

City of Tucson Annual Action Plan Program Year 2022

(July 1, 2022 - June 30, 2023)

June 2022



TABLE OF CONTENTS

Executive Summary	2
AP-05 Executive Summary - 91.200(c), 91.220(b)	2
PR-05 Lead & Responsible Agencies - 91.200(b)	8
AP-10 Consultation - 91.100, 91.200(b), 91.215(l)	9
AP-12 Participation - 91.401, 91.105, 91.200(c)	87
Annual Action Plan.....	91
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2).....	91
AP-35 Projects - 91.420, 91.220(d)	101
AP-38 Project Summary.....	103
AP-50 Geographic Distribution - 91.420, 91.220(f).....	112
Affordable Housing.....	113
AP-55 Affordable Housing - 91.420, 91.220(g)	113
AP-60 Public Housing - 91.420, 91.220(h).....	114
AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)	115
AP-70 HOPWA Goals - 91.420, 91.220 (l)(3).....	119
AP-75 Barriers to affordable housing -91.420, 91.220(j)	120
AP-85 Other Actions - 91.420, 91.220(k).....	123
Attachments	133

Executive Summary

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) 2022 Annual Action Plan, the City of Tucson expects to receive the following HUD entitlement funds for the period of July 1, 2022 – June 30, 2023:

Community Development Block Grant: \$5,406,671

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): \$3,841,568 (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): \$481,867

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): \$924,906

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 2020-2024 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 | 5. Economic Development |
| 2. Public Services | 6. Housing and Services for People Living with HIV/AIDS and Their Families |
| 3. Decent, Affordable Housing | 7. Program Administration |
| 4. Homelessness | |

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 2021 are provided in the next section (Evaluation of Past Performance).

**The City of Tucson/Pima County 2020-2024 Joint Consolidated Plan is available for download at <https://www.tucsonaz.gov/hcd/plans>.*

3. Evaluation of past performance

The information below provides a summary of City of Tucson entitlement program performance during the most recently completed program year (July 1, 2020-June 30, 2021). 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 Entitlement Program Funds

Homeowner Assistance (CDBG, HOME, Non-Entitlement Funds): The City's homeowner rehab programs prevented displacement; enabled low-income homeowners to remain in safe, decent, and affordable housing; and improved neighborhoods through rehabilitation and repair of aging housing stock. The City provided down payment assistance through its HOME funding allocation unlocking homeownership opportunity for low-income Tucsonans.

Eviction and Homelessness Prevention (HOPWA, CDBG): The City's HOPWA homelessness prevention program and CDBG rent and utility assistance programs provided emergency rent and utility assistance to prevent homelessness among persons living with HIV/AIDS.

Shelter and Supportive Housing (ESG, HOPWA, CDBG, Non-Entitlement): The City supported overnight and day shelter programs, street outreach, rapid rehousing, and permanent supportive housing to address unsheltered homelessness and promote transitions to permanent housing among people experiencing homelessness.

Affordable Housing (HOME, CDBG): HOME funds were used to provide gap financing for projects competing for State Low Income Housing Tax Credit (LIHTC) to promote the development of affordable rental housing in the Tucson area. CDBG funds were used to purchase rehabilitate affordable housing projects in target areas.

Human and Public Services (CDBG): The City supported 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 supported public facility improvement and community infrastructure focused on CDBG target areas and low-income neighborhoods.

Summary of Accomplishments – Program Year 2020

Helping Low-Income Tucsonans Remain in their Homes: 224 low-income homeowners received assistance through the City’s CDBG and Lead Hazard Reduction homeowner/owner-occupied rehab programs (39 CDBG).

Promoting Homeownership: 27 low-income households received down payment/home ownership assistance.

Preventing and Responding to Homelessness: 123 people at risk of homelessness received entitlement-funded homelessness prevention services and 1,813 Tucsonans experiencing homelessness received street outreach, emergency shelter, and/or rental subsidies to promote housing stability.

Expanding the Affordable Housing Supply: 62 new units of rental and homeowner affordable housing were constructed and 78 units of affordable rental housing were rehabilitated.

Public Facilities and Infrastructure: 13 public facility and infrastructure projects were conducted in the Tucson area including transit, temporary, and permanent housing projects.

