucson rose 86% and as of February 2023 was over \$1,600. The existing challenges related to housing affordability and access have been exacerbated by the COVID-19 pandemic and related state and national eviction moratoria. The City of Tucson and Pima County are working on the creation of an updating data dashboard to provide real time information regarding these statistics as they change through the next several years.

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 HCD continues to partner with other governmental agencies to reduce barriers to

affordable housing development and preservation, and actively advocates for changes to local policies, codes, and ordinances that present barriers to affordable housing activities as well as waivers to such policies as they relate to affordable housing development.

Source of Income Protection

HAST Plan strategic priority for source of income protection was adopted by Mayor & Council in 2022, establishing a local ordinance prohibiting source of income discrimination. The City of Tucson is currently working to expand its fair housing education and enforcement activities to cover this additional consumer protection.

Accessory Dwelling Units (ADU)

The ADU ordinance amendment was approved in 2021 with a 5-year sunset review period during which, HCD and community partners continue to seek to leverage ADUs to:

- Increase affordable rental housing supply
- Encourage more flexible housing options for seniors
- Support multi-generational households and living arrangements
- Provide supplemental income to landowners and promote neighborhood stability
- Support climate-resilient infill development in context with existing neighborhoods

In April 2023, HCD rolled out an ADU improvement pilot program to provide financial and technical assistance to low-income homeowners within the City of Tucson to improve an existing ADU or accessory structure.

Impact Fee Waivers

In March 2022, Mayor and Council approved Ordinance 119119 to expand the local impact fee waiver eligibility to additionally include for-profit developers as well as to expand the City's affordability terms to 20 years, 100% AMI in order to more broadly incentivize development across the spectrum of affordable housing need in the City.

Incorporating Incentives into Planning and Overlay Zoning on Transit Corridors

The Tucson Mayor and Council adopted the second affordable housing density bonus in Tucson in December 2022, as part of the Infill Incentive District. This allows for density bonuses and other development standard relief for projects within the district that include 15% Affordable units. It also expanded to allow residential within the industrial zone districts throughout the entire IID as opposed to

the one sub-district originally included.

Discussion

Not applicable.

PUBLIC COMMENT DRAFT

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

Introduction

This section describes the City's efforts to address underserved needs, expand and preserve affordable housing, reduce lead-based paint hazards, develop institutional structure for delivering housing and community development activities, and address identified impediments to fair housing choice.

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 investment in distressed areas and areas with high levels of poverty. Assisting low- and moderate-income households throughout the City is a 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 low- and moderate-income residents and neighborhoods. The City's expectations are focused on sustainability, reserving land for economic development, and investment in areas experiencing disinvestment. 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 supporting programs that expand economic development opportunities.

The City of Tucson will support non-profit agencies that provide:

- Support for older adults including emergency repairs, senior companion program, independent living support, mobile meals, nutrition programs, and homecare services.
- Support for youth and families including childcare, early childhood development, daycare tuition support, parent education and support, and after school programs.
- Support services including temporary shelters for people experiencing homelessness and domestic violence survivors, and other support such as case management and emergency food assistance.

Actions planned to foster and maintain affordable housing

During the coming year, the City will:

- Promote homeownership by providing down payment and closing cost assistance to low- and moderate-income households in partnership with local HUD-approved housing counseling agencies, locally approved Community Housing Development Organizations, and Industrial Development Authorities.
- Promote the development of affordable housing to serve low-income homebuyers and renters.
- Prioritize projects that maximize leveraged funding from other public and private resources such

as the Low-income Housing Tax Credit Program; Federal Home Loan Bank Affordable Housing, and WISH and IDEA Programs.

- Continue monitoring of previously funded affordable housing activities for compliance with federal and local regulations.

To address impediments to fair housing choice, the City will:

- Continue funding for fair housing education, outreach and enforcement activities. Housing professionals from the nonprofit and for-profit sectors (i.e. property managers, developers; realtors; mortgage lenders; mortgage insurers; and others) and consumers will be encouraged to attend fair housing and/or affirmative marketing training.
- Monitor trainings to housing consumers about fair housing rights and responsibilities.
- Provide fair housing literature at the City Housing and Community Development Department, community facilities, and other locations throughout the City.
- Require robust affirmative marketing by recipients of HCD funds.
- Affirmatively further fair housing by encouraging investment in projects and programs to benefit people living in areas of racial and ethnic concentrations, or that assist residents to relocate to areas of high opportunity.
- Celebrate Fair Housing Month by organizing one or more community awareness campaigns and/or events.
- Comply with updated Affirmatively Furthering Fair Housing Rule requirements.

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:

- **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.
- **Public Education:** Lead Hazard Information is distributed to participants in homeownership and

rental programs including distribution of HUDs Protect Your Family from Lead in your Home brochure.

The City of Tucson HCD additionally administers a \$3.9 million Lead based Paint Hazard Reduction + Healthy Homes Program grant through which lead based paint education, testing, and abatement activities are conducted throughout the local area.

Actions planned to reduce the number of poverty-level families

The City of Tucson will take multiple efforts that combined will reduce the incidence of poverty and help people move from crisis to stability. 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 its economic development efforts through its Office of Economic Initiatives, working cooperatively with employers, workforce investment agencies, and education agencies to promote jobs-based education and services to help lower-income households attain higher-wage employment.

In addition, the City will continue to support emergency assistance programs and a variety of other support services needed by low-income households to obtain basic necessities and avert crisis and homelessness.

The City will also 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.

In 2020, the City updated the Poverty and Urban Stress report, which documents disparities in urban stress based on factors such as income levels, education, housing issues and incidence of crime. <https://povreport.tucsonaz.gov/>.

Actions planned to develop institutional structure

The City has taken considerable steps in recent years to strengthen its institutional structure including, but not limited to:

- Created City of Tucson Commission on Equitable Housing and Development and convening of Commission subcommittees focused on housing segregation and permanent supportive housing
- Accelerated deployment of CARES Act and American Rescue Plan funds
- Implemented landlord incentive and engagement programs
- Created inter-departmental Housing First and Community Safety programs aimed at addressing

homelessness and critical community needs

- Enacted Source of Income Protections
- Established dedicated monitoring, compliance, and community engagement teams
- Updated entitlement program policies and procedures in partnership with consortium partner, Pima County

In the coming year, the City anticipates further developing administrative infrastructure in partnership with our consortium partner, Pima County as follows:

- Establishing additional subrecipient and staff training programs to promote program compliance and professional administration of grant program funds
- Increasing coordination of eviction prevention and homelessness prevention services
- Utilizing housing vouchers to address rising rates of homelessness in the region
- Deepening collaboration in entitlement subrecipient grantmaking processes

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

The City and County will continue to work together and with public and private housing and social service agencies to build trust and expand a collaborative mindset that honors the contributions, needs and perspectives of local service providers. As the collaborative applicant for Continuum of Care Program funding, the City of Tucson will continue to work with public and private housing and social service agencies to improve coordination between workforce development resources and Housing Choice Voucher and public housing programs for people experiencing homelessness. The Continuum of Care (COC) Program Written Standards are available at <https://tpch.net/about/tpch-governing-documents/>.

Discussion

People, Communities, and Homes Investment Plan

The People, Communities, and Homes Investment Plan (P-CHIP) was developed in 2020 to serve as a foundation for Housing and Community Development department (HCD) programs and funding allocations for the next five years. It is meant to provide the starting point, offer direction and scope, and create a framework for decision making. It is the intent and expectation that this foundation will be built on over time; setting a guidepost while offering flexibility and space for changing priorities and changing needs. The People, Communities, and Homes Investment Plan is available at <https://p-chip.tucsonaz.gov/pages/plan>.

Housing Affordability Strategy for Tucson

The Housing Affordability Strategy for Tucson (HAST) was published by City of Tucson HCD and approved

by Mayor and Council in December 2021. The housing affordability strategy uses available data and environmental scan information to develop 10 key policy initiatives and strategies needed to advance housing affordability in the region. HAST is available at <https://housingaffordability.tucsonaz.gov/>.

Housing Market Study

The City of Tucson, Pima County, and the University of Arizona’s Economic and Business Research Center partnered to prepare a regional Housing Market Study in 2020. The study aims to help decision makers better understand the existing housing stock and development trends and to identify gaps and potential policies to support a variety of housing options that meet the needs of the full range of household types in our community.

Neighborhood Vulnerability in the Tucson Region

The City of Tucson, Pima County, and the Economic and Business Research Center at the University of Arizona have collaborated to identify "vulnerable", or stressed, neighborhoods within our region by compiling a Neighborhood Vulnerability Index. Vulnerability in this context refers to the differing ability of members of socio-demographic groups to withstand threats to their livelihoods, security, and social, economic, and political networks. The Vulnerability Index may be used for geographically - targeted strategies to direct resources, policies, and programs to best meet the needs of Tucson and Pima County’s unique neighborhoods.

Commission on Equitable Housing and Development

The City’s Commission on Equitable Housing and Development (CEHD) works in partnership with HCD staff to identify and implement solutions which promote affordability and prevent displacement. The Commission aims to promote social responsibility from both developers and landlords with the City of Tucson in order to assist those in vulnerable housing situations.

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

Introduction

This section describes specific requirements of the Consolidated Plan for the CDBG, HOME and ESG programs.

Special Notes Regarding HOME Homeownership Value Limits

In order determine a local median sales value based on current housing market conditions, the City of Tucson and Pima County completed a survey of single-family sales in Pima County following requirements listed at 24 CFR 92.254(a)(2)(iii).

The data for the survey was collected in March 2023 utilizing the most recent data available at that time,

which was January 2023, plus December and November of 2022 in order to determine a local median sales price for single-family homes (one unit only); for both existing homes (resales) and for newly constructed homes (new home sales).

The survey utilized sales data obtained from the Pima County Recorder’s Office, which records all home sales closing escrow in Pima County, and we pulled all the single-family (one unit) sales data for resales and new home sales.

New home sales were under 250 per month, requiring a minimum 3-month reporting period according to the regulations at 24 CFR 92.254(a)(2)(iii)(B). The survey for new home sales used data from October 2022, through February 2023, which had 436 sales recorded for the five-month period. The number of resale homes recorded in February 2023 exceeded 500, with 839 sales utilized in the survey for the resale homes.

A summary of the data is provided along with the full data set as an attachment to this plan. The sales are listed in ascending order of sales price following per requirements listed at 24 CFR 92.254(a)(2)(iii)(B). The middle sale numbers and median sales prices are provided below:

Single Family – Resale (3,784 closings, middle sale number = 1,893, median sales price = \$330,000, 95% of median sales price/maximum HOME value limit = \$313,500).

Single Family – New Construction (436 closings, middle sale number = 219, median sales price = \$398,498, 95% of median sales price/maximum HOME value limit = \$378,573).

Special Notes Regarding HOME Beneficiary Eligibility, Application, and Priorities

A description of the applicant/beneficiary eligibility, application processes, and priorities/limitations on eligibility for HOME activity areas is provided under the Discussion heading at the end of this Section.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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
Total Program Income:	0

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.	70.00%

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:

There are no other planned forms of investment using HOME program funds.

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:

The City of Tucson and Pima County Consortium use resale and recapture methods when funding homebuyer activities. New construction or acquisition/rehabilitation of homeownership housing is subject to resale provisions. When development subsidy is used to write down the purchase price below the fair market value or a unit is developed and/or assisted through a Community Land Trust, the development subsidy converts to direct homebuyer assistance that is subject to resale provisions. Under resale provisions, the original buyer must sell the unit to a HOME eligible buyer at an affordable price that also allows a fair return on the original buyer investment.

In the consortium program, when direct assistance is provided to a homebuyer and no subsidy is provided to the unit, the entire HOME assistance amount is subject to recapture. The assisted buyer may sell the unit to any willing buyer at a price that the market will bear, with a fair return based upon an objective standard of the publicly available index. The Consortium does not intend to use a presumption of affordability. Fair return requires the assisted homeowner be repaid not less than their initial investment (down payment and closing costs) and investment in eligible improvements, limited to any increase in property value. When net proceeds are insufficient to repay both the homebuyer investment and the HOME assistance, the homebuyer investment is repaid first and any remaining net proceeds are recaptured. The Consortium does not intend to use a presumption of

affordability. The City of Tucson/Pima County HOME Consortium administers resale or recapture of HOME funds when used for homebuyer activities in conformity with 92.254 and CPD Notice 12-003.

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:

Resale provisions are secured by a Deed Restriction, while recapture provisions are secured through a deed of trust and promissory note. Resale and recapture provisions remain in place for a period of 5 to 15 years, depending upon the amount of HOME funds invested.

Resale provisions will be used for homeownership development, including new construction, acquisition/rehabilitation/resale, or units purchased through the Pima County Community Land Trust. If the home subject to resale provisions is sold or no longer occupied as a primary residence during the 5- to 15-year period of affordability, it must be sold to another low-income household. Upon resale, the resale price must provide the original HOME-assisted owner a fair return on investment and ensure the unit is affordable to a reasonable range of low-income homebuyers. Fair return on investment means the original homeowner shall be permitted to recoup their down payment, closing costs, and the value of any major property improvements paid for. Affordable to a reasonable range of low-income homebuyers means that the mortgage payment, including principal, interest, taxes, and insurance will not exceed 30% of a subsequent low-income (less than 80% AMI) buyer's income. Additional HOME funds may be used to provide down payment assistance for a subsequent buyer and the period of affordability extended based on the total amount of HOME funds invested.

Recapture provisions are used when direct assistance is provided to a homebuyer and no subsidy is provided to the unit. When direct assistance is provided, the entire HOME assistance amount is subject to recapture. The assisted buyer may sell the unit to any willing buyer at a price that the market will bear. When net proceeds are sufficient to repay both the homebuyer investment and the HOME assistance, the HOME assistance is repaid first and any remaining net proceeds are paid to the assisted homebuyers.

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:

There is no plan to use HOME funds to refinance existing debt secured by multifamily housing projects.

Emergency Solutions Grant (ESG)

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

ESG written standards are approved by the local Continuum of Care and provided as an attachment to this Annual Action Plan.

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 Tucson Pima Collaboration to End Homelessness has Coordinated Entry Policies and Procedures. Coordinated Entry is both a standardized access and assessment model and a coordinated referral and housing placement process. The goal is to ensure that people experiencing homelessness receive appropriate housing assistance and services.

The local Coordinated Entry process uses a "no wrong door" approach with standardized implementation and delivery of assessment and housing problem-solving services from initial engagement to successful housing placement. In summary, the policies and procedures include:

- Trained service providers use the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) as the common assessment unless the assessor believes the depth of the individual's vulnerability warrants a full SPDAT.
- If an individual agrees to participate in the coordinated entry process, they are asked to sign the release of information before proceeding with the assessment. The information is entered into the Homeless Management Information System (HMIS).
- Each housing program serves as the primary point of contact to assist matched individuals/families to locate housing. The navigator works with outreach teams to locate the matched individual/family and help collect any documentation needed for a voucher. Housing navigators are those who currently work for agencies participating in Coordinated Entry.
- An uniform process is used across the community for assessing individuals and families, matching them to an intervention, and within each category, prioritizing placement into housing.

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).

Both the City of Tucson and Pima County receive an ESG formula grant. To promote consistent standards and avoid duplicate and unnecessary assistance, the City of Tucson and Pima County collaborate in the development of policies and procedures regarding the disbursement of funds and data collection. There are differences between the jurisdictional requirements and procedures due to jurisdictional target area differences. Pima County is focused on unincorporated areas whereas the City of Tucson is focused on the population within city limits.

Funds are awarded by the ESG Grantees (City and County) on a competitive basis. A Request for Proposal (RFP) Notice is released through the Continuum of Care as well as through the City Participation Process. Pima County also solicits proposals through public meetings throughout the RFP period. The City of Tucson and Pima County make separate funding awards through allocation committees that review both City and County proposals. Members of the allocation committee are selected for their knowledge of services and participation in the Continuum of Care. Committee members first review and rank proposals individually. Proposals are then reviewed and ranked by the committee, which 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 City, in its role as the Continuum of Care Lead Agency, actively engages and consults with individuals with lived and living experience of homelessness who serve on the CoC Board, CoC Committees, and funding review panels.

The City of Tucson Commission on Equitable Housing and Development additionally includes multiple members with lived and/or living experience of homelessness or housing instability.

Both the CoC and Commission on Equitable Housing Development play important roles in the City's processes related to ESG policies and funding decisions.

5. Describe performance standards for evaluating ESG.

The City of Tucson, Pima County, Arizona Department of Economic Security, and Tucson Pima Collaboration to End Homelessness jointly established ESG performance standards which address:

- Exits to known, safe/stable, and permanent destinations
- Connection to community resources
- Changes in individual/household income
- Receipt of non-cash benefits
- Returns to homelessness
- HMIS data quality and completeness
- Coordinated Entry compliance

Discussion

HOME Eligible Applicants, Selection Processes, and Limitations/Preferences

Eligible HOME applicants and application processes vary by activity area as follows:

Affordable rental and homeowner housing development activities: Eligible applicants include not-for-profit and for-profit housing developers. A minimum of 15% of funds are set aside for development activities conducted by Community Housing Development Organizations. The City administers an annual funding competition for affordable rental housing development and, in 2023, conducted a request for proposals process for homeownership development gap financing. In the event of unallocated funds, non-competitive applications may be received and evaluated between annual funding cycles at the City's discretion. Announcements for City HOME affordable housing development activities are posted online at <https://www.tucsonaz.gov/hcd> and through the City of Tucson's various electronic communication channels, as well as through direct outreach to affordable housing developers working and/or interested in working in the region.

Pima County accepts HOME affordable housing applications through periodic competitive application cycles. Information regarding County HOME affordable housing development activities is posted online at https://webcms.pima.gov/community/housing/affordable_housing_development/.

The City of Tucson does not limit or otherwise establish preferences for specific segments of the eligible beneficiary population in its call for projects; however, the City does accept and will award funds as appropriate to individual projects which may limit or establish subpopulation preferences (e.g. housing for older adults, persons experiencing homelessness) provided that such preferences or limitations are permissible by HUD, consistent with Fair Housing requirements, and meet identified community gaps.

Homeowner Activities (Rehabilitation/Down Payment Assistance): Applications are accepted on a first-come, first-served basis from eligible low-income homebuyers (below 80% Area Median Income) residing in the geographic service area. Income determination is conducted at execution of the written agreement. Program and eligibility information regarding HOME Down Payment Assistance services is posted online <https://www.tucsonaz.gov/hcd/downpaymentassistance>, communicated through the City and County's various electronic communication channels, through targeted community and media outreach, and by subrecipient housing counseling agencies.

The City of Tucson does not limit or otherwise establish preferences for specific segments of the eligible beneficiary population in its administration of homeownership activities. The City reserves the right to update appropriate policies and procedures, if needed, to permit such preferences or limitations at a future date provided that such preferences or limitations are permissible by HUD, consistent with Fair Housing requirements, and advance community priorities.

Tenant Based Rental Assistance: HOME tenant-based rental assistance is provided for individuals and families enrolled in voucher programs administered by the Public Housing Authority and for whom the cost of security deposits will prevent timely entry to affordable housing. TBRA assistance is limited to security deposit assistance for this population and is awarded based upon identification of need by Public Housing Authority personnel administering voucher programs.

ATTACHMENTS

PUBLIC COMMENT DRAFT

City of Tucson - Pima County HOME Consortium
2023 Single Family Sales Market Survey Summary

In order determine a local median sales value based on current housing market conditions, the City of Tucson and Pima County completed a survey of single family sales in Pima County following requirements listed at [24 CFR 92.254\(a\)\(2\)\(iii\)](#).

The data for the survey was collected in March 2022 utilizing the most recent data available for previous five months, October 2022 through February 2023, in order to determine a local median sales price for single-family homes (one unit only); for both existing homes (resales) and for newly constructed homes (new home sales).

The survey utilized sales data obtained from the Pima County Recorder’s Office, which records all home sales closing escrow in Pima County, and we pulled all the single-family (one unit) sales data for resales and new home sales.

New home sales recorded in the most recent months were under 250 per month, requiring a minimum 3-month reporting period according to the regulations at 24 CFR 92.254(a)(2)(iii)(B). The survey for new home sales used date from October 2022, through February 2023, which had 436 sales recorded for the five-month period. The number of resale home sales recorded in recent months, exceeded 500 per month, requiring a minimum one-month reporting period according to the regulations at 24 CFR 92.254(a)(2)(iii)(B). The survey for resale homes used data from February 2023, which had 839 sales recorded for the one-month period.

In order to determine the median sale values, we followed the requirements listed at 24 CFR 92.254(a)(2)(iii)(B), which states:

“To determine the median, take the middle sale on the list if an odd number of sales, and if an even number, take the higher of the middle numbers and consider it the median.” There are an even number of sales for new homes, therefore we identified the two middle sales and used higher of the two. There are an odd number of sales for resale homes, therefore we identified and used the middle sale.

A summary of the data is included in the following tables and the full data set is included in the attached excel spreadsheets. The sales are listed in ascending order of sales price following per requirements listed at 24 CFR 92.254(a)(2)(iii)(B). The middle sale numbers representing the median sales price are included below and highlighted on the attached spreadsheets for resale homes and new homes.

Single Family - Resale	# of Closings	Middle sale #	Median Sales Price	95% of Median Sales
Oct 2022 – Feb 2023	3784	1893	\$ 330,000	\$ 313,500
Single Family - New Construction	# of Closings	Middle sale #	Median Sales Price	95% of Median Sales
Oct 2022 – Feb 2023	436	219	\$ 398,498	\$ 378,573

**Pima County Resale Home Sales
February, 2023**

Median Sales Price: \$ 330,000 95% Median Sale Price \$ 313,500

*839 Sales: To determine the median on an odd numbered list, take the middle sale which is Sale No. 420, highlighted green below.