4. Summary of Citizen Participation Process and consultation process

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 provide 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 2022 Annual Action Plan continues to build on the successful citizen participation that informed these plans. The City conducted a community consultation forum and three public hearings related to the PY 2022 Annual Action Plan. The City conducted its community consultation forum on Monday, March 14, 2022. In total, 92 individuals representing 62 organizations and community groups participated in the forum at which City 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. The City additionally held two English and Spanish language “needs hearings” in partnership with Pima County on Thursday, March 17, 2022. Publication of the needs hearings was made in the Arizona Daily Star and City of Tucson/Pima County websites on March 11, 2022 in accordance with the Citizen Participation Plan.

Informed by input received through the consultation session and needs hearings, the draft PY 2022 Annual Action Plan was posted on the City of Tucson HCD website for a 30-day public comment period from April 1-April 30, 2022. The public comment period was followed by the final Public Hearing, held before the City of Tucson Mayor & Council on May 3, 2022. A Public Notice was published in the Arizona Daily Star on March 21, 2022 and posted with the draft AAP to the City of Tucson HCD website on March 30, 2022.

5. Summary of public comments

Summary of public comments received is attached.

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

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

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, 2022-June 30, 2023, 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.

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 are required to 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
Email: HCDAdmin@tucsonaz.gov

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 regions 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 community collaboration and supported community 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 (2020-2024 Consolidated Plan; People, Communities, and Homes Investment Plan; Housing Affordability Strategy for Tucson) 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 eco-system. During the past two years, these have included co-hosting Rapid Rehousing 2.0 Best Practices Training; Racial Equity in Housing training series; Critical Time Intervention Training; and other relevant topics.

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.

Coordination with 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.

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, current work to advance source of income protections through possible local ordinance, 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 2023 (PY 2022) Annual Action Plan was developed with direct input from the Continuum of Care. In total, 49 individuals associated with Continuum of Care member agencies participated in Annual Action Plan community consultation activities. 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, and launch three non-congregate shelter sites to reduce unsheltered homelessness.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Tucson Department of Housing and Community Development
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Other government - Federal Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 14, 2022 community consultation session with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
2	<p>Agency/Group/Organization</p>	4Tucson
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Education Services-Employment Regional organization Planning organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>