Sale No.	Street No.	Street Dir.	Street Name	City	State	Zip	Sales Date	Sales Price	Parcel #
1	1116	E	Manlove St	Tucson	AZ	85719	2/15/2023	30,000	124130430
2	231	W	Ocotillo Ave	Ajo	AZ	85321	2/17/2023	40,000	401250700
3	401	W	Palo Verde Ave	Ajo	AZ	85321	2/3/2023	44,000	401250990
4	7130	N	Blue Blvd	Tucson	AZ	85743	2/15/2023	50,000	213040340
5	842	N	Thompson Ave	Ajo	AZ	85321	2/28/2023	50,000	401150800
6	526	W	40th St	Tucson	AZ	85713	2/24/2023	63,000	119031120
7	420	W	6th St	Ajo	AZ	85321	2/7/2023	70,000	401132400
8	2829	N	Sidney Blvd	Tucson	AZ	85712	2/28/2023	75,000	11009079b
9	3243	E	Towner St	Tucson	AZ	85716	2/3/2023	78,000	11107341b
10	5640	S	Oakleaf Dr	Tucson	AZ	85746	2/8/2023	79,949	137290170
11	920	W	Esperanza Ave	Ajo	AZ	85321	2/2/2023	88,000	40126076a
12	1632	N	Mohave Ave	Tucson	AZ	85745	2/28/2023	95,000	115220470
13	519	E	Alturas St	Tucson	AZ	85705	2/14/2023	100,000	107140210
14	6350	E	Calle Herculo	Tucson	AZ	85710	2/27/2023	100,081	135030070
15	1373	W	Valley Ridge Pl	Tucson	AZ	85737	2/23/2023	103,994	224046490
16	3342	E	26th St	Tucson	AZ	85713	2/1/2023	105,000	130090670
17	1830	S	9th Ave	Tucson	AZ	85713	2/10/2023	105,000	118223200
18	1918	N	Dodge Blvd	Tucson	AZ	85716	2/17/2023	105,000	122161810
19	807	W	Jacinto St	Tucson	AZ	85705	2/9/2023	110,000	107081720
20	1334	W	Emery St	Tucson	AZ	85745	2/16/2023	115,000	11618361a
21	1720	E	Virginia St	Tucson	AZ	85706	2/23/2023	117,000	140212080
22	237	W	Sahuaro St	Tucson	AZ	85705	2/6/2023	120,000	115051040
23	1010	S	Mann Ave	Tucson	AZ	85710	2/15/2023	123,000	13425013a
24	1635	S	Avenida Carolina	Tucson	AZ	85711	2/2/2023	124,000	131042700
25	340	W	6th St	Ajo	AZ	85321	2/28/2023	135,000	401132280
26	319	E	Rodeo Dr	Tucson	AZ	85714	2/7/2023	140,000	120091520
27	6987	S	Lundy Dr	Tucson	AZ	85756	2/24/2023	140,000	138200180
28	2842	E	Florence Dr	Tucson	AZ	85716	2/27/2023	140,000	112042890
29	1432	W	Wolsey St	Ajo	AZ	85321	2/27/2023	140,000	401151400
30	4549	E	29th St	Tucson	AZ	85711	2/8/2023	144,000	130151960
31	3247	E	Towner St	Tucson	AZ	85716	2/3/2023	145,000	111073420
32	960	W	Snyder Rd	Ajo	AZ	85321	2/13/2023	145,000	40106019c
33	4307	E	Eastland St	Tucson	AZ	85711	2/17/2023	146,000	126190740
34	758	W	Santa Paula St	Tucson	AZ	85706	2/7/2023	150,000	138050630
35	8572	N	Sand Dune Pl	Tucson	AZ	85743	2/23/2023	150,000	221217950
36	813	W	Jacinto St	Tucson	AZ	85705	2/9/2023	155,000	107081730
37	2201	S	Norton Ave	Tucson	AZ	85713	2/8/2023	160,000	130054290
38	962	S	La Higuera	Green Valley	AZ	85614	2/10/2023	160,000	304243490
39	240	W	Morondo Ave	Ajo	AZ	85321	2/22/2023	160,000	40123125a
40	4516	E	26th St	Tucson	AZ	85711	2/28/2023	160,667	130152550
41	701	W	Ohio St	Tucson	AZ	85714	2/13/2023	163,000	120052380
42	1942	W	Los Reales Rd	Tucson	AZ	85746	2/15/2023	168,121	13824014k
43	2202	E	Spring St	Tucson	AZ	85719	2/10/2023	170,000	112063730
44	7021	E	Lurlene Dr	Tucson	AZ	85730	2/15/2023	172,500	136243740
45	9217	E	Colette St	Tucson	AZ	85710	2/15/2023	175,000	133412310
46	1510	S	Chrysler Ave	Tucson	AZ	85713	2/24/2023	177,000	130082060
47	7750	E	Winnepeg Dr	Tucson	AZ	85730	2/24/2023	177,500	136360880
48	1616	N	3rd Ave	Tucson	AZ	85705	2/1/2023	180,000	115021770
49	4671	W	De La Canoa Dr	Amado	AZ	85645	2/17/2023	185,000	30432101c
50	28660	S	Cerro Pelon Pl	Amado	AZ	85645	2/21/2023	185,000	304323220
51	3732	S	Prudence Rd	Tucson	AZ	85730	2/16/2023	187,500	136345290
52	2126	N	Belvedere Ave	Tucson	AZ	85712	2/3/2023	188,000	122030200
53	3242	W	Shumaker Dr	Tucson	AZ	85741	2/3/2023	188,000	101076010
54	542	N	Camino Santiago	Tucson	AZ	85745	2/24/2023	193,000	116130630

55	7348	E	Random Ridge Dr	Tucson	AZ	85710	2/10/2023	195,000	135102730
56	5329	E	Willard St	Tucson	AZ	85712	2/15/2023	195,000	121121700
57	1014	W	Ontario St	Tucson	AZ	85745	2/17/2023	195,000	116171650
58	7900	N	Thornydale Rd	Tucson	AZ	85741	2/3/2023	198,000	225401930
59	4433	E	16th St	Tucson	AZ	85711	2/6/2023	200,000	126152110
60	2517	E	Alta Vista St	Tucson	AZ	85716	2/9/2023	200,000	112072430
61	21	E	Alaska St	Tucson	AZ	85706	2/13/2023	200,000	137040340
62	12307	W	Moore Rd	Marana	AZ	85653	2/13/2023	200,000	217520510
63	4614	S	Fremont Ave	Tucson	AZ	85714	2/16/2023	200,000	132170050
64	9870	N	Stageline Trl	Tucson	AZ	85742	2/21/2023	200,000	224456250
65	608	E	Navajo Rd	Tucson	AZ	85705	2/24/2023	201,500	10604305a
66	1570	N	Rachel Pl	Tucson	AZ	85715	2/2/2023	205,000	133091130
67	7556	E	Poinciana Dr	Tucson	AZ	85730	2/3/2023	205,000	136390290
68	655	S	Painted River Way	Vail	AZ	85641	2/17/2023	205,000	305246400
69	5173	S	Lavender Hills Ln	Tucson	AZ	85746	2/24/2023	205,000	137313840
70	5618	E	32nd St	Tucson	AZ	85711	2/27/2023	205,000	131114940
71	734	S	Osborne Ave	Tucson	AZ	85701	2/28/2023	205,000	117143820
72	2924	W	Maxine Cir	Tucson	AZ	85746	2/27/2023	206,200	138263640
73	419	W	Palmdale St	Tucson	AZ	85714	2/13/2023	207,000	12007714a
74	6617	S	Craycroft Rd	Tucson	AZ	85756	2/13/2023	210,000	140381570
75	5609	E	20th St	Tucson	AZ	85711	2/16/2023	210,000	128051530
76	6904	E	Lurlene Dr	Tucson	AZ	85730	2/22/2023	210,000	136243990
77	3002	E	Calle Rabida	Tucson	AZ	85706	2/3/2023	210,100	140102050
78	7441	N	Gilbert Pl	Tucson	AZ	85741	2/9/2023	213,248	225377590
79	2140	N	Calle Chico	Tucson	AZ	85705	2/9/2023	213,900	115010120
80	5725	E	10th St	Tucson	AZ	85711	2/14/2023	215,000	127122580
81	2420	E	Eastland St	Tucson	AZ	85719	2/16/2023	215,000	129010760
82	3583	E	Drexel Manor Stra	Tucson	AZ	85706	2/21/2023	217,200	140050930
83	6591	E	Splendid Ln	Tucson	AZ	85756	2/10/2023	220,000	141092850
84	2991	E	Calle Rabida	Tucson	AZ	85706	2/15/2023	220,000	140101310
85	618	S	Mann Ave	Tucson	AZ	85710	2/27/2023	220,000	134260060
86	8153	N	Ivory Rose Dr	Tucson	AZ	85741	2/28/2023	220,000	225332480
87	2025	S	Santa Carla Dr	Green Valley	AZ	85614	2/3/2023	223,000	304271300
88	4558	E	28th St	Tucson	AZ	85711	2/10/2023	225,000	13015182a
89	1585	E	Grant Rd	Tucson	AZ	85719	2/14/2023	225,000	123122430
90	4684	N	Woodside Dr	Tucson	AZ	85705	2/16/2023	225,000	104042710
91	4949	W	Doria Dr	Tucson	AZ	85742	2/17/2023	225,000	221111650
92	5665	E	31st St	Tucson	AZ	85711	2/24/2023	225,000	131110640
93	7445	E	Cross Ridge Pl	Tucson	AZ	85710	2/24/2023	225,000	135104270
94	501	W	Palmdale St	Tucson	AZ	85714	2/24/2023	225,000	120077190
95	6501	E	39th St	Tucson	AZ	85730	2/8/2023	226,000	136250370
96	7057	E	Calle Marte	Tucson	AZ	85710	2/24/2023	229,900	135043330
97	6072	E	22nd St	Tucson	AZ	85711	2/1/2023	230,000	131080170
98	1114	S	Park Ave	Tucson	AZ	85719	2/3/2023	230,000	124161460
99	9204	N	Condor Pl	Tucson	AZ	85742	2/21/2023	230,000	221121890
100	2850	E	Monte Vista Dr	Tucson	AZ	85716	2/21/2023	230,000	112043090
101	5618	E	34th St	Tucson	AZ	85711	2/24/2023	230,000	131114320
102	542	W	Calle Margarita	Tucson	AZ	85706	2/24/2023	230,000	138140630
103	5300	E	Fairmount St	Tucson	AZ	85712	2/24/2023	230,000	12112164a
104	2911	W	Talara Ln	Tucson	AZ	85742	2/28/2023	230,000	225312670
105	8305	S	Via Del Palacio	Tucson	AZ	85747	2/28/2023	230,000	141193150
106	3171	W	Bartlett Pl	Tucson	AZ	85741	2/24/2023	233,900	101076070
107	6101	E	34th St	Tucson	AZ	85711	2/10/2023	234,000	131130920
108	1955	W	Nava Dr	Tucson	AZ	85746	2/3/2023	235,000	137336650
109	10037	E	Placita Del Timbre	Tucson	AZ	85747	2/9/2023	235,000	141192870
110	2901	W	Greenridge Pl	Tucson	AZ	85741	2/10/2023	235,000	101043590
111	1934	S	Amalia Ave	Tucson	AZ	85713	2/21/2023	235,000	130051050
112	343	E	El Valle	Green Valley	AZ	85614	2/22/2023	235,000	304232400
113	4849	E	26th St	Tucson	AZ	85711	2/24/2023	239,000	131042740
114	117	W	Bilby Rd	Tucson	AZ	85706	2/24/2023	239,900	138141370
115	7731	E	Apple Tree Dr	Tucson	AZ	85730	2/8/2023	240,000	136283780

116	9951	E	Paseo San Bruno	Tucson	AZ	85747	2/10/2023	240,000	141192270
117	8902	E	Old Spanish Trl	Tucson	AZ	85710	2/21/2023	240,000	134040480
118	3763	E	Hardy Dr	Tucson	AZ	85716	2/22/2023	240,000	111040220
119	6401	E	Colgate Dr	Tucson	AZ	85710	2/23/2023	240,000	134241320
120	6950	E	39th Pl	Tucson	AZ	85730	2/13/2023	241,000	136243630
121	1543	E	Melridge St	Tucson	AZ	85706	2/15/2023	242,000	140212800
122	837	W	Calle Sierra	Tucson	AZ	85705	2/3/2023	245,000	115154340
123	4233	E	Linden St	Tucson	AZ	85712	2/10/2023	245,000	122060900
124	9831	E	33rd St	Tucson	AZ	85748	2/16/2023	245,000	136082560
125	6598	W	Wenden Way	Tucson	AZ	85743	2/17/2023	245,000	226303800
126	522	W	Doce Pl	Tucson	AZ	85756	2/21/2023	245,000	138212530
127	9000	E	35th Cir	Tucson	AZ	85710	2/22/2023	245,000	136052940
128	3255	W	Coriander Dr	Tucson	AZ	85741	2/28/2023	245,000	101077910
129	111	W	Paseo Del Chino	Green Valley	AZ	85614	2/28/2023	245,000	304162680
130	7081	S	Westover Ave	Tucson	AZ	85746	2/28/2023	246,000	138253110
131	7102	E	Tamara Dr	Tucson	AZ	85730	2/24/2023	246,500	136213780
132	418	W	Santa Maria St	Tucson	AZ	85706	2/17/2023	247,000	138143300
133	7810	E	Apple Tree Dr	Tucson	AZ	85730	2/17/2023	248,000	136283010
134	5161	S	Lavender Moon Way	Tucson	AZ	85746	2/17/2023	248,000	137313150
135	837	N	1st Ave	Tucson	AZ	85719	2/23/2023	249,000	117030020
136	2747	N	Dodge Blvd	Tucson	AZ	85716	2/9/2023	249,900	111080030
137	9190	W	Snyder Hill Rd	Tucson	AZ	85735	2/10/2023	249,900	21238202e
138	2636	N	Estrella Ave	Tucson	AZ	85705	2/6/2023	250,000	107132080
139	5851	E	33rd St	Tucson	AZ	85711	2/7/2023	250,000	131112310
140	7011	E	Rosewood St	Tucson	AZ	85710	2/10/2023	250,000	133180740
141	4566	S	Camino Del Tejon	Green Valley	AZ	85622	2/15/2023	250,000	30468566a
142	325	W	Wedwick St	Tucson	AZ	85706	2/15/2023	250,000	137081360
143	3126	E	29th St	Tucson	AZ	85713	2/16/2023	250,000	130102830
144	1640	E	Miles St	Tucson	AZ	85719	2/17/2023	250,000	124110720
145	1304	S	Rosemont Ave	Tucson	AZ	85711	2/21/2023	250,000	13101051d
146	1939	W	Paseo Reforma S	Tucson	AZ	85705	2/22/2023	250,000	104050620
147	409	W	Rosales St	Tucson	AZ	85701	2/2/2023	255,000	117180880
148	5085	W	Kingbird St	Tucson	AZ	85742	2/15/2023	255,000	221094490
149	5521	S	Pin Oak Dr	Tucson	AZ	85746	2/16/2023	255,000	137291570
150	3231	E	Kleindale Rd	Tucson	AZ	85716	2/21/2023	255,000	111032280
151	6210	S	Sarah Elizabeth Dr	Tucson	AZ	85746	2/22/2023	255,000	137337410
152	3691	S	Cicely Ave	Tucson	AZ	85730	2/23/2023	255,000	136126870
153	7240	E	34th St	Tucson	AZ	85710	2/24/2023	255,000	135101430
154	7825	E	Irvington Rd	Tucson	AZ	85730	2/27/2023	255,000	136284410
155	757	W	Ohio St	Tucson	AZ	85714	2/27/2023	255,000	120052310
156	4689	S	Primrose St	Tucson	AZ	85730	2/28/2023	255,000	136381710
157	6637	S	De Concini Dr	Tucson	AZ	85757	2/14/2023	256,000	210154570
158	2610	N	Eastgate Dr	Tucson	AZ	85712	2/3/2023	257,500	110073030
159	1525	W	Calle Guadalajara	Tucson	AZ	85713	2/28/2023	257,500	119212090
160	2142	E	Irene Vis	Tucson	AZ	85713	2/2/2023	258,000	132101230
161	278	N	Abrego Dr	Green Valley	AZ	85614	2/21/2023	259,000	304230410
162	8888	N	Joanna Dr	Tucson	AZ	85742	2/17/2023	259,900	221112000
163	2542	N	Jonathan Ave	Tucson	AZ	85745	2/1/2023	260,000	107030980
164	745	W	Harlan St	Tucson	AZ	85756	2/7/2023	260,000	138234580
165	16298	W	Feral Rd	Marana	AZ	85653	2/9/2023	260,000	208422040
166	933	N	Van Alstine St	Tucson	AZ	85705	2/14/2023	260,000	116160170
167	6702	S	Avenida Santa Carol	Tucson	AZ	85756	2/27/2023	260,000	140550420
168	2871	S	Sunland Vis	Tucson	AZ	85713	2/28/2023	260,000	132112580
169	5313	N	Crowley Ln	Tucson	AZ	85705	2/15/2023	261,000	101130800
170	86	E	Camino Rancho Ciel	Sahuarita	AZ	85629	2/17/2023	261,700	303066100
171	4638	E	6th St	Tucson	AZ	85711	2/9/2023	262,500	126120560
172	2437	N	Orchard Ave	Tucson	AZ	85712	2/10/2023	262,500	110080980
173	2553	N	Dodge Blvd	Tucson	AZ	85716	2/6/2023	263,000	111083190
174	5154	S	Lavender Fields Ln	Tucson	AZ	85746	2/15/2023	263,000	137314000
175	1873	W	Ransom Oaks Dr	Tucson	AZ	85746	2/13/2023	263,675	137333810
176	1181	W	Calle Trio Los Panch	Sahuarita	AZ	85629	2/27/2023	264,000	303751350

177	3037	N	Estrella Ave	Tucson	AZ	85705	2/2/2023	265,000	107113570
178	8289	S	Via Del Forjador	Tucson	AZ	85747	2/8/2023	265,000	141203700
179	355	W	24th St	Tucson	AZ	85713	2/13/2023	265,000	11820073s
180	7128	S	Oakbank Dr	Tucson	AZ	85757	2/22/2023	265,000	210544830
181	358	W	Paseo Celestial	Sahuarita	AZ	85629	2/24/2023	265,000	303766270
182	3632	E	27th St	Tucson	AZ	85713	2/28/2023	265,000	130082380
183	6344	E	Calle Pegaso	Tucson	AZ	85710	2/28/2023	265,000	135051310
184	5449	S	Pinta Ave	Tucson	AZ	85706	2/28/2023	265,000	13728080c
185	15052	S	Theodore Roosevelt	Sahuarita	AZ	85629	2/6/2023	268,500	303064420
186	3311	S	Whistler Dr	Tucson	AZ	85730	2/7/2023	270,000	136236250
187	636	W	Echo Mesa Dr	Green Valley	AZ	85614	2/14/2023	270,000	303460610
188	4672	S	Camino Barrera	Tucson	AZ	85714	2/16/2023	270,000	132163530
189	3450	E	3rd St	Tucson	AZ	85716	2/17/2023	270,000	125121940
190	5257	S	Newcastle Ct	Tucson	AZ	85746	2/22/2023	270,000	137118410
191	1989	W	Romany Rd	Tucson	AZ	85713	2/22/2023	270,000	119221250
192	5184	S	Via Laguna Blanca	Tucson	AZ	85706	2/24/2023	270,000	140105710
193	10271	E	Essex Village Dr	Tucson	AZ	85748	2/3/2023	272,000	133398190
194	609	S	Rosemont Ave	Tucson	AZ	85711	2/16/2023	274,000	128140060
195	3032	W	Sun Ranch Trl	Tucson	AZ	85742	2/23/2023	274,500	224458090
196	3848	S	Queen Palm Dr	Tucson	AZ	85730	2/2/2023	275,000	136286600
197	6939	S	Blueeyes Dr	Tucson	AZ	85756	2/3/2023	275,000	140564520
198	6554	E	Splendid Ln	Tucson	AZ	85756	2/3/2023	275,000	141092310
199	11117	W	Flycatcher Dr	Marana	AZ	85653	2/6/2023	275,000	217570710
200	213	E	Placita Nubes Blanc	Sahuarita	AZ	85629	2/8/2023	275,000	303722790
201	826	N	Venice Ave	Tucson	AZ	85711	2/9/2023	275,000	126030410
202	1571	W	Lama Dr	Tucson	AZ	85746	2/10/2023	275,000	137275590
203	277	E	Monterey Cypress S	Sahuarita	AZ	85629	2/10/2023	275,000	303068590
204	8369	W	Screech Owl Dr	Tucson	AZ	85757	2/13/2023	275,000	210555050
205	4400	W	Mars St	Tucson	AZ	85741	2/14/2023	275,000	225371000
206	1070	N	Avenida Canby	Green Valley	AZ	85614	2/16/2023	275,000	304578770
207	2818	E	Copper St	Tucson	AZ	85716	2/24/2023	275,000	112073930
208	4721	S	Almond St	Tucson	AZ	85730	2/28/2023	275,000	136290230
209	4782	E	American Beauty Dr	Tucson	AZ	85756	2/28/2023	275,000	140398340
210	6741	E	Calle Herculo	Tucson	AZ	85710	2/17/2023	275,500	135060320
211	15892	W	Killarney Ave	Tucson	AZ	85736	2/6/2023	276,000	301670040
212	1840	W	Ransom Oaks Dr	Tucson	AZ	85746	2/27/2023	276,000	137334710
213	12997	N	Lea Maw Dr	Marana	AZ	85653	2/22/2023	276,300	217433250
214	8043	N	Siskiyou Dr	Tucson	AZ	85743	2/17/2023	277,000	226302820
215	9931	N	Meadow Ranch Pl	Tucson	AZ	85742	2/28/2023	277,000	224458470
216	5936	S	Hosmer Ct	Tucson	AZ	85706	2/2/2023	278,000	140326390
217	6419	E	Calle Pegaso	Tucson	AZ	85710	2/3/2023	279,000	135051160
218	2073	W	Brittain Dr	Tucson	AZ	85705	2/16/2023	279,000	104043620
219	4681	W	Knollside St	Tucson	AZ	85741	2/22/2023	279,439	221161850
220	3460	S	Magda Ave	Tucson	AZ	85730	2/6/2023	279,900	136172210
221	15058	S	Theodore Roosevelt	Sahuarita	AZ	85629	2/24/2023	279,900	303064430
222	2918	W	Yorkshire St	Tucson	AZ	85742	2/1/2023	280,000	225031590
223	1558	W	Beantree Ln	Tucson	AZ	85713	2/6/2023	280,000	118043490
224	14348	S	Camino El Galan	Sahuarita	AZ	85629	2/7/2023	280,000	303726130
225	1111	N	Paseo Maravilloso	Green Valley	AZ	85614	2/7/2023	280,000	304512510
226	2673	W	Desert Brook Ct	Tucson	AZ	85742	2/8/2023	280,000	225046370
227	3319	E	Flower St	Tucson	AZ	85716	2/14/2023	280,000	11107120g
228	118	E	Lee St	Tucson	AZ	85705	2/14/2023	280,000	115071660
229	161	N	Desert Park Pl	Tucson	AZ	85745	2/16/2023	280,000	116111880
230	6935	E	Lurlene Dr	Tucson	AZ	85730	2/16/2023	280,000	136243920
231	4537	E	7th St	Tucson	AZ	85711	2/17/2023	280,000	126121020
232	5411	S	Newhall Dr	Tucson	AZ	85746	2/17/2023	280,000	137310390
233	7412	S	Bolingbroke Ave	Tucson	AZ	85746	2/22/2023	280,000	138351570
234	7287	W	Clear Canyon Dr	Tucson	AZ	85743	2/24/2023	280,000	226110600
235	2317	N	Hampton St	Tucson	AZ	85719	2/24/2023	280,000	123130790
236	1524	W	Stockwell Pl	Tucson	AZ	85746	2/28/2023	280,000	137321370
237	2581	W	Ashley Pl	Tucson	AZ	85745	2/28/2023	280,200	116027510

238 6370	S	Sunrise Valley Dr	Tucson	AZ	85706	2/27/2023	281,500	140295300
239 6582	E	12th St	Tucson	AZ	85710	2/16/2023	282,000	134230560
240 8052	E	2nd St	Tucson	AZ	85710	2/24/2023	284,000	133270610
241 619	S	Marvin Ave	Tucson	AZ	85710	2/28/2023	284,000	134172200
242 8368	S	Otis Dr	Tucson	AZ	85747	2/22/2023	284,500	141332250
243 9350	N	Langur Pl	Tucson	AZ	85742	2/1/2023	285,000	221084170
244 6654	E	Cooperstown Dr	Tucson	AZ	85756	2/3/2023	285,000	141091680
245 7018	E	Hayne Pl	Tucson	AZ	85710	2/3/2023	285,000	134211710
246 5860	N	Mona Lisa Rd	Tucson	AZ	85741	2/3/2023	285,000	101120700
247 7660	E	White Pine Pl	Tucson	AZ	85730	2/7/2023	285,000	136284700
248 1061	N	Independence Ave	Tucson	AZ	85748	2/8/2023	285,000	133441520
249 10564	E	Native Rose Trl	Tucson	AZ	85747	2/10/2023	285,000	141351040
250 6072	S	Sweet Birch Ln	Tucson	AZ	85747	2/13/2023	285,000	141018690
251 2381	W	Placita De Ramo	Tucson	AZ	85741	2/16/2023	285,000	101121590
252 4702	E	24th St	Tucson	AZ	85711	2/21/2023	285,000	131040820
253 18477	S	Copper Basin Dr	Green Valley	AZ	85614	2/21/2023	285,000	303464610
254 6180	E	Bramble St	Tucson	AZ	85756	2/28/2023	285,000	140374710
255 2811	W	Calle Del Tigre	Tucson	AZ	85746	2/28/2023	285,000	138254950
256 1710	N	Clifton St	Tucson	AZ	85745	2/28/2023	285,000	116026110
257 697	W	Desert Blossom Dr	Green Valley	AZ	85614	2/28/2023	285,000	303461450
258 663	S	Painted River Way	Vail	AZ	85641	2/28/2023	285,000	305246380
259 3457	W	Horizon Hills Dr	Tucson	AZ	85741	2/17/2023	286,000	101033910
260 551	S	Corpino De Pecho	Green Valley	AZ	85614	2/24/2023	287,000	304250240
261 5308	E	Timrod St	Tucson	AZ	85711	2/16/2023	288,881	128102140
262 2931	W	Kit Fox Pl	Tucson	AZ	85746	2/28/2023	289,000	138296670
263 8425	E	Pena Blanca Dr	Tucson	AZ	85730	2/24/2023	289,976	136160110
264 8453	W	Benidorm Loop	Tucson	AZ	85757	2/3/2023	290,000	210156840
265 7626	E	Majestic Palm Ln	Tucson	AZ	85756	2/3/2023	290,000	141315730
266 2611	W	Capistrano Rd	Tucson	AZ	85746	2/6/2023	290,000	137251390
267 10030	E	English Woods Rd	Tucson	AZ	85748	2/6/2023	290,000	133480690
268 7845	N	Soledad Ave	Tucson	AZ	85741	2/7/2023	290,000	225375240
269 6501	E	Calle Dened	Tucson	AZ	85710	2/10/2023	290,000	135031020
270 832	E	Glenn St	Tucson	AZ	85719	2/13/2023	290,000	113090130
271 3247	E	Flower St	Tucson	AZ	85716	2/21/2023	290,000	111072880
272 1234	N	5th Ave	Tucson	AZ	85705	2/27/2023	290,000	115042580
273 6751	S	Camino De La Tierra	Tucson	AZ	85746	2/28/2023	290,000	138266370
274 6991	S	Misty Grove Ct	Tucson	AZ	85757	2/28/2023	290,000	210543460
275 12036	W	Makenna Ln	Marana	AZ	85653	2/22/2023	291,000	217431990
276 6449	E	Calle Luna	Tucson	AZ	85710	2/28/2023	291,000	135030290
277 9358	E	33rd St	Tucson	AZ	85710	2/22/2023	292,000	136331930
278 6493	W	Misty Mountain Wa	Tucson	AZ	85757	2/28/2023	292,400	210424550
279 670	S	Chimney Canyon Dr	Tucson	AZ	85748	2/7/2023	292,500	133394620
280 12071	W	Formosa Ln	Marana	AZ	85653	2/6/2023	295,000	217432420
281 4219	S	Mayberry Pl	Tucson	AZ	85730	2/10/2023	295,000	136309150
282 6214	S	Water Fountain Dr	Tucson	AZ	85706	2/10/2023	295,000	140322460
283 950	W	Camino Nogal Blanc	Sahuarita	AZ	85629	2/13/2023	295,000	303779250
284 6601	E	Gehrig Ln	Tucson	AZ	85756	2/13/2023	295,000	141091210
285 233	S	Palace Gardens Dr	Tucson	AZ	85748	2/14/2023	295,000	133481070
286 3027	S	Giovanna Dr	Tucson	AZ	85730	2/15/2023	295,000	136416560
287 6357	E	Calle Cappela	Tucson	AZ	85710	2/17/2023	295,000	135022900
288 9441	E	Bench Mark Loop	Tucson	AZ	85747	2/21/2023	295,000	141145850
289 6901	E	Calle Jupiter	Tucson	AZ	85710	2/21/2023	295,000	135041960
290 14318	N	Copperstone Dr	Oro Valley	AZ	85755	2/21/2023	295,000	223013030
291 4833	E	Orchard Grass Dr	Tucson	AZ	85756	2/28/2023	295,000	140398640
292 1869	W	Sauvignon Dr	Tucson	AZ	85746	2/28/2023	295,000	137334060
293 902	E	Ashburn Mountain I	Sahuarita	AZ	85629	2/13/2023	296,000	304316210
294 140	E	El Viento	Green Valley	AZ	85614	2/21/2023	296,000	304241000
295 3272	W	Avenida Cancion	Tucson	AZ	85746	2/22/2023	298,000	138272830
296 8633	E	4th St	Tucson	AZ	85710	2/15/2023	298,500	133251940
297 9764	E	Nicaragua Pl	Tucson	AZ	85730	2/3/2023	299,000	136128110
298 768	N	Highlands Grove Ln	Sahuarita	AZ	85629	2/8/2023	299,000	304740320

299 2558	E	Alta Vista St	Tucson	AZ	85716	2/16/2023	299,000	112072550
300 121	W	Calle Canon De Fab	Green Valley	AZ	85614	2/27/2023	299,000	304162340
301 40	W	Calle Nogal	Green Valley	AZ	85614	2/27/2023	299,000	304163830
302 632	W	Paseo Celestial	Sahuarita	AZ	85629	2/9/2023	299,900	303766040
303 14715	S	Camino Tierra Del Ri	Sahuarita	AZ	85629	2/14/2023	299,900	303721800
304 3210	S	Ames Pl	Tucson	AZ	85730	2/22/2023	299,900	136346050
305 2763	E	Vuelta Rio Viejo	Tucson	AZ	85706	2/1/2023	300,000	140106590
306 4375	E	4th St	Tucson	AZ	85711	2/3/2023	300,000	126041900
307 2886	N	Mountain Creek Wa	Tucson	AZ	85745	2/6/2023	300,000	103180590
308 2944	N	Bronze Creek Way	Tucson	AZ	85745	2/8/2023	300,000	103181480
309 1259	E	Ellis St	Tucson	AZ	85719	2/13/2023	300,000	113021160
310 362	W	Paseo Celestial	Sahuarita	AZ	85629	2/15/2023	300,000	303766280
311 5637	S	Sunrise Peak Rd	Tucson	AZ	85747	2/16/2023	300,000	141387390
312 8036	S	Tate Loop	Tucson	AZ	85756	2/16/2023	300,000	141093350
313 8230	N	Wheatfield Dr	Tucson	AZ	85741	2/17/2023	300,000	225327270
314 2637	W	Kassandra Pl	Tucson	AZ	85745	2/22/2023	300,000	116025680
315 5874	S	Azure Vista Way	Green Valley	AZ	85622	2/27/2023	300,000	304693570
316 1103	W	Camino Hombre Vie	Sahuarita	AZ	85629	2/27/2023	300,000	303716380
317 5955	N	Campo Abierto	Tucson	AZ	85718	2/28/2023	300,000	108124910
318 5952	N	Sebba Pl	Tucson	AZ	85741	2/28/2023	300,000	101074610
319 6435	E	Wolfhead Dr	Tucson	AZ	85730	2/22/2023	303,000	136237120
320 4279	W	Rockwood Dr	Tucson	AZ	85741	2/27/2023	303,000	225385280
321 3341	S	Mormon Dr	Tucson	AZ	85730	2/28/2023	303,000	136172500
322 6980	S	Stonefield Dr	Tucson	AZ	85756	2/8/2023	303,500	140416990
323 232	E	El Naranjo	Green Valley	AZ	85614	2/15/2023	303,700	304240410
324 7079	W	Hunnington Dr	Tucson	AZ	85743	2/17/2023	304,500	226221550
325 6318	E	Julia St	Tucson	AZ	85710	2/1/2023	305,000	134233090
326 5253	N	Canyon Way	Tucson	AZ	85750	2/9/2023	305,000	114130920
327 14508	S	Camino Tierra Mont	Sahuarita	AZ	85629	2/14/2023	305,000	303735120
328 394	N	Daystar Mountain D	Tucson	AZ	85745	2/15/2023	305,000	116092510
329 3021	S	Imagination Dr	Tucson	AZ	85730	2/17/2023	305,000	136140520
330 3262	W	Calle Cisne	Tucson	AZ	85746	2/21/2023	305,000	138266650
331 951	E	Millenium Ct	Tucson	AZ	85719	2/22/2023	305,000	113084280
332 935	E	Millenium Ct	Tucson	AZ	85719	2/22/2023	305,000	113084300
333 3024	W	Sun Ranch Trl	Tucson	AZ	85742	2/24/2023	305,000	224458100
334 6665	E	Wrigley Way	Tucson	AZ	85756	2/24/2023	305,000	141091090
335 8239	N	Midnight Way	Tucson	AZ	85741	2/27/2023	305,000	225325070
336 5318	E	5th St	Tucson	AZ	85711	2/28/2023	305,000	127080030
337 3616	S	Double Echo Rd	Tucson	AZ	85735	2/3/2023	306,000	212271300
338 923	E	Spring Water Canyo	Sahuarita	AZ	85629	2/27/2023	306,000	304310550
339 1033	S	5th Ave	Tucson	AZ	85701	2/28/2023	306,000	117091760
340 852	W	Calle Valenciana	Sahuarita	AZ	85629	2/10/2023	307,000	303726540
341 4433	S	Sunrise Bluff Way	Tucson	AZ	85730	2/9/2023	307,005	136461360
342 2870	W	Sandbrook Ln	Tucson	AZ	85741	2/16/2023	307,500	101113190
343 7132	E	18th St	Tucson	AZ	85710	2/17/2023	307,500	134160040
344 8348	E	Ruby Dr	Tucson	AZ	85730	2/27/2023	307,995	136176040
345 7731	N	North Aire Ave	Tucson	AZ	85741	2/16/2023	308,000	225372110
346 763	W	Calle Coroza	Sahuarita	AZ	85629	2/23/2023	308,000	303776980
347 7581	E	Fair Meadows Loop	Tucson	AZ	85756	2/6/2023	308,300	141314490
348 8402	E	Ruby Dr	Tucson	AZ	85730	2/10/2023	309,000	136176020
349 2637	N	Wilson Ave	Tucson	AZ	85719	2/28/2023	309,500	112062020
350 8904	W	Curzon Rd	Marana	AZ	85653	2/2/2023	310,000	216401170
351 3252	W	Calle Toronja	Tucson	AZ	85741	2/7/2023	310,000	101040550
352 3694	S	Escalante Oasis Pl	Tucson	AZ	85730	2/9/2023	310,000	136129350
353 8804	E	Marci Lynne Way	Tucson	AZ	85747	2/9/2023	310,000	141139000
354 8380	W	Avecenna St	Tucson	AZ	85757	2/10/2023	310,000	210156480
355 343	E	Calle Cerita	Green Valley	AZ	85614	2/10/2023	310,000	303338020
356 1533	S	Turquoise Vis	Tucson	AZ	85710	2/13/2023	310,000	135084220
357 3306	E	Waverly St	Tucson	AZ	85716	2/14/2023	310,000	122153680
358 6840	E	39th St	Tucson	AZ	85730	2/17/2023	310,000	136240360
359 8949	N	Willeta Dr	Tucson	AZ	85743	2/23/2023	310,000	226175180

360	7633	E	38th St	Tucson	AZ	85730	2/24/2023	310,000	136220120
361	3931	E	Isaiah Dr	Tucson	AZ	85706	2/24/2023	310,000	140325220
362	9468	N	Albatross Dr	Tucson	AZ	85742	2/8/2023	312,000	221095720
363	4152	E	Stony Meadow Dr	Tucson	AZ	85756	2/10/2023	312,000	140416130
364	4528	E	9th St	Tucson	AZ	85711	2/13/2023	312,000	126122330
365	9351	E	Trail Ridge Pl	Tucson	AZ	85710	2/16/2023	312,000	136071590
366	538	N	Hoff Ave	Tucson	AZ	85705	2/28/2023	312,000	117043020
367	10120	E	Paseo De Mejia	Tucson	AZ	85747	2/27/2023	313,000	141196290
368	9229	E	Muleshoe St	Tucson	AZ	85747	2/21/2023	314,000	141281620
369	1070	W	Arbor Ridge Dr	Green Valley	AZ	85614	2/9/2023	315,000	304765730
370	3646	S	Twilight Echo Rd	Tucson	AZ	85735	2/9/2023	315,000	212271030
371	12843	N	Desert Olive Dr	Oro Valley	AZ	85755	2/16/2023	315,000	219222460
372	9401	N	Lemur Ln	Tucson	AZ	85742	2/21/2023	315,000	221084180
373	709	S	Corpino De Pecho	Green Valley	AZ	85614	2/23/2023	315,000	304251090
374	3213	E	Camden St	Tucson	AZ	85716	2/24/2023	315,000	122173410
375	475	S	Lower Chord Rd	Vail	AZ	85641	2/27/2023	315,000	305284310
376	7916	N	Roundstone Dr	Tucson	AZ	85741	2/27/2023	315,000	225386010
377	4088	S	Amber Rock Ave	Tucson	AZ	85735	2/15/2023	316,000	212500690
378	6120	S	Fontana Ave	Tucson	AZ	85706	2/16/2023	316,500	13811016j
379	9572	E	29th St	Tucson	AZ	85748	2/2/2023	319,000	136081330
380	9840	E	Banbridge St	Tucson	AZ	85747	2/10/2023	319,050	141165940
381	9189	N	Ceremony Pl	Tucson	AZ	85743	2/17/2023	319,900	226176220
382	12810	N	Ong Dr	Marana	AZ	85653	2/21/2023	319,900	217425300
383	7357	E	Laughing Tree Ln	Tucson	AZ	85756	2/2/2023	320,000	141311790
384	1900	E	Cliff Swallow Trl	Green Valley	AZ	85614	2/15/2023	320,000	304290700
385	4792	E	Eastland St	Tucson	AZ	85711	2/16/2023	320,000	128122660
386	11363	W	Harvester Dr	Marana	AZ	85653	2/16/2023	320,000	217530830
387	7691	N	Nathan Hale Ave	Tucson	AZ	85741	2/16/2023	320,000	225421350
388	7350	S	Pacific Willow Dr	Tucson	AZ	85747	2/17/2023	320,000	141175140
389	14194	N	Bronze Statue Ave	Marana	AZ	85658	2/22/2023	320,000	217273370
390	6626	E	Paseo San Andres	Tucson	AZ	85710	2/22/2023	320,000	133211080
391	515	E	Calle Escora	Sahuarita	AZ	85629	2/23/2023	320,000	303355080
392	670	W	Calle Ocarina	Sahuarita	AZ	85629	2/24/2023	320,000	303775790
393	1645	E	Hampton St	Tucson	AZ	85719	2/27/2023	320,000	113110580
394	251	E	Suntree St	Tucson	AZ	85737	2/27/2023	320,000	224361930
395	275	E	Sycamore View Rd	Vail	AZ	85641	2/28/2023	320,000	305285470
396	215	N	Schrader Ln	Tucson	AZ	85748	2/9/2023	323,000	133450860
397	6789	S	Sonoran Bloom Ave	Tucson	AZ	85756	2/24/2023	324,000	140412450
398	8128	S	Sunny Horizon Pl	Tucson	AZ	85747	2/8/2023	324,500	141153080
399	1421	W	Avenida De Las Ame	Tucson	AZ	85704	2/1/2023	325,000	225460920
400	7629	W	Cathedral Canyon D	Tucson	AZ	85743	2/2/2023	325,000	226113170
401	10087	S	Telega Dr	Vail	AZ	85641	2/3/2023	325,000	305733700
402	901	S	Desert Steppes Dr	Tucson	AZ	85710	2/6/2023	325,000	134082330
403	6039	S	Wych Elm Pl	Tucson	AZ	85747	2/6/2023	325,000	141320350
404	2025	W	Amblemorn Dr	Green Valley	AZ	85622	2/10/2023	325,000	304683020
405	431	E	Laguna St	Tucson	AZ	85705	2/22/2023	325,000	107120560
406	10815	F	anklin Falls Way	Vail	AZ	85641	2/23/2023	325,000	305980560
407	147	W	Calle Paso Suave	Sahuarita	AZ	85629	2/23/2023	325,000	303770110
408	1568	W	Camino Acierto	Sahuarita	AZ	85629	2/23/2023	325,000	303490560
409	4071	E	Coolbrooke Dr	Tucson	AZ	85756	2/23/2023	325,000	140417210
410	2250	E	Desert Pueblo Pass	Green Valley	AZ	85614	2/23/2023	325,000	304297880
411	2826	E	Florence Dr	Tucson	AZ	85716	2/24/2023	325,000	112042910
412	12337	N	Sutter Dr	Marana	AZ	85653	2/24/2023	325,000	217581740
413	7745	S	Claremon Ave	Tucson	AZ	85747	2/28/2023	325,000	141167270
414	4055	S	Javelina Run Trl	Tucson	AZ	85730	2/8/2023	327,000	20563003h
415	5300	E	Timrod St	Tucson	AZ	85711	2/22/2023	327,000	128102150
416	1202	N	Paseo Del Cervato	Green Valley	AZ	85614	2/3/2023	329,000	304513380
417	3721	W	Horizon Hills Dr	Tucson	AZ	85741	2/13/2023	329,900	101037950
418	13676	E	Diablo Creek Dr	Vail	AZ	85641	2/21/2023	329,900	305043150
419	1994	E	Desert Lark Pass	Green Valley	AZ	85614	2/1/2023	330,000	304298320
420	2161	S	Via Espinosa	Green Valley	AZ	85614	2/6/2023	330,000	304277750

421	7309	E	Laughing Tree Ln	Tucson	AZ	85756	2/9/2023	330,000	141311720
422	422	W	Tara Danette Dr	Tucson	AZ	85704	2/15/2023	330,000	225143170
423	6649	E	Calle De San Alberto	Tucson	AZ	85710	2/16/2023	330,000	133211220
424	6624	N	Galaxy Rd	Tucson	AZ	85741	2/16/2023	330,000	101039060
425	2684	W	Catalina View Dr	Tucson	AZ	85742	2/17/2023	330,000	225046060
426	645	S	Desert Haven Rd	Vail	AZ	85641	2/17/2023	330,000	305284590
427	8946	N	Willeta Dr	Tucson	AZ	85743	2/21/2023	330,000	226175290
428	326	E	Linden St	Tucson	AZ	85705	2/24/2023	330,000	11502095c
429	4080	W	Rawley Mine Ct	Tucson	AZ	85745	2/24/2023	330,000	103124470
430	1501	W	Acala St	Green Valley	AZ	85622	2/27/2023	330,000	304285860
431	8139	N	Pocono Way	Tucson	AZ	85743	2/17/2023	333,000	226250180
432	12848	N	Sabal Palm Way	Marana	AZ	85653	2/7/2023	334,900	217432330
433	7312	E	Alderberry St	Tucson	AZ	85756	2/8/2023	335,000	141312130
434	6625	E	Via Jardin Verde	Tucson	AZ	85756	2/9/2023	335,000	141367760
435	2543	E	Richards Pl	Tucson	AZ	85716	2/13/2023	335,000	112034050
436	17628	S	Green Willow Pl	Vail	AZ	85641	2/14/2023	335,000	305672690
437	3422	W	Sagebrush Hills Ct	Tucson	AZ	85741	2/15/2023	335,000	225328080
438	402	N	La Cholla Blvd	Tucson	AZ	85745	2/16/2023	335,000	116141540
439	5314	N	Mesquite Bosque W	Tucson	AZ	85704	2/16/2023	335,000	104012590
440	3367	W	Millwheel Ln	Tucson	AZ	85741	2/21/2023	335,000	225326920
441	6520	W	Plomosa Pl	Tucson	AZ	85743	2/22/2023	335,000	226303180
442	9557	E	Blue Ridge Mountain	Tucson	AZ	85748	2/24/2023	335,000	133551630
443	7668	S	Dorset Ct	Tucson	AZ	85746	2/27/2023	335,000	138352990
444	10591	S	Varner Dr	Vail	AZ	85641	2/28/2023	335,000	305057410
445	1001	N	Dodge Blvd	Tucson	AZ	85716	2/15/2023	336,500	125110790
446	9172	E	Green Sage Pl	Vail	AZ	85641	2/7/2023	337,000	305672860
447	861	W	Placita Caney	Green Valley	AZ	85614	2/14/2023	338,750	303485420
448	378	E	Camino Lomas	Tucson	AZ	85704	2/10/2023	339,000	102193670
449	12895	N	Pocatella Dr	Marana	AZ	85653	2/16/2023	339,000	217430080
450	7395	S	River Willow Dr	Tucson	AZ	85747	2/17/2023	339,000	141175000
451	1096	W	Sea Fan St	Tucson	AZ	85704	2/3/2023	340,000	105072250
452	15710	S	Via Ejote	Sahuarita	AZ	85629	2/3/2023	340,000	303764620
453	1548	E	9th St	Tucson	AZ	85719	2/6/2023	340,000	124081960
454	17639	S	Bronze Mountain Pe	Vail	AZ	85641	2/15/2023	340,000	305672090
455	12401	N	Globe Mallow Pl	Marana	AZ	85658	2/16/2023	340,000	218542850
456	6352	W	Royal Fern Dr	Tucson	AZ	85757	2/24/2023	340,000	210092450
457	8936	N	Onyx St	Tucson	AZ	85742	2/10/2023	344,000	221120930
458	2197	E	Amaranth St	Oro Valley	AZ	85755	2/16/2023	344,000	223063710
459	8155	W	Eagle Heart Ct	Tucson	AZ	85757	2/7/2023	345,000	210153520
460	10755	E	Orchid Cactus Ln	Tucson	AZ	85747	2/16/2023	345,000	141354420
461	112	W	Camino Fuste	Sahuarita	AZ	85629	2/24/2023	345,000	303771590
462	12111	N	Sutter Dr	Marana	AZ	85653	2/27/2023	345,000	217545680
463	6547	W	Castle Pines Way	Tucson	AZ	85757	2/28/2023	345,000	210424100
464	6831	S	Thimbleberry Rd	Tucson	AZ	85756	2/28/2023	345,000	140393620
465	2802	E	Linden St	Tucson	AZ	85716	2/23/2023	346,000	123040440
466	13951	N	Swift Spear Dr	Marana	AZ	85658	2/21/2023	347,000	217277670
467	1521	W	San Ricardo Blvd	Tucson	AZ	85713	2/14/2023	348,000	118043240
468	451	W	Hammerhead Way	Tucson	AZ	85706	2/16/2023	348,640	138133580
469	1913	N	Beverly Ave	Tucson	AZ	85712	2/10/2023	349,000	121090680
470	10838	E	Painted Mesa Pl	Vail	AZ	85641	2/1/2023	350,000	305227180
471	7153	W	Fall Haven Way	Tucson	AZ	85757	2/2/2023	350,000	210421680
472	9387	N	Grasshopper Dr	Tucson	AZ	85742	2/2/2023	350,000	221062540
473	9171	W	Senita Bloom Way	Marana	AZ	85653	2/13/2023	350,000	216410390
474	5798	N	Sumaya Cir	Tucson	AZ	85741	2/17/2023	350,000	101121070
475	531	W	Rio Flojo	Green Valley	AZ	85614	2/21/2023	350,000	30457701a
476	10032	E	Paseo San Bernardo	Tucson	AZ	85747	2/23/2023	350,000	141191590
477	748	S	4th Ave	Tucson	AZ	85701	2/27/2023	350,000	11707297b
478	350	S	Daisy Mae Pl	Green Valley	AZ	85629	2/27/2023	350,000	304750770
479	7485	S	Via Rancho La Costa	Tucson	AZ	85756	2/17/2023	350,575	141366080
480	5773	W	Cortaro Crossing Dr	Tucson	AZ	85742	2/21/2023	351,000	221183210
481	8316	N	Freshwater Ln	Tucson	AZ	85741	2/21/2023	351,000	225331630