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3	Agency/Group/Organization	Arizona Department of Education
	Agency/Group/Organization Type	Services-Children Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
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4	Agency/Group/Organization	Community Investment Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
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5	Agency/Group/Organization	COMMUNITY OUTREACH PROGRAM FOR THE DEAF
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 14, 2022 community consultation session with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
6	<p>Agency/Group/Organization</p>	<p>Direct Advocacy and Resource Center</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Persons with Disabilities</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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7	<p>Agency/Group/Organization</p>	<p>Goodwill Industries of Southern Arizona</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Persons with Disabilities Services-homeless Services-Education Services-Employment</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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8	<p>Agency/Group/Organization</p>	<p>Jewish Family and Children’s Services, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Elderly Persons Services-Persons with Disabilities</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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9	<p>Agency/Group/Organization</p>	<p>Our Family Services, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-homeless</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 14, 2022 community consultation session with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
10	<p>Agency/Group/Organization</p>	<p>Pima Association of Governments</p>
	<p>Agency/Group/Organization Type</p>	<p>Regional organization Planning organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 14, 2022 community consultation session with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
11	<p>Agency/Group/Organization</p>	<p>Pima Community College</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Education Services - Narrowing the Digital Divide Civic Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 14, 2022 community consultation session with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
12	<p>Agency/Group/Organization</p>	<p>Pima County Community Land Trust</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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13	<p>Agency/Group/Organization</p>	<p>Pima Council on Aging</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Health Agency</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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14	<p>Agency/Group/Organization</p>	<p>Southern Arizona Research, Science, and Engineering Foundation (SARSEF)</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Education</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 14, 2022 community consultation session with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
15	<p>Agency/Group/Organization</p>	<p>Southern Arizona VA Health Care System</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Federal</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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16	<p>Agency/Group/Organization</p>	<p>St. Luke’s Home</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services-Elderly Persons</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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17	<p>Agency/Group/Organization</p>	<p>University of Arizona</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Health Services-Education Services-Higher Education</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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18	<p>Agency/Group/Organization</p>	<p>Tucson Pima Collaboration to End Homelessness</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-homeless</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 14, 2022 community consultation session with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
19	<p>Agency/Group/Organization</p>	<p>You Are Not Alone</p>
	<p>Agency/Group/Organization Type</p>	<p>Civic Leaders Community-based outreach group</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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20	<p>Agency/Group/Organization</p>	<p>Administration of Resources and Choices</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Elderly Persons Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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21	<p>Agency/Group/Organization</p>	<p>Banner University Medical Center</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Health Agency Publicly Funded Institution/System of Care Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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22	<p>Agency/Group/Organization</p>	<p>Casa Maria Soup Kitchen</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-homeless Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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23	<p>Agency/Group/Organization</p>	<p>Catholic Community Services</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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24	<p>Agency/Group/Organization</p>	<p>Pima County Community and Workforce Development</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing Services-homeless Other government - County</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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25	<p>Agency/Group/Organization</p>	<p>Community Home Projects of Arizona (CHRP)</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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26	<p>Agency/Group/Organization</p>	<p>Compass Affordable Housing, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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27	<p>Agency/Group/Organization</p>	<p>Habitat for Humanity</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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28	<p>Agency/Group/Organization</p>	<p>Old Pueblo Community Services</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-homeless</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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29	<p>Agency/Group/Organization</p>	<p>Primavera Foundation</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Publicly Funded Institution/System of Care</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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30	<p>Agency/Group/Organization</p>	<p>United Way of Southern Arizona</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Publicly Funded Institution/System of Care</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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31	<p>Agency/Group/Organization</p>	<p>Comcast</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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32	<p>Agency/Group/Organization</p>	<p>Tucson Centers for Women and Children dba Emerge Center Against Domestic Abuse</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Victims of Domestic Violence Services - Victims</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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33	<p>Agency/Group/Organization</p>	<p>Pima County Regional Flood Control District</p>
	<p>Agency/Group/Organization Type</p>	<p>Agency - Managing Flood Prone Areas Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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34	<p>Agency/Group/Organization</p>	<p>Pima County Health Department</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Health Agency Other government - County</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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35	<p>Agency/Group/Organization</p>	<p>Southern Arizona AIDS Foundation</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Education Services - Victims</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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36	<p>Agency/Group/Organization</p>	<p>Southern Arizona Legal Aid, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Service-Fair Housing Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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37	<p>Agency/Group/Organization</p>	<p>Southwest Fair Housing Council</p>
	<p>Agency/Group/Organization Type</p>	<p>Service-Fair Housing Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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38	<p>Agency/Group/Organization</p>	<p>TMM Family Services</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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39	Agency/Group/Organization	Town of Marana
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 14, 2022 community consultation session with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
40	<p>Agency/Group/Organization</p>	<p>Town of Oro Valley</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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41	<p>Agency/Group/Organization</p>	<p>Tucson Medical Center</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Publicly Funded Institution/System of Care</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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42	<p>Agency/Group/Organization</p>	<p>Community Bridges, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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43	<p>Agency/Group/Organization</p>	<p>Desert Ventures Development and Management LLC</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Business Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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44	<p>Agency/Group/Organization</p>	<p>Equality Health</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Health Health Agency Publicly Funded Institution/System of Care</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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45	<p>Agency/Group/Organization</p>	<p>Favor Celestial Community Economic Development Initiative</p>
	<p>Agency/Group/Organization Type</p>	<p>Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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46	<p>Agency/Group/Organization</p>	<p>Historic Fourth Avenue Coalition</p>
	<p>Agency/Group/Organization Type</p>	<p>Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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47	<p>Agency/Group/Organization</p>	<p>Hope Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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48	<p>Agency/Group/Organization</p>	<p>Interfaith Community Services</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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49	<p>Agency/Group/Organization</p>	<p>Pathways Paralegal and Mediation</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Victims of Domestic Violence Service-Fair Housing Services - Victims Business Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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50	<p>Agency/Group/Organization</p>	<p>Pima County Board of Supervisors</p>
	<p>Agency/Group/Organization Type</p>	<p>Civic Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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51	<p>Agency/Group/Organization</p>	<p>Pima County Justice Services Department</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Victims of Domestic Violence Service-Fair Housing Services - Victims Other government - County</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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52	<p>Agency/Group/Organization</p>	<p>Pima County Public Defender</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Persons with Disabilities Services-Victims of Domestic Violence Service-Fair Housing Services - Victims Other government - County</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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53	<p>Agency/Group/Organization</p>	<p>Raza Development Fund</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Health Services-Education Regional organization Business Leaders</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
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54	Agency/Group/Organization	Southern Arizona Land Trust
	Agency/Group/Organization Type	Housing Regional organization Business Leaders