482	10520	S	Avenida Lago De Pla	Vail	AZ	85641	2/14/2023	352,000	305738300
483	4657	W	Lessing Ln	Tucson	AZ	85742	2/15/2023	352,000	221110420
484	225	W	William Carey St	Corona De Tuc	AZ	85641	2/7/2023	354,000	305290510
485	1405	N	Red Yucca Trl	Tucson	AZ	85715	2/24/2023	354,150	133094360
486	489	S	Sunny Rock Dr	Vail	AZ	85641	2/1/2023	355,000	305244140
487	1374	N	Sage Sparrow Rd	Green Valley	AZ	85614	2/3/2023	355,000	304292080
488	6554	E	Brushback Loop	Tucson	AZ	85756	2/7/2023	355,000	141093440
489	3633	W	Butterfly Ln	Tucson	AZ	85742	2/9/2023	355,000	225032710
490	7041	S	Headley Ave	Tucson	AZ	85746	2/13/2023	355,000	13824011n
491	1940	S	Flying Heart Ln	Tucson	AZ	85713	2/15/2023	355,000	212175030
492	11358	E	Squash Blossom Loo	Tucson	AZ	85747	2/28/2023	355,000	205941040
493	13867	E	Langtry Ln	Tucson	AZ	85747	2/15/2023	355,200	205741820
494	2768	E	Calle Joya De Ventu	Tucson	AZ	85706	2/23/2023	356,000	140571400
495	6949	E	Calle Denebola	Tucson	AZ	85710	2/27/2023	356,000	135041720
496	6720	E	Montecito Dr	Tucson	AZ	85710	2/28/2023	359,000	134260710
497	853	W	Calle Estrella De No	Tucson	AZ	85713	2/1/2023	360,000	118081830
498	4340	N	Rillito Creek Pl	Tucson	AZ	85719	2/2/2023	360,000	108213640
499	1231	N	Paseo De Golf	Green Valley	AZ	85614	2/9/2023	360,000	304512450
500	6860	E	Placita Caribe	Tucson	AZ	85710	2/15/2023	360,000	13319116a
501	589	W	Chatfield St	Vail	AZ	85641	2/17/2023	360,000	30533166a
502	7720	S	Avenida De Pina	Tucson	AZ	85747	2/24/2023	360,000	205812290
503	2225	S	Oak Park Dr	Tucson	AZ	85710	2/28/2023	360,000	136052020
504	3864	W	Orion St	Tucson	AZ	85742	2/28/2023	360,000	224462300
505	5973	S	Avenida Selva Del O	Tucson	AZ	85706	2/3/2023	361,000	140266060
506	6531	E	Via Arroyo Azul	Tucson	AZ	85756	2/22/2023	361,500	141411270
507	7372	E	Calle Hospedero	Tucson	AZ	85715	2/1/2023	364,900	114467340
508	14251	E	Yellow Sage Ln	Vail	AZ	85641	2/7/2023	365,000	305738370
509	11099	W	Caracara Dr	Marana	AZ	85653	2/17/2023	365,000	217572470
510	3687	S	Desert Promenade F	Tucson	AZ	85735	2/24/2023	365,000	212272660
511	8717	N	Moonfire Dr	Tucson	AZ	85743	2/24/2023	365,000	221221750
512	419	E	19th St	Tucson	AZ	85701	2/28/2023	365,000	117080320
513	5540	N	Silver Stream Way	Tucson	AZ	85704	2/28/2023	365,000	104014090
514	9950	E	Covington St	Tucson	AZ	85748	2/7/2023	367,000	133397480
515	2777	W	Leafwing Dr	Tucson	AZ	85741	2/24/2023	367,000	101115760
516	11044	W	Denier Dr	Marana	AZ	85653	2/28/2023	367,900	217532250
517	2720	W	Kewanee St	Tucson	AZ	85742	2/10/2023	369,000	225051350
518	1602	N	Painted Hills Rd	Tucson	AZ	85745	2/3/2023	370,000	116060170
519	7834	E	Starbright Ct	Tucson	AZ	85750	2/9/2023	370,000	114643070
520	217	E	17th St	Tucson	AZ	85701	2/10/2023	370,000	117071590
521	7181	W	Dimming Star Dr	Tucson	AZ	85743	2/16/2023	370,000	221411260
522	11596	W	Boll Bloom Dr	Marana	AZ	85653	2/28/2023	370,000	217567380
523	9890	N	Camino Del Sauce	Tucson	AZ	85742	2/28/2023	370,000	224435950
524	651	S	Courts Redford Dr	Vail	AZ	85641	2/28/2023	370,000	30526194a
525	3676	N	Kapok Ln	Tucson	AZ	85719	2/24/2023	373,500	112020870
526	4930	S	Browning Ln	Tucson	AZ	85757	2/1/2023	375,000	21004001d
527	3335	W	Quail Haven Cir	Tucson	AZ	85745	2/6/2023	375,000	116272720
528	1458	N	Blue Sahuaro Trl	Tucson	AZ	85715	2/10/2023	375,000	133094600
529	963	W	Calle Excelso	Green Valley	AZ	85614	2/16/2023	375,000	304617410
530	11390	E	Granite Gulch Way	Tucson	AZ	85747	2/16/2023	375,000	205945580
531	5390	W	Fireopal Way	Tucson	AZ	85742	2/17/2023	375,000	221123240
532	4700	W	Red Wolf Dr	Tucson	AZ	85742	2/17/2023	375,000	221080230
533	4064	W	Azalea St	Tucson	AZ	85741	2/28/2023	375,000	225341480
534	1090	S	Red Colt Rd	Tucson	AZ	85748	2/28/2023	375,000	133542210
535	7571	E	Dos Mujeres Rd	Tucson	AZ	85715	2/6/2023	377,000	114472200
536	6637	S	Blue Wing Dr	Tucson	AZ	85757	2/28/2023	377,500	210360030
537	2148	W	Via Nuevo Leon	Green Valley	AZ	85622	2/15/2023	378,000	304289450
538	6389	W	Tulare Way	Tucson	AZ	85743	2/28/2023	378,600	226254210
539	11547	W	Fayes Glen Dr	Marana	AZ	85653	2/6/2023	380,000	217384170
540	7543	W	Mystic Sky Ln	Tucson	AZ	85743	2/14/2023	380,000	226070070
541	9737	E	Paseo San Ardo	Tucson	AZ	85747	2/27/2023	380,000	141200740
542	1317	N	Bedford Pl	Tucson	AZ	85715	2/28/2023	380,000	133050430

543 4410	E	Timrod St	Tucson	AZ	85711	2/14/2023	382,000	126151590
544 964	W	Tenniel Dr	Green Valley	AZ	85614	2/17/2023	382,000	304772140
545 3381	N	Camino La Jicarrilla	Tucson	AZ	85712	2/28/2023	382,000	110045340
546 1151	N	Rams Head Rd	Green Valley	AZ	85614	2/21/2023	385,000	304826500
547 7929	S	Castle Bay St	Tucson	AZ	85747	2/22/2023	385,000	141141580
548 6840	E	Baker St	Tucson	AZ	85710	2/27/2023	385,000	133191090
549 4621	S	Bayport Pl	Tucson	AZ	85730	2/27/2023	385,000	136321500
550 11854	N	Desert Slopes Way	Tucson	AZ	85737	2/28/2023	385,000	224050600
551 7151	S	Peaceful Valley Dr	Tucson	AZ	85757	2/1/2023	386,000	210321750
552 7519	E	Marc Pl	Tucson	AZ	85710	2/16/2023	389,000	135110320
553 7242	E	Camino Bacelar	Tucson	AZ	85715	2/17/2023	389,000	114465560
554 186	S	Bonanza Ave	Tucson	AZ	85748	2/23/2023	390,000	133397430
555 2430	N	Quesnel Loop	Tucson	AZ	85715	2/24/2023	390,000	114490680
556 7652	E	Waverly St	Tucson	AZ	85715	2/14/2023	394,000	133122440
557 7507	S	Via Rancho La Costa	Tucson	AZ	85756	2/6/2023	395,000	141366030
558 922	N	Chalet Ave	Tucson	AZ	85748	2/23/2023	395,000	133368170
559 658	S	Spanish Steps Dr	Tucson	AZ	85748	2/24/2023	395,000	133553850
560 9559	E	Creek Vista Pl	Tucson	AZ	85749	2/10/2023	397,000	133470200
561 11635	W	Minneola Dr	Marana	AZ	85653	2/15/2023	398,000	217535640
562 13287	N	Hammerstone Ln	Oro Valley	AZ	85755	2/2/2023	399,900	219206130
563 8748	N	Walter Hagen Dr	Tucson	AZ	85742	2/6/2023	400,000	225282400
564 3610	E	Secretariat Rd	Tucson	AZ	85739	2/14/2023	400,000	222421860
565 11125	W	Snaketown St	Marana	AZ	85658	2/15/2023	400,000	217274920
566 8642	N	Egrets Rest Ln	Tucson	AZ	85742	2/21/2023	400,000	225294760
567 223	E	Spring Sky St	Tucson	AZ	85737	2/21/2023	400,000	224336130
568 2207	E	Copper St	Tucson	AZ	85719	2/23/2023	400,000	11206407a
569 1065	E	Pecan Orchard Loop	Sahuarita	AZ	85629	2/23/2023	400,000	304746430
570 8881	N	Sky Dancer Cir	Tucson	AZ	85742	2/24/2023	400,000	225024670
571 217	E	Forrest Feezor St	Vail	AZ	85641	2/27/2023	400,000	305286060
572 4050	E	Wading Duck Ct	Tucson	AZ	85712	2/16/2023	402,500	110035100
573 10806	F	anklin Falls Way	Vail	AZ	85641	2/22/2023	404,000	305980620
574 8860	E	Harborage Dr	Tucson	AZ	85710	2/23/2023	405,000	134040090
575 10881	E	Chalkstone Dr	Tucson	AZ	85748	2/24/2023	405,000	133501950
576 4176	S	Tree Cricket Pl	Tucson	AZ	85735	2/24/2023	405,000	21239115a
577 6850	E	Baker St	Tucson	AZ	85710	2/10/2023	409,000	133191100
578 2662	W	Solano Cir	Tucson	AZ	85746	2/13/2023	409,000	137251780
579 1820	W	Moonshadow St	Tucson	AZ	85737	2/2/2023	410,000	224245610
580 12635	N	Pioneer Way	Tucson	AZ	85755	2/27/2023	410,000	219531380
581 804	W	Vuelta Granadina	Sahuarita	AZ	85629	2/3/2023	411,000	303084430
582 5698	W	Shady Grove Dr	Tucson	AZ	85742	2/28/2023	411,000	221184240
583 5510	W	Copperhead Dr	Tucson	AZ	85742	2/10/2023	412,000	221062170
584 14208	N	Trade Winds Way	Oro Valley	AZ	85755	2/23/2023	413,477	223014770
585 6129	S	Eagles Roost Dr	Tucson	AZ	85757	2/28/2023	414,500	210157810
586 9291	N	Broken Lance Dr	Tucson	AZ	85742	2/8/2023	415,000	225020650
587 17237	S	Painted Vistas Way	Vail	AZ	85641	2/9/2023	415,000	305225850
588 2814	N	Silkie Pl	Tucson	AZ	85719	2/10/2023	415,000	113084010
589 10581	E	Calle Del Este	Tucson	AZ	85748	2/15/2023	415,000	133380680
590 9450	E	Rosewood St	Tucson	AZ	85710	2/16/2023	415,000	133330820
591 10537	E	Karen Gannon Pl	Tucson	AZ	85747	2/21/2023	415,000	141014560
592 10336	S	Buggy Pl	Vail	AZ	85641	2/7/2023	416,000	305735040
593 840	W	Bosch Dr	Green Valley	AZ	85614	2/23/2023	416,000	304771570
594 1160	S	Riparian Ave	Tucson	AZ	85748	2/28/2023	417,000	133516020
595 9872	E	Cisco Ct	Tucson	AZ	85748	2/9/2023	417,500	133553400
596 6290	N	Oasis Ct	Tucson	AZ	85704	2/14/2023	418,000	102161520
597 6199	W	Bandelier Ct	Tucson	AZ	85742	2/24/2023	418,000	216341800
598 11695	N	Teskow Dr	Tucson	AZ	85737	2/1/2023	420,000	224018140
599 1329	E	Crown Ridge Dr	Oro Valley	AZ	85755	2/14/2023	420,000	223010140
600 11880	N	Cassiopeia Dr	Tucson	AZ	85737	2/15/2023	420,000	220052870
601 11042	W	Caracara Dr	Marana	AZ	85653	2/22/2023	420,000	217572620
602 16480	S	Sahuarita Pl	Sahuarita	AZ	85629	2/22/2023	420,000	30522158t
603 2909	N	Forgeus Ave	Tucson	AZ	85716	2/23/2023	420,000	112040960

604	4564	S	Moon River Pl	Green Valley	AZ	85622	2/23/2023	420,000	304685800
605	1454	W	Wetmore Rd	Tucson	AZ	85705	2/28/2023	420,000	10403222a
606	14270	N	Wisteria Way	Oro Valley	AZ	85755	2/24/2023	421,000	223064340
607	7707	E	Park View Dr	Tucson	AZ	85715	2/2/2023	421,500	114474470
608	1933	N	Fountain Park Dr	Tucson	AZ	85715	2/15/2023	422,000	133042810
609	5013	W	Paseo Rancho Acerc	Tucson	AZ	85742	2/24/2023	423,000	221140650
610	733	S	Courts Redford Dr	Vail	AZ	85641	2/28/2023	424,000	30526200a
611	6780	S	Pigeonberry Pl	Tucson	AZ	85756	2/6/2023	425,000	140393690
612	6350	E	Via Valdivia	Tucson	AZ	85756	2/16/2023	425,000	141420250
613	300	E	Four Horses Cir	Tucson	AZ	85704	2/17/2023	425,000	225170770
614	8772	W	Moon Spring Rd	Marana	AZ	85653	2/23/2023	425,000	216402740
615	971	W	Calle Zoca	Sahuarita	AZ	85629	2/24/2023	425,000	303830190
616	2601	E	La Cienega Dr	Tucson	AZ	85716	2/6/2023	427,522	112041680
617	11591	N	Copper Creek Dr	Tucson	AZ	85737	2/14/2023	430,000	224042770
618	14340	S	Via Trujal	Sahuarita	AZ	85629	2/21/2023	430,000	303085340
619	2991	W	Corte Madelena	Tucson	AZ	85741	2/23/2023	430,000	101047870
620	4100	S	Avenida Don Felipe	Tucson	AZ	85746	2/28/2023	430,000	119330770
621	12968	N	Chief Butte Pl	Marana	AZ	85658	2/28/2023	430,000	218440920
622	5750	E	North St	Tucson	AZ	85712	2/10/2023	431,775	121040160
623	3973	E	Desmond Ln	Tucson	AZ	85712	2/23/2023	432,000	122090580
624	7431	E	Placita Positivo	Tucson	AZ	85715	2/28/2023	433,200	114468760
625	7186	W	Dimming Star Dr	Tucson	AZ	85743	2/3/2023	433,260	221411360
626	14112	N	Forthcamp Ct	Oro Valley	AZ	85755	2/8/2023	433,400	223015280
627	12993	N	Meadview Way	Oro Valley	AZ	85755	2/15/2023	434,900	219210170
628	8659	N	Peccary Creek Trl	Tucson	AZ	85742	2/10/2023	435,000	225294850
629	930	E	Claridge Pl	Oro Valley	AZ	85755	2/23/2023	435,000	223052970
630	10594	E	Black Willow Dr	Tucson	AZ	85747	2/28/2023	435,000	141175940
631	462	N	Dijon Ct	Tucson	AZ	85748	2/28/2023	435,000	133451920
632	1121	W	Calle Concordia	Tucson	AZ	85704	2/2/2023	435,500	225090970
633	3784	N	Via De Cordoba	Tucson	AZ	85749	2/27/2023	435,500	114262310
634	9900	N	Hacienda Hermosa I	Tucson	AZ	85737	2/28/2023	438,000	224401740
635	7308	E	Inca Dove Dr	Tucson	AZ	85750	2/8/2023	439,000	114171300
636	917	E	Freeman Pl	Tucson	AZ	85719	2/14/2023	439,000	113042500
637	12105	N	Caravelle Pl	Marana	AZ	85653	2/6/2023	439,900	217540540
638	11440	N	Scioto Ave	Tucson	AZ	85737	2/1/2023	440,000	224100730
639	1056	E	Ritz Ct	Oro Valley	AZ	85755	2/10/2023	440,000	223051950
640	1317	N	Sun Catcher Way	Green Valley	AZ	85614	2/15/2023	440,000	304294560
641	1996	W	Calle Estio	Green Valley	AZ	85622	2/28/2023	440,000	304670420
642	1060	W	Antelope Creek Way	Tucson	AZ	85737	2/27/2023	444,000	224044030
643	9008	W	Hidden Saguaro Trl	Marana	AZ	85653	2/16/2023	445,000	216406030
644	13671	E	Diablo Creek Dr	Vail	AZ	85641	2/1/2023	446,000	305043350
645	3811	E	Rincon View Dr	Vail	AZ	85641	2/17/2023	449,000	305200770
646	4118	E	Burns St	Tucson	AZ	85711	2/3/2023	450,000	126090850
647	2397	E	Coreopsis Way	Oro Valley	AZ	85755	2/7/2023	450,000	223066230
648	10461	E	Painted Turtle Ln	Tucson	AZ	85747	2/17/2023	450,000	141120180
649	5110	S	17th Ave	Tucson	AZ	85706	2/27/2023	450,000	137054750
650	2069	W	Calle Cacillo	Green Valley	AZ	85622	2/21/2023	454,000	304711270
651	12125	N	Candywine Dr	Marana	AZ	85653	2/13/2023	455,000	217540970
652	15561	S	Via Puente Azul	Sahuarita	AZ	85629	2/10/2023	459,900	303351570
653	17962	S	Camino De Loreto	Sahuarita	AZ	85629	2/17/2023	459,900	303493220
654	866	W	Vuelta Granadina	Sahuarita	AZ	85629	2/28/2023	459,900	303085150
655	1322	W	Par Three Ln	Tucson	AZ	85737	2/7/2023	460,000	224251570
656	10702	E	Placita Guajira	Tucson	AZ	85730	2/10/2023	460,000	136327290
657	8958	W	Twin Springs Dr	Marana	AZ	85653	2/28/2023	460,000	216406270
658	1887	W	Paseo Monserrat	Tucson	AZ	85704	2/15/2023	460,500	225466150
659	11396	N	Sawtooth Rd	Tucson	AZ	85737	2/8/2023	465,000	224011670
660	831	E	Desert Glen Dr	Oro Valley	AZ	85755	2/13/2023	465,000	223011350
661	10401	E	Wayne Moody Ln	Tucson	AZ	85747	2/22/2023	465,000	141011220
662	7570	W	Mystic Sky Ln	Tucson	AZ	85743	2/3/2023	470,000	226070140
663	6662	E	Crimson Sage Dr	Tucson	AZ	85750	2/16/2023	470,000	114394610
664	13135	N	Kenosha Bluff Dr	Marana	AZ	85658	2/3/2023	472,000	218532900

665	3332	E	Limestone Dr	Vail	AZ	85641	2/17/2023	473,000	305400580
666	3564	N	Boyce Spring Ln	Tucson	AZ	85745	2/15/2023	475,000	103128860
667	14036	N	Del Webb Trl	Marana	AZ	85658	2/15/2023	475,000	218344650
668	8060	W	Millipede Pl	Tucson	AZ	85735	2/17/2023	475,000	212390770
669	218	W	Paseo Recortado	Green Valley	AZ	85614	2/16/2023	479,900	304165550
670	12581	E	Calle Tango	Tucson	AZ	85749	2/28/2023	480,000	205381170
671	4758	S	Placita Rumba	Tucson	AZ	85730	2/28/2023	480,000	136327520
672	8460	N	Redstone Pl	Tucson	AZ	85743	2/28/2023	480,000	226251730
673	480	S	Evening Rose Ave	Tucson	AZ	85748	2/16/2023	481,431	133514630
674	10218	S	Binder Dr	Vail	AZ	85641	2/23/2023	485,500	30573561a
675	1377	N	Sun Catcher Way	Green Valley	AZ	85614	2/15/2023	489,900	304294610
676	7868	N	Window Trl	Tucson	AZ	85743	2/13/2023	490,000	221272330
677	2459	W	Music Mountains Dr	Green Valley	AZ	85622	2/21/2023	490,000	304695210
678	3436	W	Quail Haven Cir	Tucson	AZ	85745	2/27/2023	492,000	116272380
679	8994	S	Placita Rancho De L: Vail	Tucson	AZ	85641	2/8/2023	495,000	205878180
680	1285	E	Stronghold Canyon I	Sahuarita	AZ	85629	2/10/2023	495,000	304746590
681	8604	N	Moonfire Dr	Tucson	AZ	85743	2/28/2023	495,000	221222740
682	13510	N	Piemonte Way	Tucson	AZ	85755	2/23/2023	498,000	219196340
683	11457	W	Bolney Gate Dr	Marana	AZ	85653	2/1/2023	499,000	217563920
684	11765	N	Sage Brook Rd	Tucson	AZ	85737	2/8/2023	500,000	224071540
685	4951	W	Bellini Way	Tucson	AZ	85742	2/15/2023	500,000	216011930
686	7041	E	Crestline Dr	Tucson	AZ	85715	2/15/2023	500,000	133150490
687	4371	E	Palomino Ln	Tucson	AZ	85739	2/27/2023	500,000	22204062c
688	7953	N	Coltrane Ln	Tucson	AZ	85743	2/28/2023	500,000	221270960
689	5286	N	Fairway Heights Dr	Tucson	AZ	85749	2/17/2023	501,000	114076680
690	8821	N	Calle Loma Linda	Tucson	AZ	85704	2/6/2023	505,000	225090230
691	13846	N	Bushwacker Pl	Oro Valley	AZ	85755	2/3/2023	510,000	219206960
692	6021	N	La Canada Dr	Tucson	AZ	85704	2/27/2023	510,000	102110820
693	3849	N	Houghton Rd	Tucson	AZ	85749	2/28/2023	510,000	11422004a
694	10580	E	Calle Del Este	Tucson	AZ	85748	2/24/2023	512,000	133380470
695	1999	E	Mellow Trl	Oro Valley	AZ	85755	2/17/2023	514,850	223013770
696	2081	W	Revayah Pl	Tucson	AZ	85704	2/1/2023	515,000	225213190
697	159	N	Eastern Slope Loop	Tucson	AZ	85748	2/28/2023	515,000	133512600
698	11755	N	Sage Brook Rd	Tucson	AZ	85737	2/1/2023	517,500	224071550
699	1032	W	Wanda Vista Rd	Tucson	AZ	85704	2/2/2023	520,000	225492820
700	10996	N	Delphinus St	Oro Valley	AZ	85742	2/13/2023	520,000	224200780
701	305	W	Sacaton Canyon Dr	Oro Valley	AZ	85755	2/23/2023	520,000	219212700
702	2621	W	Ben Hogan Dr	Tucson	AZ	85742	2/28/2023	520,000	225281400
703	9420	E	Summer Trl	Tucson	AZ	85749	2/6/2023	525,000	114193040
704	2825	N	Vactor Ranch Pl	Tucson	AZ	85715	2/17/2023	525,000	114475980
705	1535	E	Spring St	Tucson	AZ	85719	2/27/2023	525,000	113103450
706	468	W	Sunview Dr	Oro Valley	AZ	85755	2/17/2023	528,767	219537930
707	2109	E	7th St	Tucson	AZ	85719	2/1/2023	530,000	125073280
708	11702	N	Pyramid Point Dr	Tucson	AZ	85737	2/14/2023	530,000	224018020
709	9412	E	Loma Linda Pl	Tucson	AZ	85749	2/22/2023	530,000	114273170
710	7961	W	Sunset Ranch Pl	Tucson	AZ	85743	2/2/2023	531,094	221220330
711	10246	E	Boulder Hop Trl	Tucson	AZ	85747	2/23/2023	533,500	141021020
712	12950	N	Geyser Valley St	Oro Valley	AZ	85755	2/24/2023	535,190	219481450
713	1922	E	8th St	Tucson	AZ	85719	2/28/2023	539,280	129040040
714	8467	N	Van Cleeve Ln	Tucson	AZ	85743	2/28/2023	539,500	221224380
715	5151	N	Via La Heroína	Tucson	AZ	85750	2/21/2023	540,000	114642600
716	14451	N	Choctaw Dr	Oro Valley	AZ	85755	2/13/2023	545,000	223035900
717	5140	W	El Camino Del Cerro	Tucson	AZ	85745	2/28/2023	546,000	214250270
718	2550	W	Camino Del Sur	Tucson	AZ	85742	2/28/2023	546,500	225050380
719	14033	N	Del Webb Trl	Marana	AZ	85658	2/8/2023	550,000	218345110
720	9615	N	Melandra Way	Marana	AZ	85653	2/10/2023	550,000	216404870
721	2630	N	Plumer Ave	Tucson	AZ	85719	2/14/2023	550,000	112061390
722	10603	S	Cave Primrose Ct	Vail	AZ	85641	2/24/2023	550,000	305902030
723	6520	N	Alvernon Way	Tucson	AZ	85718	2/28/2023	550,000	109054450
724	11420	N	Silver Pheasant Loop	Tucson	AZ	85737	2/28/2023	550,000	224062590
725	1536	W	Sage Brook Ct	Tucson	AZ	85737	2/15/2023	555,000	224071290

726 8424	N	Confessions Dr	Tucson	AZ	85743	2/2/2023	555,720	221223830
727 448	W	Sunview Dr	Oro Valley	AZ	85755	2/16/2023	560,000	219537920
728 725	W	40th St	Tucson	AZ	85713	2/24/2023	560,000	11903122b
729 1018	W	Placita Camillia	Tucson	AZ	85704	2/24/2023	560,000	225191820
730 7234	E	Placita Rancho La Cf	Tucson	AZ	85715	2/6/2023	565,000	114475080
731 8284	N	Willow Blossom Dr	Tucson	AZ	85741	2/10/2023	565,000	221185640
732 10070	E	5th St	Tucson	AZ	85748	2/28/2023	565,000	133434450
733 5124	W	Citrine Pl	Tucson	AZ	85742	2/14/2023	567,000	221121530
734 7035	S	Gull Ln	Tucson	AZ	85756	2/14/2023	567,000	140374170
735 5086	N	Fairway Heights Dr	Tucson	AZ	85749	2/28/2023	568,000	114074320
736 10250	E	Hawk Hill Ln	Tucson	AZ	85749	2/2/2023	575,000	11455055t
737 3401	N	Winslow Dr	Tucson	AZ	85750	2/9/2023	575,000	114370120
738 11099	N	Mountain Breeze Dr	Tucson	AZ	85737	2/23/2023	580,000	224490520
739 9801	E	Vista Montanas	Tucson	AZ	85749	2/3/2023	585,000	114261830
740 10740	N	Ridgewind Ct	Tucson	AZ	85737	2/22/2023	585,000	224240230
741 7083	W	Cape Final Trl	Marana	AZ	85658	2/7/2023	588,000	218345340
742 13071	W	Summer Poppy St	Tucson	AZ	85743	2/3/2023	592,505	215292370
743 3761	N	Avenida De Montezi	Tucson	AZ	85749	2/16/2023	599,000	114220120
744 2471	W	Rapallo Way	Tucson	AZ	85741	2/24/2023	599,000	101015030
745 4450	N	Paseo De Los Cerritc	Tucson	AZ	85745	2/3/2023	600,000	103010680
746 437	S	5th Ave	Tucson	AZ	85701	2/16/2023	600,000	11707029b
747 4941	W	Harris Hawk Pl	Tucson	AZ	85745	2/22/2023	600,000	214232580
748 10046	N	Bighorn Butte Dr	Tucson	AZ	85737	2/28/2023	600,000	220141620
749 8740	N	Newport Pl	Tucson	AZ	85704	2/28/2023	600,000	22514023b
750 5411	N	Paseo Mazamitla	Tucson	AZ	85718	2/28/2023	600,000	109134140
751 851	W	Samalayuca Dr	Tucson	AZ	85704	2/22/2023	606,000	225490390
752 16055	N	Via Alazan	Tucson	AZ	85739	2/1/2023	610,000	22213098e
753 4085	E	Quiet Moon Dr	Tucson	AZ	85718	2/3/2023	610,000	109310320
754 5920	E	Calle Agua Verde	Tucson	AZ	85750	2/21/2023	615,000	109222030
755 11667	N	Ribbonwood Dr	Tucson	AZ	85737	2/10/2023	617,500	224082680
756 9065	N	Shadow Mountain C	Tucson	AZ	85704	2/24/2023	625,000	225111360
757 2130	E	Hampton St	Tucson	AZ	85719	2/27/2023	625,000	123050870
758 10287	N	Tall Cotton Dr	Marana	AZ	85653	2/3/2023	630,000	208282740
759 508	W	18th St	Tucson	AZ	85701	2/17/2023	634,000	11714383f
760 14336	E	Willow Goldfinch Ct	Tucson	AZ	85747	2/2/2023	635,000	205755850
761 1719	W	Wimbledon Way	Tucson	AZ	85737	2/14/2023	635,000	224241440
762 6745	N	Quartzite Canyon Pl	Tucson	AZ	85718	2/23/2023	635,000	108015780
763 5350	N	Apache Hills Trl	Tucson	AZ	85750	2/21/2023	635,725	109100550
764 4795	S	Bent Saguaro Ln	Tucson	AZ	85746	2/16/2023	636,900	119440780
765 5980	N	Misty Ridge Dr	Tucson	AZ	85718	2/14/2023	639,000	109310220
766 3818	N	Camino Sinuoso	Tucson	AZ	85718	2/10/2023	639,532	109240470
767 4701	N	Gerhart Rd	Tucson	AZ	85745	2/28/2023	640,000	214413670
768 13220	N	Downy Dalea Ct	Tucson	AZ	85755	2/3/2023	645,000	219227350
769 8416	N	Confessions Dr	Tucson	AZ	85743	2/27/2023	649,640	221223840
770 12400	N	Fallen Shadows Dr	Marana	AZ	85658	2/10/2023	650,000	218551760
771 12340	N	Mount Bigelow Rd	Oro Valley	AZ	85755	2/14/2023	650,000	219536380
772 4190	E	Pontatoc Canyon Dr	Tucson	AZ	85718	2/15/2023	650,000	109134210
773 1590	N	Pantano Rd	Tucson	AZ	85715	2/28/2023	650,000	13309035a
774 300	E	Hidden Quail Dr	Tucson	AZ	85704	2/23/2023	655,000	102028270
775 9673	E	Waters Edge Pl	Tucson	AZ	85749	2/28/2023	659,900	133476920
776 13257	N	Rainbow Cactus Ct	Tucson	AZ	85755	2/1/2023	660,000	219226800
777 222	E	Yvon Dr	Tucson	AZ	85704	2/23/2023	667,500	105010580
778 13821	N	Heritage Canyon Dr	Marana	AZ	85658	2/16/2023	675,000	218537240
779 4910	N	Avenida De Suzenu	Tucson	AZ	85749	2/24/2023	675,000	205300230
780 444	N	Heritage Point Pl	Sahuarita	AZ	85629	2/28/2023	680,000	304840040
781 26600	S	Madera Canyon Rd	Madera Canyc	AZ	85614	2/8/2023	693,000	30445020a
782 11740	N	Diamond Cholla Pl	Tucson	AZ	85737	2/9/2023	700,000	224083000
783 5210	N	Nina Dr	Tucson	AZ	85704	2/9/2023	700,000	105010690
784 1280	W	Panorama Rd	Tucson	AZ	85704	2/27/2023	710,000	10216097n
785 6120	N	Camino De Santa Va	Tucson	AZ	85718	2/3/2023	715,000	109080540
786 12581	N	Fallen Shadows Dr	Marana	AZ	85658	2/6/2023	715,000	218553440

787 8626	S	Sun Bar Ranch Pl	Vail	AZ	85641	2/7/2023	720,000	205751170
788 4440	W	Mountain Side Dr	Tucson	AZ	85745	2/9/2023	721,000	116080380
789 13621	N	Napoli Way	Tucson	AZ	85755	2/14/2023	749,000	219198290
790 3020	N	Amethyst Ln	Tucson	AZ	85749	2/1/2023	750,000	20538155p
791 311	W	Golf View Dr	Tucson	AZ	85737	2/23/2023	770,700	224350280
792 951	W	Giaconda Way	Tucson	AZ	85704	2/7/2023	789,000	102040350
793 4722	N	Avenida De Franelat	Tucson	AZ	85749	2/23/2023	795,000	205330610
794 6295	N	Nirvana Pl	Tucson	AZ	85750	2/24/2023	800,000	109291740
795 14262	E	Placita Corona Del S	Vail	AZ	85641	2/3/2023	818,000	205878540
796 5651	W	Abington Ln	Tucson	AZ	85743	2/21/2023	820,000	21404033a
797 836	W	Los Altos Rd	Tucson	AZ	85704	2/1/2023	825,000	102071220
798 4845	E	Calle Barril	Tucson	AZ	85718	2/3/2023	835,000	109120660
799 6731	E	Calle Buena	Tucson	AZ	85715	2/3/2023	840,000	114392120
800 910	W	Eucalyptus Pl	Tucson	AZ	85704	2/10/2023	860,000	102070770
801 11910	E	Camino Del Desiertc	Tucson	AZ	85747	2/17/2023	860,000	20565004h
802 4941	N	Avenida De La Colin	Tucson	AZ	85749	2/21/2023	870,000	114060250
803 900	W	Mission Twin Buttes	Green Valley	AZ	85622	2/15/2023	873,700	304261980
804 2519	N	Wychwood Ct	Tucson	AZ	85749	2/13/2023	875,000	114571020
805 5058	E	Golder Ranch Dr	Tucson	AZ	85739	2/28/2023	875,000	22249016a
806 2617	E	Old Stone House Trl	Sahuarita	AZ	85629	2/23/2023	899,000	304842090
807 11040	N	Poinsettia Dr	Tucson	AZ	85737	2/14/2023	900,000	224271610
808 8041	E	Alteza Vis	Tucson	AZ	85750	2/24/2023	900,000	114280540
809 6460	N	Calle De Estevan	Tucson	AZ	85718	2/1/2023	914,000	108060590
810 1502	E	Moonridge Rd	Tucson	AZ	85718	2/1/2023	934,000	220190600
811 6050	E	Fangio Pl	Tucson	AZ	85750	2/15/2023	935,775	109291730
812 13171	E	Saddlerock Rd	Tucson	AZ	85749	2/9/2023	945,000	205801380
813 4960	E	Calle Guebabi	Tucson	AZ	85718	2/16/2023	975,000	10908340a
814 4745	W	Nebraska St	Tucson	AZ	85757	2/23/2023	980,000	210010440
815 7402	N	Camino Sin Vacas	Tucson	AZ	85718	2/6/2023	990,000	220210660
816 321	W	Golf View Dr	Tucson	AZ	85737	2/22/2023	1,015,000	224350270
817 4762	W	Lazy C Dr	Tucson	AZ	85745	2/28/2023	1,050,000	214480250
818 10888	E	Grass Shack Pl	Tucson	AZ	85749	2/10/2023	1,056,500	133010950
819 5216	E	Mission Hill Dr	Tucson	AZ	85718	2/17/2023	1,080,000	109031030
820 280	E	Oro Valley Dr	Tucson	AZ	85737	2/6/2023	1,089,500	224281450
821 6537	E	Santa Elena	Tucson	AZ	85715	2/9/2023	1,094,000	114400520
822 6745	N	Catalina Ave	Tucson	AZ	85718	2/27/2023	1,095,000	10905133a
823 5425	E	Fort Lowell Rd	Tucson	AZ	85712	2/8/2023	1,120,500	11009019d
824 4480	N	Quartz Hill Dr	Tucson	AZ	85750	2/24/2023	1,125,000	114180410
825 6152	W	Golden Buckeye St	Tucson	AZ	85757	2/22/2023	1,150,000	21004022f
826 1521	E	Thunderhead Dr	Tucson	AZ	85718	2/28/2023	1,150,000	220191120
827 1905	W	Tortolita Mountain	Oro Valley	AZ	85755	2/8/2023	1,200,000	219042490
828 1972	E	Camino Miraval	Tucson	AZ	85718	2/15/2023	1,250,000	10815124s
829 5331	N	Camino Sumo	Tucson	AZ	85718	2/6/2023	1,300,000	108130330
830 5747	W	Silent Wash Pl	Marana	AZ	85658	2/2/2023	1,325,000	218372860
831 14186	N	Sunset Gallery Dr	Marana	AZ	85658	2/8/2023	1,345,000	218373000
832 14410	N	Sun Spring Dr	Oro Valley	AZ	85755	2/23/2023	1,400,000	219202310
833 2845	E	Camino A Los Vientc	Tucson	AZ	85718	2/23/2023	1,450,000	108150370
834 3420	E	Finger Rock Cir	Tucson	AZ	85718	2/6/2023	1,480,000	220250620
835 12501	N	La Cholla Blvd	Tucson	AZ	85755	2/27/2023	1,550,000	21940024a
836 6273	N	Desert Moon Loop	Tucson	AZ	85750	2/10/2023	1,650,000	114054930
837 4751	W	Long Ridge Pl	Marana	AZ	85658	2/15/2023	2,155,000	218401530
838 6067	W	Seven Saguaros Cir	Marana	AZ	85658	2/8/2023	3,000,000	218190480
839 7582	N	Secret Canyon Dr	Tucson	AZ	85718	2/6/2023	4,000,000	220251690

**Pima County New Home Sales
October, 2022 - February, 2023**

***Median Sales Price:** **\$398,498** **95% of Median Sale Price** **\$ 378,573**

*436 sales : To determine the median on an even numbered list, take the higher of the two middle sales which is Sale No. 219, highlighted green below.

Sale No.	Street No.	Street Dir.	Street Name	City	State	Zip	Sales Date	Sales Price	Parcel #
1	3180	W	Sweetwater Dr	Tucson	AZ	85745	11/23/2022	\$187,000	10304003e
2	12352	W	Sandy St	Marana	AZ	85653	12/14/2022	\$250,000	217521080
3	1240	S	10th Ave	Tucson	AZ	85713	1/31/2023	\$265,000	11820035a
4	507	E	Alturas St	Tucson	AZ	85705	12/2/2022	\$265,000	107140230
5	6310	S	Hedgehog Dr	Tucson	AZ	85746	12/22/2022	\$275,000	137220390
6	6200	W	sh View Dr	Tucson	AZ	85706	11/9/2022	\$276,000	140360780
7	17130	W	Weatherby Rd	Marana	AZ	85653	10/12/2022	\$279,230	208172020
8	7880	S	Ivy Hollow Ave	Tucson	AZ	85757	11/17/2022	\$283,990	210562980
9	7888	S	Ivy Hollow Ave	Tucson	AZ	85757	11/17/2022	\$284,990	210562970
10	7078	W	Jadewood Ln	Tucson	AZ	85757	11/28/2022	\$289,990	210563320
11	7108	W	Muirwood Ln	Tucson	AZ	85757	11/30/2022	\$289,990	210563210
12	4330	W	Elvado Rd	Tucson	AZ	85746	12/29/2022	\$290,000	13833263a
13	12822	E	Joffroy Dr	Vail	AZ	85641	11/30/2022	\$298,519	305084960
14	6990	W	Ferntree Ln	Tucson	AZ	85757	10/28/2022	\$299,050	210580110
15	7876	S	Ivy Hollow Ave	Tucson	AZ	85757	11/17/2022	\$299,990	210562990
16	7093	W	Muirwood Ln	Tucson	AZ	85757	12/30/2022	\$299,990	210563240
17	5002	E	Scenic Peak Way	Tucson	AZ	85706	10/18/2022	\$299,990	140361250
18	6196	W	sh View Dr	Tucson	AZ	85706	11/4/2022	\$299,990	140360770
19	11892	S	Camino San Matias	Tucson	AZ	85756	10/6/2022	\$300,000	303150660
20	6978	W	Ferntree Ln	Tucson	AZ	85757	10/28/2022	\$300,090	210580130
21	12727	E	Joffroy Dr	Vail	AZ	85641	11/14/2022	\$300,128	305085880
22	7087	W	Jadewood Ln	Tucson	AZ	85757	11/23/2022	\$305,000	210560340
23	4725	S	Shiela Ave	Tucson	AZ	85735	11/30/2022	\$305,000	21245096c
24	5632	S	Ruby Quinn Pl	Tucson	AZ	85757	1/5/2023	\$307,884	210098840
25	7042	W	Inkwood Ln	Tucson	AZ	85757	12/29/2022	\$308,201	210580280
26	7062	W	Jadewood Ln	Tucson	AZ	85757	10/14/2022	\$309,690	210563300
27	12533	W	Red Orchid St	Marana	AZ	85653	1/13/2023	\$309,900	217425340
28	7860	S	Ivy Hollow Ave	Tucson	AZ	85757	12/19/2022	\$309,990	210563010
29	12838	E	Joffroy Dr	Vail	AZ	85641	11/15/2022	\$310,500	305084940
30	12898	N	Ong Dr	Marana	AZ	85653	10/13/2022	\$310,900	217425190
31	7802	S	Sugarbend Dr	Tucson	AZ	85757	11/23/2022	\$312,000	210560130
32	12557	W	Red Orchid St	Marana	AZ	85653	12/14/2022	\$312,900	217425370
33	10641	W	Harrigan Dr	Marana	AZ	85653	11/4/2022	\$313,111	217590680
34	11276	S	Weismann Dr	Vail	AZ	85641	11/23/2022	\$318,540	305085530
35	12846	E	Joffroy Dr	Vail	AZ	85641	12/16/2022	\$319,900	305084930
36	10629	W	Harrigan Dr	Marana	AZ	85653	10/24/2022	\$319,957	217590700
37	7070	W	Jadewood Ln	Tucson	AZ	85757	10/28/2022	\$319,990	210563310
38	7803	S	Sugarbend Dr	Tucson	AZ	85757	10/20/2022	\$319,990	210562860
39	12783	E	Joffroy Dr	Vail	AZ	85641	11/29/2022	\$319,996	305085950
40	12830	E	Joffroy Dr	Vail	AZ	85641	11/29/2022	\$320,000	305084950
41	12855	N	Ong Dr	Marana	AZ	85653	10/19/2022	\$320,900	217425480
42	13768	E	Langtry Ln	Tucson	AZ	85747	11/29/2022	\$321,323	205741450
43	11252	S	Weismann Dr	Vail	AZ	85641	11/18/2022	\$321,830	305085590
44	11308	S	Weismann Dr	Vail	AZ	85641	11/4/2022	\$322,530	305085450
45	11272	S	Weismann Dr	Vail	AZ	85641	11/29/2022	\$322,820	305085540
46	8831	E	Stone Meadow Cir	Tucson	AZ	85730	10/18/2022	\$323,046	136461860
47	12718	N	Whatley Ave	Marana	AZ	85653	10/28/2022	\$323,548	217590220
48	4988	E	Scenic Peak Way	Tucson	AZ	85706	10/14/2022	\$324,000	140361240
49	7755	S	Wolf Creek Dr	Tucson	AZ	85757	12/14/2022	\$324,390	210574730
50	12906	N	Ong Dr	Marana	AZ	85653	11/14/2022	\$324,900	217425180
51	7063	W	Jadewood Ln	Tucson	AZ	85757	11/23/2022	\$324,990	210560370
52	10647	W	Halsey Dr	Marana	AZ	85653	12/20/2022	\$325,000	217590720
53	10618	W	Halsey Dr	Marana	AZ	85653	10/31/2022	\$325,200	217590550
54	10659	W	Harrigan Dr	Marana	AZ	85653	10/21/2022	\$325,425	217590650
55	6984	W	Ferntree Ln	Tucson	AZ	85757	10/21/2022	\$325,620	210580120
56	7794	S	Sugarbend Dr	Tucson	AZ	85757	11/22/2022	\$328,740	210560120
57	5643	S	Ruby Quinn Pl	Tucson	AZ	85757	11/23/2022	\$328,875	210098770
58	7019	W	Ferntree Ln	Tucson	AZ	85757	10/24/2022	\$328,920	210580210
59	10660	W	Harrigan Dr	Marana	AZ	85653	11/17/2022	\$329,418	217590620
60	8767	E	Pebble Stone Ln	Tucson	AZ	85730	11/30/2022	\$330,000	136461520
61	7740	S	Galileo Ln	Tucson	AZ	85747	11/28/2022	\$331,779	205742460
62	10654	W	Harrigan Dr	Marana	AZ	85653	11/22/2022	\$332,249	217590610

63	8837	E	Stone Meadow Cir	Tucson	AZ	85730	10/17/2022	\$333,441	136461830
64	11280	S	Weismann Dr	Vail	AZ	85641	10/25/2022	\$334,040	305085520
65	8829	E	Stone Meadow Cir	Tucson	AZ	85730	10/24/2022	\$334,171	136461870
66	8838	E	Stone Meadow Cir	Tucson	AZ	85730	10/20/2022	\$334,667	136462220
67	10635	W	Dickerson Dr	Marana	AZ	85653	11/8/2022	\$335,000	217581330
68	12734	E	Joffroy Dr	Vail	AZ	85641	12/1/2022	\$335,825	305085070
69	11271	S	Weismann Dr	Vail	AZ	85641	11/30/2022	\$336,560	305085270
70	8839	E	Stone Meadow Cir	Tucson	AZ	85730	11/30/2022	\$336,813	136461820
71	7086	W	Jadewood Ln	Tucson	AZ	85757	10/3/2022	\$336,990	210563330
72	8835	E	Stone Meadow Cir	Tucson	AZ	85730	11/30/2022	\$337,000	136461840
73	8841	E	Stone Meadow Cir	Tucson	AZ	85730	10/18/2022	\$337,602	136461810
74	7014	W	Ferntree Ln	Tucson	AZ	85757	12/2/2022	\$337,654	210580070
75	10651	W	Goulding Dr	Marana	AZ	85653	11/22/2022	\$337,868	217590380
76	8836	E	Stone Meadow Cir	Tucson	AZ	85730	11/15/2022	\$337,945	136462210
77	1039	E	Descent St	Tucson	AZ	85719	11/23/2022	\$338,223	113044900
78	7868	S	Ivy Hollow Ave	Tucson	AZ	85757	11/30/2022	\$338,990	210563000
79	8833	E	Stone Meadow Cir	Tucson	AZ	85730	10/13/2022	\$339,442	136461850
80	8851	E	Stone Meadow Cir	Tucson	AZ	85730	11/18/2022	\$339,886	136461760
81	12736	E	Giada Dr	Vail	AZ	85641	11/29/2022	\$339,900	305086520
82	1088	E	Descent St	Tucson	AZ	85719	10/21/2022	\$340,000	113044790
83	10647	W	Goulding Dr	Marana	AZ	85653	11/16/2022	\$340,128	217590390
84	12622	N	Wildrose Dr	Marana	AZ	85653	11/18/2022	\$340,990	217543320
85	6988	W	Hedge Rose Dr	Tucson	AZ	85757	1/4/2023	\$341,320	210580630
86	12791	E	Joffroy Dr	Vail	AZ	85641	11/4/2022	\$342,825	305085960
87	8840	E	Stone Meadow Cir	Tucson	AZ	85730	10/26/2022	\$344,030	136462230
88	8842	E	Stone Meadow Cir	Tucson	AZ	85730	11/30/2022	\$344,975	136462240
89	7036	W	Inkwood Ln	Tucson	AZ	85757	1/4/2023	\$345,000	210580290
90	11291	S	Weismann Dr	Vail	AZ	85641	1/30/2023	\$345,820	305085320
91	11140	S	Weismann Dr	Vail	AZ	85641	12/19/2022	\$345,941	305086240
92	931	W	Calle Falerno	Green Valli	AZ	85629	10/27/2022	\$345,990	303801840
93	11263	S	Weismann Dr	Vail	AZ	85641	11/23/2022	\$346,140	305085250
94	8834	E	Stone Meadow Cir	Tucson	AZ	85730	10/19/2022	\$347,482	136462200
95	14052	E	Red Pine Pl	Vail	AZ	85641	11/15/2022	\$348,210	305770600
96	14029	E	Red Pine Pl	Vail	AZ	85641	12/30/2022	\$348,420	305770470
97	6445	S	Mayes Pl	Tucson	AZ	85746	10/4/2022	\$349,000	137260670
98	7802	S	New Strike Way	Tucson	AZ	85747	11/29/2022	\$349,047	205953040
99	7031	W	Ferntree Ln	Tucson	AZ	85757	10/13/2022	\$349,366	210580230
100	12826	E	Giada Dr	Vail	AZ	85641	12/30/2022	\$349,900	305086430
101	12750	E	Joffroy Dr	Vail	AZ	85641	12/30/2022	\$349,900	305085050
102	12455	W	Virginia Lee Ln	Marana	AZ	85653	12/22/2022	\$349,900	217411890
103	1031	E	Descent St	Tucson	AZ	85719	1/10/2023	\$350,000	113044890
104	13190	E	Apex Mine Way	Tucson	AZ	85747	10/26/2022	\$350,045	205952860
105	7020	W	Ferntree Ln	Tucson	AZ	85757	11/30/2022	\$350,050	210580060
106	13148	E	Apex Mine Way	Tucson	AZ	85747	11/28/2022	\$350,136	205952790
107	7779	S	Wolf Creek Dr	Tucson	AZ	85757	10/31/2022	\$350,173	210574760
108	10140	S	Rolling Water Dr	Vail	AZ	85641	12/22/2022	\$350,190	305722620
109	11264	S	Weismann Dr	Vail	AZ	85641	10/21/2022	\$350,350	305085560
110	12758	E	Joffroy Dr	Vail	AZ	85641	10/31/2022	\$350,560	305085040
111	10772	W	Harrigan Dr	Marana	AZ	85653	11/23/2022	\$351,095	217547630
112	11813	E	Becker Dr	Vail	AZ	85641	10/31/2022	\$351,808	305073220
113	7757	S	Candlepine Dr	Tucson	AZ	85757	12/13/2022	\$351,827	210580910
114	7002	W	Ferntree Ln	Tucson	AZ	85757	12/22/2022	\$353,340	210580090
115	12628	N	Wildrose Dr	Marana	AZ	85653	11/30/2022	\$353,600	217543310
116	10158	S	Moonlit Riverwalk Trl	Vail	AZ	85641	10/21/2022	\$354,537	305722280
117	12790	E	Joffroy Dr	Vail	AZ	85641	12/2/2022	\$354,825	305085000
118	12766	E	Joffroy Dr	Vail	AZ	85641	10/20/2022	\$355,825	305085030
119	12742	E	Joffroy Dr	Vail	AZ	85641	11/4/2022	\$356,480	305085060
120	5006	E	Scenic Peak Way	Tucson	AZ	85706	10/27/2022	\$356,490	140361260
121	10178	S	Moonlit Riverwalk Trl	Vail	AZ	85641	11/15/2022	\$357,005	305722300
122	10851	W	Claxton Dr	Marana	AZ	85653	10/12/2022	\$357,244	217543130
123	7000	W	Inkwood Ln	Tucson	AZ	85757	12/30/2022	\$357,791	210580350
124	13196	E	Apex Mine Way	Tucson	AZ	85747	10/26/2022	\$357,812	205952870
125	8830	E	Stone Meadow Cir	Tucson	AZ	85730	10/28/2022	\$358,164	136462180
126	10848	W	Claxton Dr	Marana	AZ	85653	11/17/2022	\$358,890	217543120
127	13058	E	Cembeline Ln	Tucson	AZ	85747	10/31/2022	\$359,742	205950690
128	13041	E	Cembeline Ln	Tucson	AZ	85747	11/4/2022	\$359,990	205951310
129	6996	W	Hedge Rose Dr	Tucson	AZ	85757	12/21/2022	\$359,990	210580620
130	16432	S	Badajo	Green Valli	AZ	85629	10/3/2022	\$360,350	303802010
131	7008	W	Ferntree Ln	Tucson	AZ	85757	11/10/2022	\$360,440	210580080
132	6355	S	Desert Peak Dr	Tucson	AZ	85706	11/2/2022	\$361,765	140361310