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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55	<p>Agency/Group/Organization</p>	<p>Spreading Threads Clothing Bank</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Child Welfare Agency Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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56	<p>Agency/Group/Organization</p>	<p>St. Phillip's in the Hills</p>
	<p>Agency/Group/Organization Type</p>	<p>Faith Based Organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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57	<p>Agency/Group/Organization</p>	<p>Step Up to Justice</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Victims of Domestic Violence Service-Fair Housing Services - Victims Business Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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58	<p>Agency/Group/Organization</p>	<p>Tofel Dent Construction</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Business Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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59	<p>Agency/Group/Organization</p>	<p>Tucson Clean & Beautiful</p>
	<p>Agency/Group/Organization Type</p>	<p>Regional organization Business Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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60	<p>Agency/Group/Organization</p>	<p>Tucson Unified School District</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-homeless Services-Education Child Welfare Agency</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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61	<p>Agency/Group/Organization</p>	<p>Zion Nation Inc</p>
	<p>Agency/Group/Organization Type</p>	<p>Business Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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62	<p>Agency/Group/Organization</p>	<p>City of Tucson Council Ward 3 Office</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local Planning organization Civic Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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63	<p>Agency/Group/Organization</p>	<p>Family Housing Resources</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-homeless Services-Education</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 17, 2022 public hearing with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
64	<p>Agency/Group/Organization</p>	<p>The Hearth Foundation</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Regional organization</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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65	<p>Agency/Group/Organization</p>	<p>Pima Area Labor Federation</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Employment Planning organization Business Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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66	<p>Agency/Group/Organization</p>	<p>P3 Health Partners Arizona</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Publicly Funded Institution/System of Care</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
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67	<p>Agency/Group/Organization</p>	<p>Arizona State University Office of Community Health, Engagement, and Resiliency,</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Education</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 17, 2022 public hearing with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
68	<p>Agency/Group/Organization</p>	<p>Gorman and Company, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Business Leaders</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 17, 2022 public hearing with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
69	<p>Agency/Group/Organization</p>	<p>League of Women Voters of Greater Tucson</p>
	<p>Agency/Group/Organization Type</p>	<p>Regional organization</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in March 17, 2022 public hearing with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.
70	Agency/Group/Organization	Sonora Environmental Research Institute
	Agency/Group/Organization Type	Services-Education Service-Fair Housing Regional organization

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 17, 2022 public hearing with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>
71	<p>Agency/Group/Organization</p>	<p>City of South Tucson</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing Services-homeless</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in March 17, 2022 public hearing with the opportunity for input into planned uses and priorities for CDBG, ESG, HOPWA, and HOME Program funds. The consultation resulted in the identification of key priorities for continued investment particularly related to prioritized subpopulations, housing needs, community development goals, and homeless response strategies.</p>

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

Not applicable.

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 second 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. Interested residents and prospective partners participated in a virtual community-wide convening on March 25, 2021 to share their work and brainstorm next steps. Invitations were distributed through the City’s GovDelivery electronic mail list, social media, and targeted invitations including digital service providers, community members, and residents. In total, 80 Tucsonans attended the convening during which they received an overview

of the ConnectHome program and were engaged in participatory breakout sessions related to opportunities and strategies related to digital inclusion. Since the original convening and subsequent launch of the ConnectHome project, HCD has collaborated with Cox Communications to educate and enroll HUD-assisted residents in the Emergency Broadband Benefit and new Affordable Connectivity Program funded through federal pandemic response acts.

Local broadband provider, Comcast, participated in the FY 2023 Annual Action Plan Community Consultation session held on March 14, 2022. Additional broadband providers were invited but did not participate in consultation.