133	10670	W	Harrigan Dr	Marana	AZ	85653	10/31/2022	\$362,066	217547350
134	10635	W	Harrigan Dr	Marana	AZ	85653	10/26/2022	\$363,064	217590690
135	11120	S	Golden Aspen Dr	Vail	AZ	85641	12/13/2022	\$364,230	305771170
136	7838	S	New Strike Way	Tucson	AZ	85747	10/25/2022	\$365,000	205953120
137	7846	S	New Strike Way	Tucson	AZ	85747	10/25/2022	\$365,000	205953140
138	11312	S	Weismann Dr	Vail	AZ	85641	11/22/2022	\$365,430	305085440
139	6471	E	Via Jardin Verde	Tucson	AZ	85756	10/24/2022	\$365,537	141363130
140	12759	E	Joffroy Dr	Vail	AZ	85641	11/30/2022	\$367,720	305085920
141	6338	S	Desert Peak Dr	Tucson	AZ	85706	10/31/2022	\$367,940	140361840
142	925	W	Calle Falerno	Green Valli	AZ	85629	10/14/2022	\$367,990	303801830
143	8855	E	Stone Meadow Cir	Tucson	AZ	85730	1/30/2023	\$368,804	136461740
144	12711	N	Whatley Ave	Marana	AZ	85653	11/9/2022	\$369,554	217590370
145	10100	S	Rolling Water Dr	Vail	AZ	85641	11/23/2022	\$369,951	305722640
146	8071	S	Soltero Mine Dr	Tucson	AZ	85747	11/22/2022	\$369,990	205950990
147	12712	N	Whatley Ave	Marana	AZ	85653	10/6/2022	\$369,992	217590210
148	1103	E	Descent St	Tucson	AZ	85719	10/17/2022	\$370,268	113044960
149	10093	S	Moonlit Riverwalk Trl	Vail	AZ	85641	11/23/2022	\$371,860	305722190
150	12541	W	Red Orchid St	Marana	AZ	85653	11/3/2022	\$371,900	217425350
151	16456	S	Badajo	Green Valli	AZ	85629	12/1/2022	\$371,990	303801970
152	14076	E	Red Pine Pl	Vail	AZ	85641	10/31/2022	\$373,018	305770640
153	12083	W	Charismatic Dr	Marana	AZ	85653	10/26/2022	\$373,130	217433990
154	8853	E	Stone Meadow Cir	Tucson	AZ	85730	12/9/2022	\$373,230	136461750
155	13865	E	Silver Pine Trl	Vail	AZ	85641	10/27/2022	\$374,330	305771330
156	7775	S	Candlepine Dr	Tucson	AZ	85757	12/22/2022	\$374,430	210580940
157	13042	E	Cembeline Ln	Tucson	AZ	85747	11/23/2022	\$375,000	205950670
158	10641	W	Dickerson Dr	Marana	AZ	85653	10/21/2022	\$375,000	217581340
159	10733	W	Harrigan Dr	Marana	AZ	85653	11/8/2022	\$375,000	217547270
160	14070	E	Red Pine Pl	Vail	AZ	85641	11/16/2022	\$376,050	305770630
161	9788	E	Lynx Lake Trl	Tucson	AZ	85747	10/28/2022	\$376,115	141023760
162	3024	W	Mariah Joy Pl	Tucson	AZ	85745	11/23/2022	\$377,000	116093740
163	7769	S	Candlepine Dr	Tucson	AZ	85757	12/22/2022	\$377,030	210580930
164	8849	E	Stone Meadow Cir	Tucson	AZ	85730	12/21/2022	\$377,840	136461770
165	11267	S	Weismann Dr	Vail	AZ	85641	12/9/2022	\$378,040	305085260
166	10181	S	Moonlit Riverwalk Trl	Vail	AZ	85641	11/17/2022	\$378,181	305722700
167	8828	E	Stone Meadow Cir	Tucson	AZ	85730	10/26/2022	\$378,372	136462170
168	1041	E	Ascent St	Tucson	AZ	85719	11/30/2022	\$378,740	113045180
169	12075	W	Charismatic Dr	Marana	AZ	85653	10/31/2022	\$379,330	217433980
170	8845	E	Stone Meadow Cir	Tucson	AZ	85730	12/22/2022	\$379,518	136461790
171	13915	E	Silver Pine Trl	Vail	AZ	85641	12/29/2022	\$379,590	305771380
172	10224	N	Arroyo Lupine Way	Marana	AZ	85653	11/16/2022	\$379,722	216412480
173	8062	S	Soltero Mine Dr	Tucson	AZ	85747	1/20/2023	\$379,847	205951070
174	969	W	Calle Monte Lindo	Sahuarita	AZ	85629	1/10/2023	\$380,000	303834580
175	7025	W	Ferntree Ln	Tucson	AZ	85757	11/10/2022	\$380,000	210580220
176	11172	S	Weismann Dr	Vail	AZ	85641	1/27/2023	\$380,000	305085790
177	11288	S	Weismann Dr	Vail	AZ	85641	11/30/2022	\$380,230	305085500
178	12838	N	Peony Dr	Marana	AZ	85653	10/11/2022	\$381,900	217425400
179	10333	N	Leopard Gecko Ter	Marana	AZ	85653	10/14/2022	\$382,115	216411890
180	918	S	Grantham Ave	Vail	AZ	85641	1/24/2023	\$382,500	305320370
181	7790	S	Crested Spring Dr	Tucson	AZ	85757	12/30/2022	\$382,505	210575030
182	6842	S	Portugal Ave	Tucson	AZ	85757	12/12/2022	\$383,185	210345200
183	10806	W	Claxton Dr	Marana	AZ	85653	10/12/2022	\$383,523	217542440
184	10854	W	Claxton Dr	Marana	AZ	85653	10/12/2022	\$383,969	217543110
185	12613	N	Wildrose Dr	Marana	AZ	85653	10/12/2022	\$383,969	217542480
186	7848	S	Golden Bell Dr	Tucson	AZ	85747	10/18/2022	\$384,485	205952590
187	16426	S	Badajo	Green Valli	AZ	85629	11/4/2022	\$384,490	303802020
188	7273	S	Paseo Monte De Oro	Tucson	AZ	85756	11/16/2022	\$384,699	141362940
189	12441	N	Denton Way	Marana	AZ	85653	12/9/2022	\$384,990	217546710
190	7849	S	New Strike Way	Tucson	AZ	85747	10/25/2022	\$385,140	205952880
191	14005	E	Red Pine Pl	Vail	AZ	85641	12/29/2022	\$385,800	305770510
192	12718	E	Joffroy Dr	Vail	AZ	85641	10/31/2022	\$386,825	305085090
193	10764	W	Harrigan Dr	Marana	AZ	85653	10/31/2022	\$387,000	217547620
194	13972	E	Silver Pine Trl	Vail	AZ	85641	11/16/2022	\$387,382	305770710
195	12706	E	Giada Dr	Vail	AZ	85641	10/31/2022	\$389,586	305086550
196	14056	E	Golden Oaks Rd	Vail	AZ	85641	11/23/2022	\$389,700	305770400
197	13900	E	Red Oaks Dr	Vail	AZ	85641	12/13/2022	\$390,070	305771050
198	13878	E	Red Oaks Dr	Vail	AZ	85641	1/23/2023	\$390,380	305771060
199	13062	N	Parkers Trouble Dr	Marana	AZ	85653	10/31/2022	\$390,630	217434160
200	12616	N	Wildrose Dr	Marana	AZ	85653	10/31/2022	\$390,990	217543330
201	7818	S	Golden Bell Dr	Tucson	AZ	85747	11/18/2022	\$391,516	205952630
202	13962	E	Silver Pine Trl	Vail	AZ	85641	12/22/2022	\$391,562	305770720

203	12847	N	Ong Dr	Marana	AZ	85653	10/13/2022	\$391,900	217425490
204	10773	W	Harrigan Dr	Marana	AZ	85653	11/30/2022	\$391,920	217547220
205	11797	E	Becker Dr	Vail	AZ	85641	11/28/2022	\$392,782	305073260
206	11303	S	Weismann Dr	Vail	AZ	85641	12/16/2022	\$393,040	305085350
207	7812	S	Golden Bell Dr	Tucson	AZ	85747	11/21/2022	\$394,463	205952640
208	12874	N	Ong Dr	Marana	AZ	85653	10/4/2022	\$394,900	217425220
209	8078	S	Soltero Mine Dr	Tucson	AZ	85747	12/21/2022	\$394,990	205951090
210	11809	E	Becker Dr	Vail	AZ	85641	11/10/2022	\$395,139	305073230
211	6717	E	Via Arroyo Largo	Tucson	AZ	85756	12/2/2022	\$395,662	141410050
212	10967	W	Renwick Dr	Marana	AZ	85653	10/11/2022	\$396,130	217546410
213	6708	E	Via Arroyo Azul	Tucson	AZ	85756	12/30/2022	\$396,234	141410900
214	8648	N	Calle La Canoa	Tucson	AZ	85742	12/6/2022	\$396,382	221066390
215	12421	W	Meiko Ln	Marana	AZ	85653	10/7/2022	\$396,435	217412010
216	6685	E	Via Arroyo Azul	Tucson	AZ	85756	10/31/2022	\$396,795	141411010
217	6988	W	Inkwood Ln	Tucson	AZ	85757	11/30/2022	\$397,520	210580370
218	10824	W	Claxton Dr	Marana	AZ	85653	10/28/2022	\$398,410	217542410
219	10179	N	Sand Sage Trl	Marana	AZ	85653	12/6/2022	\$398,498	216440730
220	6391	E	Calle Hora Cero	Tucson	AZ	85756	12/27/2022	\$399,000	141420480
221	1941	S	Triangle X Ln	Tucson	AZ	85713	11/22/2022	\$399,000	212172650
222	12757	E	Giada Dr	Vail	AZ	85641	10/27/2022	\$399,248	305086390
223	8039	S	Soltero Mine Dr	Tucson	AZ	85747	11/18/2022	\$399,990	205951030
224	8055	S	Soltero Mine Dr	Tucson	AZ	85747	11/30/2022	\$399,990	205951010
225	8031	S	Soltero Mine Dr	Tucson	AZ	85747	12/30/2022	\$399,990	205951040
226	7809	S	Sugarbend Dr	Tucson	AZ	85757	10/31/2022	\$399,990	210562870
227	10868	W	Yates Ln	Marana	AZ	85653	10/28/2022	\$399,990	217546840
228	11160	S	Weismann Dr	Vail	AZ	85641	10/31/2022	\$400,825	305085820
229	5540	W	San Francisco Trl	Tucson	AZ	85742	10/27/2022	\$400,899	221066610
230	14064	E	Red Pine Pl	Vail	AZ	85641	10/14/2022	\$401,210	305770620
231	4264	S	Macy Cir	Tucson	AZ	85757	11/29/2022	\$402,185	212501860
232	856	N	Magellan Scope Trl	Green Valli	AZ	85614	11/23/2022	\$402,785	304790180
233	11174	S	Golden Aspen Dr	Vail	AZ	85641	11/18/2022	\$402,993	305771080
234	12737	E	Giada Dr	Vail	AZ	85641	10/12/2022	\$404,000	305086370
235	11138	S	Golden Aspen Dr	Vail	AZ	85641	11/21/2022	\$404,230	305771140
236	8072	S	Soltero Mine Dr	Tucson	AZ	85747	11/2/2022	\$404,990	205951080
237	5490	W	San Francisco Trl	Tucson	AZ	85742	10/26/2022	\$405,629	221066570
238	11114	S	Golden Aspen Dr	Vail	AZ	85641	12/16/2022	\$406,620	305771180
239	14047	E	Red Pine Pl	Vail	AZ	85641	12/30/2022	\$407,270	305770440
240	11128	S	Weismann Dr	Vail	AZ	85641	10/31/2022	\$407,856	305086270
241	11136	S	Weismann Dr	Vail	AZ	85641	10/11/2022	\$408,295	305086250
242	10780	W	Harrigan Dr	Marana	AZ	85653	10/28/2022	\$408,310	217547640
243	13835	E	Silver Pine Trl	Vail	AZ	85641	11/14/2022	\$410,000	305771300
244	6688	E	Via Arroyo Largo	Tucson	AZ	85756	12/16/2022	\$410,330	141411580
245	10788	W	Harrigan Dr	Marana	AZ	85653	10/21/2022	\$412,020	217547650
246	5619	S	Ruby Quinn Pl	Tucson	AZ	85757	11/28/2022	\$413,094	210098750
247	13885	E	Silver Pine Trl	Vail	AZ	85641	11/23/2022	\$414,490	305771350
248	13925	E	Silver Pine Trl	Vail	AZ	85641	11/17/2022	\$414,730	305771390
249	816	N	Camino Cerro Morado	Green Valli	AZ	85614	1/30/2023	\$414,912	304790300
250	6699	E	Via Arroyo Largo	Tucson	AZ	85756	1/27/2023	\$416,880	141410080
251	8843	E	Stone Meadow Cir	Tucson	AZ	85730	11/29/2022	\$417,141	136461800
252	8695	N	Calle La Canoa	Tucson	AZ	85742	11/10/2022	\$417,153	221066460
253	13905	E	Silver Pine Trl	Vail	AZ	85641	11/30/2022	\$417,510	305771370
254	7832	S	Golden Bell Dr	Tucson	AZ	85747	10/31/2022	\$417,927	205952610
255	10034	N	Cardon Grande Trl	Marana	AZ	85653	11/22/2022	\$419,250	216441940
256	6472	E	Via Jardin Verde	Tucson	AZ	85756	10/27/2022	\$419,320	141362380
257	14085	E	Golden Oaks Rd	Vail	AZ	85641	11/28/2022	\$419,410	305770030
258	8023	S	Soltero Mine Dr	Tucson	AZ	85747	11/2/2022	\$419,990	205951050
259	17161	W	Gatling Rd	Marana	AZ	85653	10/21/2022	\$420,000	208171890
260	8824	E	Stone Meadow Cir	Tucson	AZ	85730	10/11/2022	\$420,130	136462150
261	13845	E	Silver Pine Trl	Vail	AZ	85641	10/26/2022	\$420,453	305771310
262	12474	W	Old Farm Dr	Marana	AZ	85653	12/30/2022	\$420,900	217412230
263	7840	S	Golden Bell Dr	Tucson	AZ	85747	10/31/2022	\$421,373	205952600
264	10937	W	Renwick Dr	Marana	AZ	85653	12/20/2022	\$423,990	217546380
265	13935	E	Silver Pine Trl	Vail	AZ	85641	10/24/2022	\$424,330	305771400
266	5760	S	Spencer Ave	Tucson	AZ	85757	11/10/2022	\$425,000	210220111
267	17185	W	Sharps Rd	Marana	AZ	85653	10/24/2022	\$425,835	208171680
268	10662	W	Harrigan Dr	Marana	AZ	85653	10/21/2022	\$426,710	217547340
269	7734	S	Crested Spring Dr	Tucson	AZ	85757	12/21/2022	\$428,380	210575100
270	6337	S	Crescent Peak Dr	Tucson	AZ	85706	11/23/2022	\$429,990	140360420
271	6723	E	Via Arroyo Largo	Tucson	AZ	85756	1/25/2023	\$432,094	141410040
272	862	N	Magellan Scope Trl	Green Valli	AZ	85614	10/27/2022	\$432,673	304790170

273	8832	E	Stone Meadow Cir	Tucson	AZ	85730	11/2/2022	\$439,196	136462190
274	13184	E	Apex Mine Way	Tucson	AZ	85747	12/1/2022	\$439,590	205952850
275	9772	E	Lynx Lake Trl	Tucson	AZ	85747	11/9/2022	\$445,088	141023780
276	8662	N	Calle La Canoa	Tucson	AZ	85742	11/21/2022	\$449,797	221066400
277	10895	W	Radcliff Dr	Marana	AZ	85653	10/28/2022	\$449,990	217546620
278	15524	S	Calle Nopalera	Sahuarita	AZ	85629	11/21/2022	\$450,000	303833730
279	7836	W	Chuckwalla Pl	Tucson	AZ	85735	11/1/2022	\$450,000	212391490
280	1490	N	Vail View Rd	Vail	AZ	85641	11/8/2022	\$450,000	305420010
281	7842	S	New Strike Way	Tucson	AZ	85747	11/29/2022	\$450,351	205953130
282	580	N	Pecan Canyon Ln	Sahuarita	AZ	85629	12/29/2022	\$452,440	304747720
283	13443	E	Homesteaders Ln	Tucson	AZ	85747	11/10/2022	\$454,437	205955690
284	12843	E	Ursa Major Way	Tucson	AZ	85747	10/11/2022	\$455,821	205958080
285	10951	W	Yates Ln	Marana	AZ	85653	10/7/2022	\$455,990	217546890
286	930	N	Camino Cerro Morado	Green Valli	AZ	85614	11/28/2022	\$456,332	304790490
287	11132	S	Golden Aspen Dr	Vail	AZ	85641	11/23/2022	\$456,510	305771150
288	11126	S	Golden Aspen Dr	Vail	AZ	85641	12/30/2022	\$456,790	305771160
289	13410	E	New Pioneer Ln	Tucson	AZ	85747	1/12/2023	\$456,935	205954270
290	8686	N	Calle La Canoa	Tucson	AZ	85742	11/30/2022	\$458,520	221066430
291	9757	E	Holbert Trl	Tucson	AZ	85747	12/14/2022	\$459,177	141024570
292	1338	E	Native Grove Ln	Sahuarita	AZ	85629	10/31/2022	\$459,385	304743600
293	1314	E	Native Grove Ln	Sahuarita	AZ	85629	12/30/2022	\$459,520	304743620
294	14023	E	Red Pine Pl	Vail	AZ	85641	12/30/2022	\$459,710	305770480
295	7977	S	Golden Bell Dr	Tucson	AZ	85747	10/27/2022	\$460,155	205952450
296	5545	W	Tubac Ct	Tucson	AZ	85742	10/11/2022	\$461,475	221066240
297	7562	S	Carver Ln	Tucson	AZ	85747	11/30/2022	\$461,757	205744490
298	7907	W	Southern Triangle Pl	Tucson	AZ	85735	11/14/2022	\$465,000	212391950
299	2676	W	Jaynes Ranch Pl	Tucson	AZ	85741	11/28/2022	\$465,289	101102980
300	10171	S	Moonlit Riverwalk Trl	Vail	AZ	85641	11/29/2022	\$465,741	305722690
301	1302	E	Native Grove Ln	Sahuarita	AZ	85629	12/29/2022	\$465,845	304743630
302	1242	E	Native Grove Ln	Sahuarita	AZ	85629	10/25/2022	\$467,325	304743680
303	9748	E	Lynx Lake Trl	Tucson	AZ	85747	11/3/2022	\$468,784	141023810
304	13451	E	Homesteaders Ln	Tucson	AZ	85747	12/30/2022	\$469,500	205955700
305	13160	E	Apex Mine Way	Tucson	AZ	85747	11/23/2022	\$470,070	205952810
306	10165	N	Sand Sage Trl	Marana	AZ	85653	10/25/2022	\$470,383	216440750
307	5575	W	Tubac Ct	Tucson	AZ	85742	10/27/2022	\$470,856	221066210
308	12844	E	Ursa Major Way	Tucson	AZ	85747	1/13/2023	\$471,990	205958260
309	10912	W	Radcliff Dr	Marana	AZ	85653	11/30/2022	\$472,792	217546510
310	13775	E	Silver Pine Trl	Vail	AZ	85641	12/20/2022	\$473,320	305771240
311	13398	E	New Pioneer Ln	Tucson	AZ	85747	11/8/2022	\$473,990	205954260
312	12726	N	Gibbs Ave	Marana	AZ	85653	10/17/2022	\$474,890	217547400
313	12587	N	Appling Ave	Marana	AZ	85653	12/20/2022	\$475,000	217546050
314	5520	W	San Francisco Trl	Tucson	AZ	85742	11/14/2022	\$477,688	221066600
315	14544	E	Royal Falcon Peak Pl	Vail	AZ	85641	10/7/2022	\$479,703	205755610
316	1230	E	Native Grove Ln	Sahuarita	AZ	85629	11/18/2022	\$480,320	304743690
317	5520	S	Flat Rock Trl	Tucson	AZ	85747	12/22/2022	\$481,699	141025370
318	10149	N	Smooth Agave Loop	Marana	AZ	85653	12/13/2022	\$484,075	216441330
319	868	N	Magellan Scope Trl	Green Valli	AZ	85614	12/21/2022	\$484,749	304790160
320	10081	S	Moonlit Riverwalk Trl	Vail	AZ	85641	1/31/2023	\$484,990	305722220
321	1045	N	Anita Ave	Tucson	AZ	85705	10/6/2022	\$485,925	11616165a
322	1279	E	Native Grove Ln	Sahuarita	AZ	85629	12/30/2022	\$486,535	304743850
323	8820	E	Stone Meadow Cir	Tucson	AZ	85730	10/11/2022	\$486,846	136462130
324	11596	N	Desert Calico Loop	Tucson	AZ	85742	10/18/2022	\$490,275	224113610
325	9756	E	Crystal Point Trl	Tucson	AZ	85747	12/19/2022	\$490,333	141024590
326	12467	W	Old Farm Dr	Marana	AZ	85653	11/2/2022	\$492,069	217412430
327	10085	S	Moonlit Riverwalk Trl	Vail	AZ	85641	1/27/2023	\$492,857	305722210
328	9821	E	Miller Peak Trl	Tucson	AZ	85747	12/5/2022	\$493,000	141023700
329	8036	S	Galileo Ln	Tucson	AZ	85747	10/6/2022	\$495,332	205742100
330	533	N	Hollow Hoot Pl	Sahuarita	AZ	85629	12/28/2022	\$495,910	304743750
331	2664	W	Jaynes Ranch Pl	Tucson	AZ	85741	12/30/2022	\$496,269	101102950
332	493	N	White Clover Ln	Sahuarita	AZ	85629	12/16/2022	\$496,605	304743730
333	9726	E	Miller Peak Trl	Tucson	AZ	85747	11/8/2022	\$496,606	141023530
334	9717	E	Miller Peak Trl	Tucson	AZ	85747	11/8/2022	\$496,668	141023570
335	5087	W	Rocky Stone Trl	Tucson	AZ	85742	10/21/2022	\$497,990	216261090
336	9766	E	Holbert Trl	Tucson	AZ	85747	10/13/2022	\$498,435	141024430
337	5466	W	Beacon Hill Dr	Marana	AZ	85658	10/21/2022	\$499,744	218444080
338	13050	E	Cembeline Ln	Tucson	AZ	85747	11/30/2022	\$499,990	205950680
339	9742	E	Holbert Trl	Tucson	AZ	85747	10/26/2022	\$501,275	141024460
340	12604	N	Appling Ave	Marana	AZ	85653	10/21/2022	\$502,383	217545870
341	1326	E	Native Grove Ln	Sahuarita	AZ	85629	12/5/2022	\$502,415	304743610
342	10230	S	Moonlit Riverwalk Trl	Vail	AZ	85641	10/31/2022	\$502,505	305722340

343	9955	E	Tonner Cir	Tucson	AZ	85748	12/21/2022	\$502,656	133434590
344	5475	W	Beacon Hill Dr	Marana	AZ	85658	10/7/2022	\$503,221	218443880
345	469	N	White Clover Ln	Sahuarita	AZ	85629	10/14/2022	\$503,335	304743700
346	11564	N	Desert Calico Loop	Tucson	AZ	85742	10/26/2022	\$503,905	224113690
347	1342	E	Quartzite Way	Green Valli	AZ	85614	12/30/2022	\$505,000	304551310
348	12642	N	Appling Ave	Marana	AZ	85653	10/28/2022	\$509,109	217545910
349	10922	W	Radcliff Dr	Marana	AZ	85653	10/3/2022	\$516,026	217546500
350	543	N	Hollow Hoot Pl	Sahuarita	AZ	85629	12/21/2022	\$523,170	304743760
351	13877	E	Red Oaks Dr	Vail	AZ	85641	12/30/2022	\$528,295	305770940
352	12875	E	Ursa Major Way	Tucson	AZ	85747	11/29/2022	\$529,933	205958110
353	477	N	White Clover Ln	Sahuarita	AZ	85629	12/30/2022	\$530,000	304743710
354	8015	S	Soltero Mine Dr	Tucson	AZ	85747	11/15/2022	\$531,490	205951060
355	562	N	Hollow Hoot Pl	Sahuarita	AZ	85629	1/13/2023	\$541,270	304743810
356	7786	W	Laurel Ln	Marana	AZ	85658	10/27/2022	\$542,316	218312830
357	1254	E	Native Grove Ln	Sahuarita	AZ	85629	12/22/2022	\$542,655	304743670
358	10143	N	Smooth Agave Loop	Marana	AZ	85653	11/30/2022	\$543,000	216441340
359	12620	N	Appling Ave	Marana	AZ	85653	10/5/2022	\$546,120	217545890
360	1278	E	Native Grove Ln	Sahuarita	AZ	85629	11/7/2022	\$546,915	304743650
361	572	N	Hollow Hoot Pl	Sahuarita	AZ	85629	11/18/2022	\$549,470	304743800
362	11544	N	Desert Calico Loop	Tucson	AZ	85742	11/15/2022	\$549,985	224113740
363	16103	N	Maverick Spring Pl	Tucson	AZ	85739	10/27/2022	\$550,371	222061400
364	1355	E	Native Grove Ln	Sahuarita	AZ	85629	12/30/2022	\$554,130	304743890
365	1350	E	Native Grove Ln	Sahuarita	AZ	85629	11/22/2022	\$554,880	304743590
366	12835	E	Ursa Major Way	Tucson	AZ	85747	10/21/2022	\$556,043	205958070
367	553	N	Hollow Hoot Pl	Sahuarita	AZ	85629	12/22/2022	\$559,040	304743770
368	10020	E	Tonner Cir	Tucson	AZ	85748	10/14/2022	\$560,402	133434540
369	13034	E	Cembeline Ln	Tucson	AZ	85747	11/29/2022	\$560,490	205950660
370	563	N	Hollow Hoot Pl	Sahuarita	AZ	85629	12/22/2022	\$560,640	304743780
371	5530	S	Flat Rock Trl	Tucson	AZ	85747	11/21/2022	\$563,073	141025380
372	1166	N	Coulee Pl	Vail	AZ	85641	10/14/2022	\$563,400	305402490
373	958	N	Magellan Scope Trl	Green Valli	AZ	85614	12/22/2022	\$570,000	304790010
374	10049	E	Tonner Cir	Tucson	AZ	85748	10/18/2022	\$572,500	133434670
375	544	N	Bonanza Ave	Tucson	AZ	85748	10/28/2022	\$573,157	133434490
376	4261	E	Alder Canyon Ln	Tucson	AZ	85739	10/28/2022	\$574,048	222061070
377	1186	N	Coulee Pl	Vail	AZ	85641	10/4/2022	\$575,000	305402470
378	8183	S	Expedition Dr	Tucson	AZ	85747	11/30/2022	\$577,875	205954780
379	9758	E	Holbert Trl	Tucson	AZ	85747	10/20/2022	\$582,510	141024440
380	11540	N	Desert Calico Loop	Tucson	AZ	85742	10/28/2022	\$583,535	224113750
381	11521	N	Desert Calico Loop	Tucson	AZ	85742	10/27/2022	\$584,645	224114180
382	552	N	Hollow Hoot Pl	Sahuarita	AZ	85629	12/20/2022	\$585,670	304743820
383	2551	E	Old Stone House Trl	Sahuarita	AZ	85629	10/21/2022	\$586,126	304841340
384	11532	N	Desert Calico Loop	Tucson	AZ	85742	10/11/2022	\$587,765	224114190
385	550	N	Bonanza Ave	Tucson	AZ	85748	1/26/2023	\$592,949	133434500
386	10000	E	Tonner Cir	Tucson	AZ	85748	1/26/2023	\$592,949	133434550
387	4140	E	Alder Canyon Ln	Tucson	AZ	85739	10/7/2022	\$595,794	222061420
388	9983	E	Tonner Cir	Tucson	AZ	85748	11/29/2022	\$598,107	133434600
389	9980	E	Tonner Cir	Tucson	AZ	85748	11/8/2022	\$598,420	133434560
390	11515	N	Desert Calico Loop	Tucson	AZ	85742	11/17/2022	\$599,985	224114170
391	9718	E	Miller Peak Trl	Tucson	AZ	85747	10/14/2022	\$604,661	141023540
392	11548	N	Desert Calico Loop	Tucson	AZ	85742	10/14/2022	\$625,825	224113730
393	105	N	Stronghold Pl	Sahuarita	AZ	85629	12/7/2022	\$627,843	304841940
394	9718	E	Holbert Trl	Tucson	AZ	85747	12/28/2022	\$643,371	141024490
395	11552	N	Desert Calico Loop	Tucson	AZ	85742	10/7/2022	\$643,745	224113720
396	7059	E	Vuelta Aguarachay	Tucson	AZ	85756	12/15/2022	\$646,747	141367140
397	2579	E	Maverick Mile Pl	Sahuarita	AZ	85629	11/1/2022	\$652,649	304841270
398	9733	E	Holbert Trl	Tucson	AZ	85747	12/22/2022	\$653,000	141024540
399	9750	E	Holbert Trl	Tucson	AZ	85747	11/22/2022	\$670,000	141024450
400	8388	N	Movie Pass Trl	Tucson	AZ	85743	10/7/2022	\$687,823	221225300
401	2654	E	Reata Ridge Pl	Sahuarita	AZ	85629	1/13/2023	\$692,677	304841450
402	5426	W	Beacon Hill Dr	Marana	AZ	85658	11/18/2022	\$699,394	218444130
403	2718	E	Homestead Ridge Ct	Sahuarita	AZ	85629	10/31/2022	\$703,664	304842150
404	2651	E	Homestead Ridge Ct	Sahuarita	AZ	85629	12/19/2022	\$704,893	304842250
405	950	E	Ina Rd	Tucson	AZ	85718	10/13/2022	\$707,918	108050010
406	1615	N	Sawtelle Ave	Tucson	AZ	85716	11/7/2022	\$715,000	123031420
407	2673	E	Homestead Ridge Ct	Sahuarita	AZ	85629	1/25/2023	\$715,566	304842240
408	293	N	Palomino Run Pl	Sahuarita	AZ	85629	12/6/2022	\$729,518	304841700
409	2600	W	Bassett Peak Dr	Green Valli	AZ	85622	10/27/2022	\$729,853	304688480
410	8392	N	Movie Pass Trl	Tucson	AZ	85743	10/21/2022	\$731,198	221225290
411	233	N	Palomino Run Pl	Green Valli	AZ	85629	1/17/2023	\$769,056	304841720
412	8528	W	Spaulding St	Tucson	AZ	85743	10/14/2022	\$800,114	221225520

413	8514	W	Spaulding St	Tucson	AZ	85743	10/14/2022	\$802,196	221225540
414	8366	N	Movie Pass Trl	Tucson	AZ	85743	11/22/2022	\$805,679	221225340
415	12210	N	Carpas Wash Dr	Marana	AZ	85658	12/12/2022	\$827,128	219361260
416	8525	W	Spaulding St	Tucson	AZ	85743	10/17/2022	\$832,291	221225500
417	12250	N	Carpas Wash Dr	Marana	AZ	85658	12/16/2022	\$835,738	219361240
418	12265	N	Lopez Wells Ln	Marana	AZ	85658	10/28/2022	\$864,028	219361100
419	12705	N	Sonoran Preserve Blvd	Marana	AZ	85658	11/29/2022	\$879,113	219340310
420	4467	C	Cajun Sun Ln	Marana	AZ	85658	10/25/2022	\$884,898	219340380
421	12671	N	Desert Prospect Dr	Marana	AZ	85658	12/21/2022	\$889,846	219340460
422	7062	W	Patina Dr	Marana	AZ	85658	10/5/2022	\$902,052	218196100
423	7012	W	Patina Dr	Marana	AZ	85658	10/27/2022	\$909,755	218196060
424	4527	C	Cajun Sun Ln	Marana	AZ	85658	11/18/2022	\$961,220	219340360
425	7072	W	Patina Dr	Marana	AZ	85658	10/25/2022	\$1,022,106	218196110
426	14325	N	Mickelson Canyon Ct	Oro Valley	AZ	85755	12/22/2022	\$1,025,000	21938105a
427	9710	E	Snyder Rd	Tucson	AZ	85749	12/23/2022	\$1,065,000	11421325h
428	14585	N	Silver Ravine Pl	Marana	AZ	85658	12/22/2022	\$1,134,383	218196370
429	10677	W	Dickerson Dr	Marana	AZ	85653	12/16/2022	\$1,139,065	217581400
430	6959	W	Hedge Rose Dr	Tucson	AZ	85757	12/16/2022	\$1,139,065	210580780
431	7071	E	Vuelta Aguarachay	Tucson	AZ	85756	12/16/2022	\$1,139,065	141367110
432	14184	N	Hidden Enclave Pl	Oro Valley	AZ	85755	1/13/2023	\$1,244,099	21919887a
433	12765	N	Sonoran Preserve Blvd	Marana	AZ	85658	10/5/2022	\$1,250,000	219340280
434	4350	W	Cornerstone Ct	Marana	AZ	85658	11/9/2022	\$1,363,031	219340550
435	6326	W	Sunlit Bridge Pl	Marana	AZ	85658	1/30/2023	\$1,755,000	218191370
436	1310	E	Calle Elena	Tucson	AZ	85718	10/31/2022	\$2,879,116	220170050

PUBLIC COMMENT DRAFT

**TUCSON PIMA COLLABORATION TO END HOMELESSNESS
COC PROGRAM WRITTEN STANDARDS**

**Adopted April 28, 2015, Amended Jan. 26, 2016, June 28, 2016 and May 11, 2017; Dec. 18, 2018; Feb. 26, 2019;
June 26, 2019, January 24, 2023**

Introduction & Purpose
Key Terms
General Policies
Performance Standards
Prioritization for HUD-VASH Housing
Permanent Supportive Housing
Rapid Rehousing
Transitional Housing
Evaluating and Documenting Eligibility (Categories of Homelessness & Required Types of Verification)
Appendices

INTRODUCTION & PURPOSE

Tucson Pima Collaboration to End Homelessness (TPCH) has established written standards that encompass local community needs and follow guidelines set forth by the Department Housing and Urban Development (HUD) and comply with requirements established by law and HUD Notice. These written standards are developed to ensure people within this community who are experiencing homelessness are prioritized and provided with the most appropriate housing and services to meet their needs.

These written standards are reviewed and adjusted at least annually. Changes to priorities may supersede this notice if voted on by the TPCH Board of Directors (for example; a surge in prioritizing veterans). Further requirements are detailed in TPCH Policy and Procedure documents.

These written standards are developed in coordination with recipients of Emergency Solutions Grants program funds to achieve the following:

- Create and maintain a centralized or coordinated entry system that provides an initial, comprehensive assessment of the needs of families and individuals for housing and services
- Policies and procedures for evaluating individuals' and families' eligibility for assistance under this part.
- Policies and procedures for determining and prioritizing which eligible families and individuals will receive transitional housing assistance.
- Policies and procedures for determining and prioritizing which eligible families and individuals will receive rapid rehousing assistance.
- Standards for determining what percentage or amount of rent each program participant must pay while receiving rapid rehousing assistance.
- Policies and procedures for determining and prioritizing which eligible families and individuals will receive permanent supportive housing assistance.
- Promoting person-centered and culturally responsive approaches to preventing and ending homelessness in Tucson and throughout Pima County.

KEY TERMS

Beds

A bed is each assigned spot in a housing program for a person; not literally a bed. If there are three people in a household, regardless of their sleeping arrangements, the household has three beds.

Person-Centered

Person-centered services are designed and delivered based on the specific needs and wants of each family or individual as they perceive those needs and wants rather than as required or delivered by the service provider based on a schedule, program participation, or the providers' perception. A person-centered service delivery process involves mutual discussion and decision-making on what steps are needed for client stability and when and how to take those steps. For example, person-centered service could include, but not be limited to, determining a family's preferences and helping them find housing that is not just to their needs and liking, but also near a particular school.

Cultural Responsiveness

Cultural responsiveness refers to services that are respectful of, relevant to, honor, and uplift the beliefs, practices, culture, and linguistic needs of diverse populations and communities. That is, communities whose members identify as having particular cultural or linguistic affiliations by virtue of their place of birth, ancestry or ethnic origin, religion, preferred language or language spoken at home. Cultural responsiveness describes the capacity to respond to the issues of diverse communities and requires knowledge and capacity at different levels of intervention: systemic, organizational, professional, and individual. Research suggests that providing culturally responsive care has the potential to lead to improved:

- Access and equity for all groups in the population.
- Utilization of available housing and service assistance among disparately impacted communities.
- Communication and understanding of meanings between participants and providers resulting in:
 - Increased participation in beneficial services.
 - Clearer expectations.
 - Reduced programmatic and adverse events.
 - Improved participant satisfaction.
 - Long-term outcomes.
 - Safety and quality assurance
 - Business practice and better use of resources

Cultural responsiveness thus may be viewed as a viable strategy to improve the links between access, equity, quality and safety; improve housing and stability outcomes among culturally and linguistically diverse populations; and as a strategy to enhance the cost effectiveness of service delivery.

Chronically Homeless

An individual or family is chronically homeless when the person or head of household (adult or minor) meets all three criteria established as the final rule for 24 CRF Parts 91 and 578 as amended December 4, 2015. The three criteria are that the person/family:

- Has a qualifying disability (a diagnosable substance use disorder, serious mental illness, developmental disability, post-traumatic stress disorder, cognitive impairments resulting from a brain injury, or chronic physical illness or

disability)

- Is literally homeless (at the time of eligibility assessment for a specific project opening)
- Has at least 12 months of homelessness from one of the below avenues:
 - The current episode of homeless has lasted at least the past 365 nights, including the night before assessment, without breaks in homelessness.
 - Having four episodes, or more, of homelessness within the past three years up to and including the date of assessment. These episodes, when added together, total 365 nights or more of literal homelessness. Also, each break in homelessness must have lasted at least seven (7) consecutive nights.
 - Both the cumulative nights and four or greater episodes criteria must be met. Fewer than four episodes in three years – even if homeless nights add up to 12 or more months – will not qualify the person/family as chronically homeless. Greater than four episodes in three years will not suffice if the total nights homeless are under 365.

Equal Access:

This community provides equal access to all programs and activities, regardless of (actual or perceived) sexual orientation, gender identity, marital status, race, color, national origin, religion, sex, familial status, disability, or any other protected class as identified by Federal or Local law.

This community houses people based on the person's self-identified gender and expressly prohibits organizations from questioning, requiring documentation of, or otherwise interrogating any individual's self-reported gender. This community recognizes the HUD Final Rule and all amendments published 2/3/2012, 9/21/16 and the Notice on Equal Access Regardless of Sexual Orientation, Gender Identity, or Marital Status for HUD's CPD Programs.

Gender Identity

This is defined as a person's concept of oneself as male, female, both or neither. Gender identity may or may not align with the "sex" or "gender" described on an individual's birth certificate or other identity documents.

Homeless

HUD classifies homelessness into categories, or levels, of homelessness. These include literally homeless, imminent risk of homelessness and chronically homeless and are detailed in the Evaluating and Documenting Eligibility (Categories of Homelessness & Required Types of Verification) section of this document.

Unsheltered: People are considered homeless, and unsheltered, when they are living in places not meant for human habitation.

Sheltered: People are considered homeless, yet sheltered, when they are staying in places meant for human habitation, emergency shelters, transitional housing, or facing imminent homelessness.

Housing First

Housing First is an approach in which housing is offered to people experiencing homelessness without preconditions (such as sobriety, mental health treatment, or a minimum income threshold) or service participation requirements. Rapid placement and stabilization in permanent housing are primary goals. Service participation is not required for continued tenancy. Projects that use a Housing First approach promote the acceptance of applicants regardless of their sobriety or use of substances, completion of treatment, or participation in services, yet offer assertive engagement in support and treatment options to the participants who are housed.

LGBTQIA+

This is an acronym for "lesbian, gay, bisexual, transgender or transsexual, questioning or queer, intersex, asexual, and other

sexual orientations and gender identities.” It is intended to honor and validate the diversity of sexualities and gender identities of people who do not identify as cisgender and/or heterosexual.

Permanent Supportive Housing (PSH)

Permanent Supportive Housing is rental assistance with supportive services without a designated length of stay to assist homeless persons with a disability to live independently and achieve housing stability.

Rapid Rehousing (RRH)

Rapid Rehousing Assistance is client-centered housing relocation and stabilization services with short and/or long-term rental assistance. RRH helps an individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

Safe Haven

A Safe Haven is a temporary supportive housing program that serves hard-to-reach literally homeless persons with severe mental illness who come primarily from the streets and have been unable or unwilling to participate in housing or supportive services. These facilities allow 24-hour residence for an unspecified duration, have private or semi-private accommodations, and provide access to needed, but not required, services in a low demand facility.

PUBLIC COMMENT DRAFT

Severity of Service Needs

TPCH classifies service needs into four categories; Severe, High, Moderate and Low. Families and Individuals are classified via the SPDAT score indicates which level of service needs the individual or family will be classified as.

	VI SPDAT			Full SPDAT	
	Individuals	Youth	Families	Individuals/Youth	Families
Severe Service Needs	12-17	12-17	12-22	45-60	66-80
High Service Needs	8-11	8-11	9-11	35-44	54-65
Moderate Service Needs	4-7	4-7	4-8	20-34	27-53
Low Service Needs	0-3	0-3	0-3	0-19	0-26

An individual or family is considered to have a high severity of services needs when at least one of the following is true:

- i. History of high utilization of crisis services, which include but are not limited to, emergency rooms, jails, and psychiatric facilities; or
- ii. Significant health or behavioral health challenges or functional impairments which require a significant level of support in order to maintain permanent housing.
- iii. For youth and victims of domestic violence, there is a high risk of continued trauma or high risk of harm or exposure to very dangerous living situations.
- iv. When applicable CoC Program-funded PSH may use alternate criteria used by state Medicaid departments to identify high-need, high-cost beneficiaries.

The determination is not to be based on a specific diagnosis or disability type. The determination will not be based on any factors that would result in a violation of any nondiscrimination and equal opportunity requirements. (See 24 CRF § 5.105 (a).)

Families and individuals with low service needs will not be served in CoC-funded projects.

SPDAT (Service Prioritization Decision Assistance Tool)

The SPDAT portfolio consists of evidence-based, standardized assessment tools that allow providers to effectively assess the severity of service needs for people experiencing homelessness. TPCH utilizes SPDAT scores for prioritization of families and individuals for housing resources. The Vulnerability Index (VI) SPDAT is utilized for pre-screening families, individuals, and youth. The Full SPDAT assessment also has versions for these populations. These SPDATs are more in-depth assessments and case management tools.

Transitional Housing (TH)

Transitional housing provides homeless families and individuals with the interim stability and support to successfully move to and maintain permanent housing. Homeless persons may live in transitional housing for up to 24 months and receive support services that help them live more independently.

TPCH

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, advocating for and addressing the issues related to homelessness in our community, and acting as the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) for the geographic area of Tucson and Pima County, Arizona.

Victim Service Provider

A victim service provider is an organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, stalking or human trafficking.

GENERAL POLICIES

Family Admission and Non-Separation
Ensuring Educational Rights
Promoting Cultural and Linguistic Responsiveness
Persons Fleeing Domestic Violence
Persons Identifying as LGBTQIA+
Housing First

Family Admission and Non-Separation

Consistent with the CoC Program Interim Rule 578.93, neither CoC nor ESG program-funded grant recipients and subrecipients may involuntarily separate families. The age and gender of a child under age 18 will not be used as a basis for denying any family's admission to a project that receives CoC or ESG funds. The gender, sexual orientation and/or marital status of a parent or parents will also not be used as a basis for denying any family's admission to a project that receives CoC or ESG funds.

The CoC will work closely with providers to ensure that placement efforts are coordinated to avoid involuntary family separation, including referring clients for the most appropriate services and housing to match their needs. Any client who believes that they or a family member has experienced involuntary separation may report the issue to the CoC through www.tpch.net and "Contact TPCH". The CoC will investigate the claim and take appropriate remedial action.

Ensuring Educational Rights

CoC and ESG recipients and subrecipients may not make decisions regarding the educational participation of children receiving services and may not require or limit educational decision-making of parents/guardians except where required to do so by Federal or State regulation or statute. Consistent with the CoC Program Interim Rule 578.23 and 578.93 (e), all CoC and ESG program funded recipients and subrecipients assisting families with children or unaccompanied youth must:

1. Take into account the educational needs of children when placing families in housing and will, to the maximum extent practicable, place families with children as close as possible to their school of origin so as not to disrupt such children's education.
2. Inform families with children and unaccompanied youth of their educational rights, including providing written materials, provide linkage to McKinney Vento Liaisons (including assistance with enrollment if needed) as part of intake procedures.
3. Not require children and unaccompanied youth to enroll in a new school as a condition of receiving services.
4. Allow parents or the youth (if unaccompanied) to make decisions about school placement.
5. Not require children and unaccompanied youth to attend after-school or educational programs that would replace/interfere with regular day school or prohibit them from staying enrolled in their original school.
6. Post notices of educational rights at each program site that serves homeless children and families in appropriate languages.
7. Designate a staff member who will be responsible for:
 - a. ensuring that homeless children and youth in their programs are in school and are receiving all educational services to which they are entitled.
 - b. coordinating with the local McKinney Vento Educational Coordinator and Liaison, the appropriate school district, the CoC, and other mainstream providers as needed.
 - c. facilitating unaccompanied youth who have not obtained a high school diploma or certificate of General Educational Development (GED) to obtain such a credential and ensuring that unaccompanied youth are connected to appropriate services in the community.

Clients who believe that their educational rights have not been observed may report the issue to the CoC through www.tpch.net and "Contact TPCH".

Promoting Cultural and Linguistic Responsiveness

Given the cultural and linguistic diversity of Pima County's population it is incumbent on homeless service agencies and providers to ensure both equitable access to, and the provision of, quality services for the whole population. This requires that service agencies and professionals be able to respond appropriately to the needs of the diverse communities they serve.

The following guidelines and principles are adopted by TPCH to promote cultural and linguistic responsiveness within all services provided for people experiencing or at risk of experiencing homelessness and expected of Emergency Solutions Grant and Continuum of Care Program Grant projects:

- Every person shall be entitled to high-quality care regardless of their cultural, ethnic, linguistic, or religious background or beliefs.
- Understanding and addressing the links between ethnicity, culture and language will care and outcomes for culturally and linguistically diverse communities. Persons working in and/or administering homeless service programs shall receive training that includes foundational concepts of equity, cultural humility, and inclusivity as well as detailed information about the cultural practices and beliefs of communities disparately impacted by homelessness and/or commonly served by the provider agency.
- Agency services shall be made available in the preferred language of the program participants and, whenever possible, by persons who reflect the culture and/or linguistic traditions of the participant. Translation services must be made available to all participants at no cost to the participant and programmatic forms must be provided in participants' preferred language upon request.
- Participants may not be required to participate in services or activities that the participant identifies as inconsistent with their cultural, ethnic, religious, or linguistic traditions except where required by federal regulation and/or statute governing the project.
- Participants may not be prohibited from or otherwise disincentivized from participating in activities that the participant identifies as important to their cultural, ethnic, religious, or linguistic traditions except where prohibited by federal regulation and/or statute governing the project.

Persons Fleeing Domestic Violence

Consistent with the CoC Program Interim Rule 24 CFR Part 578.5 (8), all CoC program funding recipients and subrecipients will provide safe, confidential and equal access to TPCH's "no wrong door" coordinated entry process and referrals to either

domestic violence service providers or CoC or ESG funded project recipients and subrecipients for families and individuals who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking regardless of whether or not they consent to share their data through the HMIS.