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.

Representatives from the Pima County Regional Flood Control District participated in the FY 2023 Annual Action Plan Community Consultation session held on March 14, 2022. Additional public land and emergency management agencies were invited but did not participate in consultation.

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 2023 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 2023 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 hosted virtual community consultation activities in which 92 stakeholders participated and a third public hearing which was conducted entirely in Spanish for mono-lingual and/or preferred Spanish language community members. American Sign Language interpretation was provided for deaf and hard of hearing community members attending the community consultation session.

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

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Internet Outreach	<p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Community Agency Representatives</p>	<p>92 persons attended the March 14, 2022 community consultation session.</p>	<p>See associated Public Meeting details.</p>	<p>See associated Public Meeting details</p>	<p>Not applicable</p>
Public Meeting	<p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Community Agency Representatives</p>	<p>92 persons attended the March 14, 2022 community consultation session.</p>	<p>Summary of comments received during the March 14, 2022 community consultation meeting is provided as an attachment.</p>	<p>Summary of comments not accepted during the March 14, 2022 community consultation meeting and not accepted is provided as an attachment.</p>	<p>Not applicable</p>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
News Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	92 persons attended the March 14, 2022 public meeting.	See associated Public Meeting details.	See associated Public Meeting details.	Not applicable
Public Hearing	Non-targeted/broad community	31 persons attended the March 17, 2022 public hearing (English language needs hearing). Summary of responses is provided as an attachment.	Summary of public comments received during the March 17, 2022 public hearing (English language needs hearing) is provided as an attachment.	Summary of public comments not accepted from the March 17, 2022 public hearing (English language needs hearing) and reasons is provided as an attachment.	https://www.tucsonaz.gov/hcd/news/notice-public-hearing-city-tucson-pima-county-consortium-federal-fiscal-year-2023-hud
Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish	The March 17, 2022 public hearing (Spanish language needs hearing) was closed after 15 minutes with no attendees.	Not applicable.	Not applicable.	https://www.tucsonaz.gov/hcd/news/notice-public-hearing-city-tucson-pima-county-consortium-federal-fiscal-year-2023-hud

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
News Ad	Non-targeted/broad community	Public Comment period and invitation to public hearing.	Summary of public comments received during the 30-day public comment period is provided as an attachment.	Summary of public comments received during the 30-day public comment period and not accepted is provided as an attachment.	Not applicable
Public Hearing	Residents of Public and Assisted Housing	Final public hearing before City of Tucson Mayor & Council.	Summary of public comments received during the May 3, 2022 public hearing is provided as an attachment.	Summary of public comments received during the May 3, 2022 public hearing and not accepted is provided as an attachment.	Not applicable

Table 4 – Citizen Participation Outreach

Annual Action Plan

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. Second-year funding is contingent upon availability of funds, continued community need, satisfactory progress toward program goals, and compliance with federal and local program requirements.

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	5,406,671	0	0	5,406,671	10,813,342	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	3,841,568	300,000	0	4,141,568	7,683,136	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	924,906	0	0	924,906	1,849,812	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	481,867	0	0	481,867	963,734	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.

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

One of the goals of the Housing Affordability Strategy for Tucson is to use publicly owned land to build housing for low to moderate-income households. As such, the City of Tucson identified six 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
- Contzen Lots in Barrio Anita Neighborhood
- Mojave/Navajo in the Amphi Neighborhood
- Stone and Speedway in the Dunbar Spring Neighborhood
- Oracle/Alturas in the Miracle Manor Neighborhood

The City of Tucson is working on identifying additional city sites to create a Phase 2 list of sites.