The CoC will work closely with ESG and domestic violence service providers to ensure that any individual or family fleeing as described above will have the opportunity through coordinated entry and in accordance with the CoC's Coordinated Entry Policies and Procedures to be safely, confidentially and immediately transferred to a domestic violence services provider, if desired. While domestic violence service providers do not participate in the TPCH HMIS, these providers are encouraged to obtain from their clients consent for confidential staffing (using de-identified data) and referral to housing and services from other providers through the coordinated entry as desired and needed by clients. If individuals or families fleeing domestic violence do not desire such a transfer, they may be assessed and/or undergo intake through the normal coordinated entry system.

All CoC grant recipients and subrecipients within the CoC geographic area will make all efforts to: protect the privacy and safety of domestic violence survivor; uphold client choice by presenting a range of housing and service options; and ensure that housing, once established, is not endangered because of reports of domestic violence or re-victimization. TPCH will offer staff training on dealing with those fleeing domestic violence and/or trauma informed care no less than annually.

In compliance with under §578.51 (c)(3), any program participants who have complied with all program requirements during their residence and who have been a victim of domestic violence, dating violence, sexual assault, or stalking, and who reasonably believe they are imminently threatened by harm from further domestic violence, dating violence, sexual assault, or stalking (which would include threats from a third party, such as a friend or family member of the perpetrator of the violence), if they remain in the assisted unit, and are able to document the violence and basis for their belief, may retain the rental assistance and may move to a different CoC geographic area if they move out of the assisted unit to protect their health and safety and the CoC to which they are moving did not participate in the decision to move.

For each program participant who elects to move to a different CoC due to imminent threat of further violence under §578.51 (c) (3), the CoC project in which they participated must retain:

1. Documentation of the original incidence of violence.
2. Documentation of the reasonable belief of imminent threat of further violence. This would include threats from a third party, such as a friend or family member of the perpetrator of the violence.

In either case, the documentation may be the housing or service provider's written observation; a letter or other documentation from a victim service provider, social worker, legal assistance provider, pastoral counselor, mental health provider or other professional from whom the victim has sought assistance; medical or dental records; court or law enforcement records; or written certification by the program participant to whom the violence occurred or by the head of household.

Persons Identifying as LGBTQIA+

Consistent with the CoC Program Interim Rule 578.93 (a), final rule 77 FR 21 5662 and CPD-15-02, all CoC recipients and subrecipients will make available their housing and services to families and individuals without regard to actual or perceived sexual orientation, gender identity (whether actual or perceived gender-related characteristics), or marital status. In addition, CoC and ESG program funded recipients and subrecipients will:

1. Recognize that biological sex as reported at birth may not correspond to an individual's gender identity, ask about gender identity or sexual orientation to determine eligibility if the facility to which the individual client seeks admission has shared sleeping areas or bathrooms, or to determine the number of bedrooms to which a household may be entitled.
2. Provide access to shelter and housing programs based on a person's self-identified gender, taking health and safety, and non-binary gender identity concerns into consideration.
3. Neither request documentation of a person's sex, anatomy or medical history in order to determine appropriate placement nor deny access to a single-sex emergency shelter or facility solely because the individual's identity documents indicate a sex different than the gender with which the client or potential client identifies or because their appearance or behavior does not conform to gender stereotypes; nor consider a person ineligible for any facility based on the factors outlined above.
4. Maintain the confidentiality of any individual's disclosure regarding their sexual orientation or gender identity; notify persons who identify as LBGTQ when and to whom that identification may be shared during referrals; and, during

intake, inquire about a client's preference regarding the disclosure or non-disclosure to some or all staff of their stated orientation and/or gender identity, and then abide by that preference.

5. Neither isolate nor segregate a client based on gender identity unless by that client's request or for that client's safety. HUD assumes that a provider will not make an assignment or re-assignment based on complaints of another person when the sole stated basis of the complaint is a client or potential client's non-conformance with gender stereotypes.
6. Take reasonable steps to address any concerns expressed by a client or observed by a provider regarding safety or privacy. Whenever physically possible, providers will ensure that toilet stalls have doors and locks and that separate shower stalls are available. When these physical amenities are not available, providers will work with individuals (to the extent possible within the physical layout of their facility) to provide accommodations such as: addition of a privacy partition or curtain; use of a nearby private restroom or office; or a separate changing schedule.
7. Ensure that all recipient and subrecipient staff members and contractors who interact directly with potential and current clients are aware of these rules and guidelines through at least annual training, and take prompt corrective action to address noncompliance as reported through www.tpch.net and "Contact TPCH".

Housing First

These Written Standards establish that all Permanent Supportive Housing (PSH) and Rapid Rehousing (RRH) Projects adopt the Housing First model.

Housing First is an approach to quickly and successfully connect families and individuals to permanent housing. Housing First programs do not create barriers to entry such as sobriety, treatment or service participation requirements. Supportive services are offered to maximize housing stability and prevent returns to homelessness.

Housing First considers all participants as "housing ready" vs only those participants that have completed treatment or achieved sobriety. There are no programmatic prerequisites to program entry such as minimum income, sobriety or treatment requirements. Programs fill their vacancies with households selected through the Coordinated Entry process.

All attempts are made to streamline the move-in process by aiding households with the eligibility process and by obtaining documents per the HUD regulations, which provide a grace period for obtaining chronic homeless documentation when it cannot be obtained at the time of housing offer of move-in. (See Timelines for Obtaining Documentation of Chronic Homelessness) This community's Housing First programs do not require chronic homeless documentation prior to program entry.

Housing First programs recognize tenant rights, responsibilities, and legal protections. Programs educate participants on these topics such as lease terms and Fair Housing. Program managers abide by these laws; projects respect tenant rights while providing services.

Housing First programs seek to maintain housing for participants through practices that provide services to build skills and seek leniency whenever possible. For example, the program will offer budgeting classes and seek a payment plan instead of seeking eviction for a participant failing to pay their rent.

Supportive services support recovery while respecting client choice. Participants are not forced into treatment but are continually offered a wide array of services and supports understanding that participants may decline them. There are no penalties for declining services within Housing first programs.

PERFORMANCE STANDARDS

TPCH requires that CoC Grant Recipients meet the following benchmarks for grants and financial management that communities must reach to meet this Standard of Recipient Performance. (Per 24 CFR 578 and the FY2015 NOFA). TPCH requires that all projects:

1. Partner with established integrated health care relationships to ensure coverage for all participants.
2. Partner with employment resources to ensure participants have access to job training and development resources as needed.
3. Work closely with participants to access all mainstream benefits for which they are eligible.
4. Submit Annual Performance Reports by the deadline.
5. Avoid or resolve HUD monitoring findings, or OIG Audits, if applicable.
6. Maintain quarterly drawdowns.
7. Fully expend awarded funds.
8. Maintain full and high-quality participation in the TPCH HMIS.
9. Maintain full and high-quality participation in the TPCH Coordinated Entry system.

TPCH further requires that all CoC Grant Recipients meet the following standards according to the type of project being administered.

PERFORMANCE STANDARDS FOR TH, TH-RRH, AND RRH PROJECTS

Measure	High-Performing	Performing	Low-Performing
Housing First Approach	100%	100%	< 100%
Accepted Referrals from Coordinated Entry	100%	90-99%	≤ 89%
Grant Expenditure	100%	≥ 90%	≤ 89%
Bed Utilization Rate	100%	≥ 90%	≤ 89%
Leavers with Income	≥ 75%	51-74%	≤ 50%
Leavers who Increased Income	≥ 50%	21-49%	≤ 20%
Exits to PH	≥ 96%	91-95%	≤ 90%
Data Quality	≥ 96%	95-90%	≤ 89%

PERFORMANCE STANDARDS FOR PSH PROJECTS

Measure	High-Performing	Performing	Low-Performing
Housing First Approach	100%	100%	< 100%
Coordinated Entry Participation	100%	99-90%	≤ 89%
Grant Expenditure	100%	99-90%	≤ 89%
Bed Utilization Rate	≥ 95%	94 - 79%	≤ 78%
Meeting contract goals	100%	99-95%	≤ 94%
Stayers with income	≥ 50%	49 - 41%	≤ 40%
Stayers who Increased Income	≥ 50%	49 - 41%	≤ 40%
Stayers with non-cash benefits	≥ 75%	74% - 51%	≤ 50%
Leavers with Income	≥ 40%	39 - 21%	≤ 20%
Leavers who Increased Income	≥ 40%	39 - 21%	≤ 20%
Leavers with non-cash benefits	≥ 50%	49 - 41%	≤ 40%
Exits to PH	≥ 96%	95 - 91%	≤ 90%

PRIORITIZATION FOR HUD-VASH HOUSING

1. Chronically homeless Veterans will be given the highest priority for admission.
2. Admission decisions are to be prioritized by highest need for HUD-VASH, BASED ON Veteran's acuity per clinical judgment and resources availability.
3. Where there are no chronically homeless Veterans, admissions to HUD-VASH will use the HUD Notice CPD-16-11, *Notice on Prioritizing Persons Experiencing Chronic Homelessness and Other Vulnerable Homeless Persons in Permanent Supportive Housing*, in the following order of priority:
 - a) **First Priority.** Homeless persons with a disability with long periods of episodic homelessness and severe service needs.
 - b) **Second Priority.** Homeless persons with a disability with severe service needs.
 - c) **Third Priority.** Homeless persons with a disability coming from places not meant for human habitation, safe havens, or emergency shelters without severe service needs.
 - d) **Fourth Priority.** Homeless persons with a disability coming from transitional housing.
 - e) **VA Priority Populations.** Homeless Veterans who do not meet criteria for chronic homelessness or the priority groups above may be prioritized for VA-funded Permanent Supportive Housing (PSH) if they demonstrate a need for ongoing case management based on clinical assessment. Additional priority populations include, but are not limited, to the following Veterans: women, those with children, those who served in Operation Enduring Freedom/Operation Iraqi Freedom/Operation New Dawn (OEF/OIF/OND), aging Veterans, those with a debilitating clinical condition that does not meet formal disability criteria, and those with an extensive homeless history that does meet other criteria above.
4. If there are no available case management openings or vouchers, the Veteran will be placed on a HUD-VASH Interest List. The Veteran will be provided with information about HUD-VASH, and when appropriate, the HUD-VASH case management team will invite the Veteran to participate in any existing HUD-VASH pre-admission groups, as available. However, Veterans in this category must be referred to other VA and community resources to address their current needs. HUD-VASH staff must document the referral, in CPRS, and note that the reason for denial was a lack of an available voucher or case management openings. Denials for lack of an available voucher should be recorded as such in HUD-VASH Homeless Operations Management and Evaluation System (HOMES) as well.
 - a) Veterans who are placed on a HUD-VASH Interest List must be reassessed, by HUD-VASH program Coordinator, or their designee, when a voucher becomes available so that the Veteran most in need is admitted to the program.
 - b) Veterans on the HUD-VASH Interest List must have a warm handoff to other VA and/or community programs that can assist with ongoing clinical and housing needs

PERMANENT SUPPORTIVE HOUSING

Community Priorities

Priorities for those who will receive assistance with Permanent Supportive Housing programs.

- Beds dedicated and prioritized to serve families and individuals facing chronic homelessness
- Beds that are not dedicated or prioritized to serve families and individuals facing chronic homelessness

Documentation and Move-In Requirements

- Timelines for obtaining documentation of Chronic Homelessness
- Timelines for accessing housing

Community Priorities

When housing members of the community, this community prioritizes families and individuals with severe service needs who have experienced two or more years of homelessness. This community follows guidelines set forth in (Notice: CPD-16-11). Case conferencing will be used to further ensure appropriate matching, client choice, and navigation into housing and associated support services offerings.

Due diligence should be exercised when conducting outreach and assessment to ensure that persons are served in the order of priority in these standards, and as adopted by the CoC. HUD recognizes that some persons – particularly those living on the streets or in places not meant for human habitation – might require significant engagement and contacts prior to their entering housing and recipients are not required to keep units vacant where there are persons who meet a higher priority within the CoC and who have not yet accepted the PSH opportunities offered to them. Street outreach providers should continue to make attempts with those persons using a Housing First approach to place as few conditions on a person's housing as possible.

Service needs, defined in detail in the key terms section of this document, are categorized as Severe, High, Moderate, and Low as measured by use of the tools in the SPDAT portfolio.

Beds Classified as Dedicated or Prioritized for Chronically Homeless (CH)

See the key terms section for the definition of Chronic Homelessness.

TPCH seeks to end chronic homelessness. Certain CoC-funded beds have been dedicated or prioritized to serve families and individuals experiencing chronic homelessness. Only persons experiencing chronic homelessness (CH) will be served in CH-dedicated or CH-prioritized beds until all people facing chronic homelessness within our geographic boundaries have been offered housing. TPCH recognizes those with severe service needs who have been homeless for two years or more over the course of their lives as prioritized for housing. We give first opportunity to those who are unsheltered. Families and individuals with moderate and low service needs are not currently served with these beds.

TPCH prioritizes these beds as follows:

- 1) Severe Service Needs & 2+ years homeless & unsheltered
- 2) Severe Service Needs & 2+ years homeless & sheltered

When priority populations are housed, TPCH will offer housing to the remaining families and individuals facing CH as follows:

- 3) Severe Service Needs & Less than 2 years homeless & unsheltered
- 4) Severe Service Needs & Less than 2 years homeless & sheltered
- 5) High Service Needs & 2+ years homeless & unsheltered
- 6) High Service Needs & 2+ years homeless & sheltered
- 7) High Service Needs & Less than 2 years homeless & unsheltered

8) High Service Needs & Less than 2 years homeless & sheltered

PUBLIC COMMENT DRAFT

Beds Classified as Not Dedicated or Prioritized for CH

This community will follow the above prioritization levels for these beds until the community has determined that we have housed families and individuals who meet the definition of chronic homelessness within our geographic boundaries. When that has been achieved, these beds will be prioritized to those with high service needs, a disability, and have experienced at least 2 years of cumulative lifetime homelessness. Families and individuals with moderate and low service needs are not currently served with these beds.

1. Severe Service Needs, with a disability, with 2 or more years homeless
2. Severe Service Needs with a disability

After everyone in the above groups has been offered housing, TPCCH prioritizes the remaining households as follows:

3. Severe Service Needs, 2 or more years homeless
4. Severe Service Needs
5. High Service Needs, with a disability, with 2 or more years homeless
6. High Service Needs, with a disability
7. High Service Needs, 2 or more years homeless
8. High Service Needs

Timelines for Obtaining Documentation of Chronic Homelessness

Verification of homeless status and disability are required per HUD. Details on what types of homeless verification are provided in this document under Evaluating and Documenting Eligibility (Categories of Homelessness & Required Types of Verification).

Obtaining verification of disability and chronic homeless status shall not be a barrier to entering housing. When projects are verifying chronic homeless status, TPCCH allows projects to require no more than the minimum HUD-required documentation prior to move-in. This includes a review of homelessness with the household to ascertain whether the household qualifies and a primary or secondary source of disability verification. Once the program has enough information from the participant to believe the participant qualifies, the participant should be allowed to move forward with program entry.

The secondary source of disability documentation (social security award letter, handicap parking placard, or written intake worker's notation of a visible disability) allows the program to take up to 45 days to obtain direct third-party disability verification.

Projects are given up to 180 days to obtain written verification of chronic homeless status.

Timelines for Accessing Housing

Programs must make every effort to house participants quickly. Additional barriers may not be imposed, and client-centered assistance must be provided to enable participants a quick turnaround from eligibility determination to move-in.

RAPID REHOUSING PROGRAMS

Introduction

Rapid rehousing assistance helps families and individuals who are experiencing homelessness to move as quickly as possible into permanent housing and achieve stability in that housing through a combination of rental assistance and supportive services. Rapid rehousing rental assistance is available for a maximum of 24 months within a three-year period, which may not be consecutive. Participants may maintain their housing units once the rental assistance has ended by paying full rent to the property. Rapid rehousing uses Fair Market Rates (FMR) established annually by HUD <http://www.huduser.org/portal/datasets/fmr.html> which includes utility allowances.

Average length of Rapid Rehousing assistance

While each RRH participant is encouraged to reach rent independence as soon as practical, TPCB recognizes that RRH participants may require time for completing education and/or job training, job search, and other endeavors that contribute to housing stability. Clients are generally expected to assume 100% of their rent after 8 months of assistance.

Priorities for which families and individuals will receive Rapid Rehousing assistance

Rapid Rehousing programs will use SPDAT tools (through the HMIS per Coordinated Entry) to determine and prioritize who will receive RRH assistance. Households with moderate service needs will be offered rapid rehousing assistance, with priority going to unsheltered households. Families and individuals with low service needs are not currently served with these beds.

Participants must meet the HUD definition of homelessness for Categories 1, 2, or 4. Households must lack sufficient resources and support networks to sustain stability in permanent housing. Rapid Rehousing will be offered on a Housing First basis and re-house households in less than 30 days. Rapid Rehousing utilizes the Transition-In-Place model which allows program participants to retain the unit when the rental assistance and supportive services end.

Standards for determining what percentage or amount of rent each program participant must pay while receiving Rapid Rehousing assistance

The percentage of income each household will pay will increase over time. (NOTE: participants without income will not pay rent; x% of 0 = 0). The rent the participant pays shall not exceed the rental costs on the unit; programs will not profit from participant contributions. Annual earnings are divided by 12 months to calculate a monthly earning amount.

The rent schedule is as follows:

Participants in short-term rental assistance (1-3 months in duration) may pay up to 10% of their income for rent and utilities.

Participants in medium-term rental assistance (4-8 months) may pay up to 25% of their income for rent and utilities.

Participants in long term rental assistance (months 9-24) may pay up to 50% of their income for rent and utilities.

At no point shall the rent collected from the household exceed the lease rent on the property.

Standards regarding utility assistance

If utilities are not included in a project participant's rent, the agency administering the project grant will pay the utilities up to the amount of the participant's utility allowance, which shall not exceed FMR. If the cost of such utilities exceeds the amount of the utility allowance, the project or project participant must pay the excess amount from other sources.

Standards for case management with Rapid Rehousing Assistance.

All agencies are expected to assist their RRH project participants in accessing or increasing income and to obtain or maintain mainstream benefits (e.g. health insurance, nutritional assistance, child care) to which they may be entitled. All agencies also are expected to progressively engage their clients in case management and all other services (e.g. education, job training, job development, budgeting) that they may need to attain and maintain housing stability. Agencies may neither require participation in services either to obtain or maintain housing nor may they exit a project participant from housing for non-participation in services.

Projects are expected to identify clients among their participants who may be Chronically Homeless and to verify length of time homeless and disabling conditions to facilitate potential transfers.

TRANSITIONAL HOUSING

Introduction

Transitional Housing (TH) facilitates the movement of homeless families and individuals to permanent housing within 24 months of entering Transitional Housing.

Community Priorities

Transitional Housing programs will use SPDAT tools (through the HMIS per Coordinated Entry) to determine and prioritize who will receive assistance. Households with moderate service needs will be offered assistance; priority going to unsheltered households who are less likely to be able to secure a lease in their own name. Families and individuals with low service needs are not served with these CoC-funded beds.

Eligibility

Participants must meet the HUD definition of homelessness Categories 1, 2 and 4.

Documentation Protocol

Documentation to verify homeless status must be obtained per the Evaluating and Documenting Eligibility (Categories of Homelessness & Required Types of Verification) section of this document.

EVALUATING & DOCUMENTING ELIGIBILITY

HUD further defines homelessness into various categories. This section contains the category definitions and documentation requirements for each level of homelessness. Procedures for evaluating and documenting eligibility are unique to each category of homelessness. HUD has two levels of documentation; Level 2 is only acceptable if level 1 documentation cannot be obtained.

Literally Homeless (also referred to as Category 1)

An individual or family sleeping in an emergency shelter or a Safe Haven (Sonora House), sleeping in a place not meant for human habitation, (staying in someone else's residence does **not** meet the requirements for literal homeless), or exiting an institution where they have resided for 90 days or less and was at one of the above places immediately before entering the institution.

Level 1 Options:

- Written observation by the outreach worker
- Written referral by another housing or service provider

Level 2 Options (to be obtained when none of the above are available)

- Certification by the individual or head of household seeking assistance stating that s(he) was living on the streets or in shelter PLUS documentation outlining efforts to obtain both level 1 forms of documentation.

For individuals exiting an institution obtain one of the forms of evidence above for where the person slept prior to entering the institution and one of the following regarding the institution stay:

- Discharge paperwork or written/oral referral
- Written record of intake worker's due diligence to obtain the evidence and certification by individual that they exited institution

At Imminent Risk of Homelessness (also referred to as Category 2)

An individual or family who will imminently lose their primary nighttime residence is considered to be imminently homeless if the residence will be lost within 14 days of the application for homeless assistance, no subsequent residence has been identified and the individual or family lacks the resources or support networks needed to obtain other permanent housing.

Level 1 Options:

- If in housing, a court order resulting from an eviction action notifying the individual or family that they must leave.
- If in a motel; evidence showing they lack the financial resources to stay.

Level 2 Options consist of three components, all of which must be obtained:

- A documented and verified oral statement with certification that no subsequent residence has been identified
- Self-certification or other written documentation that the individual lacks the financial resources and support necessary to obtain permanent housing.
- Documentation outlining efforts to obtain the level 1 documentation.

Homeless under other Federal Statutes (Category 3) This category is available for RHY and ESG programs; Category 3 households are not eligible for COC programs

Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- i) Are defined as homeless under the other listed federal statutes;
- ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application;
- iii) Have experienced persistent instability as measured by two moves or more during the preceding 60 days; and
- iv) Can be expected to continue in such status for an extended period due to special needs or barriers.

There are no level 2 sources of documentation for this category, all of the following must be obtained:

- v) Certification by the nonprofit, state or local government that the individual or head of household seeking assistance met the criteria of homelessness under another federal statute
- vi) Certification of no permanent housing in the last 60 days
- vii) Certification by the individual or head of household, and any available supporting documentation, that (s)he has moved two or more times in the past 60 days
- viii) Documentation of special needs or two (2) or more barriers

Fleeing/Attempting to flee domestic violence (Category 4)

An individual or family is considered to be fleeing domestic violence when fleeing, or attempting to flee, domestic violence, has no other residence and lacks the resources or support networks to obtain other permanent housing. There are no level 2 sources of documentation for this category.

For victim service providers:

- An oral statement by the individual or head of household seeking assistance which states: they are fleeing; they have no subsequent residence; and they lack resources. Statement must be documented by a self-certification or a certification by the intake worker.

For non-victim service providers all of the below must be gathered:

- Oral statement by the individual or head of household seeking assistance that they are fleeing. This statement is documented by a self-certification or by the caseworker.
- Certification that no subsequent residence has been identified
- Self-certification or other written documentation, that the individual or family lacks the financial resources and support networks to obtain other permanent housing.

Chronically Homelessness

See the key terms section for the definition of Chronic Homelessness.

Projects must document households meeting the HUD criteria for chronic homelessness. This documentation includes three things

- i) Documentation of the current household status as Category 1; Literally Homeless.
- ii) Documentation of disability
- iii) Documentation of the homeless history required to qualify as chronically homeless.

These documents may be obtained after the household has moved in. These documents have levels of documentation as prescribed by HUD. Time spent homeless must be verified; breaks in homelessness do not require third-party verification.

Level 1: Third-Party documentation. This includes written observation by an outreach worker, a written referral by another housing or service provider, or documentation from institutions such as hospitals, correctional facilities, etc. when they include length of stay and are signed by the institution staff. HMIS data may be used in when it contains the information required of all third-party documentation.

Level 2: Self-Certification. This is a signed certification by the individual seeking assistance describing how they meet the definition accompanied with the intake worker's documentation of the living situation and the steps taken to obtain evidence to support this. (A minimum of 5 must be made, and documented, to entities that could provide third-party verification).

Projects are capped at the number of households that can self-certify. A household's documentation packet is considered complete when it verifies disability and third-party verification for at least 9 months of the household's time homeless. 75% of the project's households must have complete documentation packets on file. 25% of the project's households may self-certify all of their time homeless.

REFERENCES

24 CFR 578 HEARTH Act (amending McKinney-Vento Act) and all subsequent amendments

U.S. Department of Housing and Urban Development Notice CPD 16-11: Prioritizing Persons Experiencing Chronic Homeless and Other Vulnerable Homeless Persons in Permanent Supportive Housing.

U.S. Department of Housing and Urban Development Notice CPD 17-01: Establishing Additional Requirements for a Continuum of Care Centralized or Coordinated Assessment System