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: Specialty green infrastructure streetscape improvements along major road and bike/pedestrian corridors to provide shade and cooling

Placemaking/Traffic Calming Street Art: Specialty artistic traffic calming features along major bike/ped corridors designed, built, and painted by/with residents

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

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

Esquer Park Amenities: A new dog park, stormwater green infrastructure, and accessible walking loop in a vacant area immediately adjacent to Tucson House

Old Pascua Community Gathering Space: Ballfield and outdoor community gathering improvements, including horseshoe pits, picnic tables, play structure, shade

Miracle Mile Signs: Historic district branding signage and sign restoration

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

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Community Facilities and Improvements	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Community Sustainability	CDBG: \$1,297,601	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Buildings Demolished: 6 Buildings
Human and Public Services	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Human and Public Services	CDBG: \$811,001	Public service activities other than Low/Moderate Income Housing Benefit: 1,500 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Decent Affordable Rental and Homeowner Housing	2020	2024	Affordable Housing	Citywide CDBG Target Area	Decent Affordable Housing	CDBG: \$1,730,135 HOME: \$2,747,580	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
Prevent and Reduce Homelessness	2020	2024	Homeless	Citywide CDBG Target Area	Homelessness	ESG: \$445,727	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homeless Person Overnight Shelter: 100 Persons Assisted Homelessness Prevention: 40 Persons Assisted Other: 1 Other

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Economic Development	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Economic Development	CDBG: \$486,600	Businesses assisted: 5 Businesses Assisted
Housing and Services for People with HIV/AIDS	2020	2024	Non-Homeless Special Needs	Citywide CDBG Target Area	HIV/AIDS Housing and Services	HOPWA: \$897,159	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homelessness Prevention: 200 Persons Assisted
Program Administration	2020	2024	Program Administration	Citywide CDBG Target Area	Program Administration	CDBG: \$1,081,334 HOPWA: \$27,747 HOME: \$271,953 ESG: \$36,140	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 services 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	Economic Development
	Goal Description	CDBG-funded assistance for businesses
6	Goal Name	Housing and Services for People with HIV/AIDS
	Goal Description	HOPWA-funded housing and services
7	Goal Name	Program Administration
	Goal Description	Program Administration, indirect costs, and fair housing activities.

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 | 5. Economic Development |
| 2. Public Services | 6. Housing and Services for Persons with HIV/AIDS and Their Families |
| 3. Decent Affordable Housing | 7. Program Administration |
| 4. Homelessness | |

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 2023 beginning July 1, 2022 and ending June 30, 2023. 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 Name
1	Community Facilities
2	Human and Public Services
3	Decent Affordable Rental and Homeowner Housing
4	CDBG Administration and Planning
5	City of Tucson HOME Decent Affordable Rental and Homeowner Housing
6	City of Tucson HOME Administration
7	Pima County HOME Decent Affordable Rental and Homeowner Housing
8	Pima County HOME Administration
9	ESG21 City of Tucson
10	HOPWA Services for People Living with HIV/AIDS
11	HOPWA (Administration)
12	CDBG Economic Development

Table 4 – Project Information

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

Recognizing disparities in income, employment, housing conditions and choice, and facilities which are indicators of urban stress, the City of Tucson adopted a Community Development Block Grant (CDBG) Target Area in program year 2013. The Target Area was updated with the 2020-2024 Consolidated Plan. The Target Area is made up of contiguous Census Block Groups where more than 50% of households earn no more than 80% of the area median income (“low-mod households”).

The Target Area consists of approximately 18.3% (44 square miles) of the City of Tucson. The estimated population of the Target Area at the time the current consolidated plan was prepared (2019) was 205,472 persons, approximately 38.7% of the population of the City of Tucson. The CDBG Target Area will be a primary focus for investment over the 5-year Consolidated Plan period (July 1, 2020 through June 30, 2025). Approximately 40% of the City of Tucson entitlement grant funding for will be committed to projects in the CDBG Target Area.

The CDBG Target Area Map is provided as Appendix B.

AP-38 Project Summary

Project Summary Information

1	Project Name	Community Facilities
	Target Area	Citywide CDBG Target Area
	Goals Supported	Community Facilities and Improvements
	Needs Addressed	Community Sustainability
	Funding	CDBG: \$1,297,601
	Description	Public and community facilities through-out the City of Tucson with a focus on the City of Tucson CDBG Target Area.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	10,000 persons and 30 beds.
	Location Description	Citywide with a focus on the City of Tucson CDBG Target Area
	Planned Activities	CDBG funds will be used for a variety of community facilities 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 Recreational Facilities/LMA), 03G (Parking Facilities/LMA), 03H (Solid Waste Disposal Improvements/LMA), 03I (Flood Drainage Improvements/LMA), 03J (Water/Sewer Improvements/LMA), 03K (Street Improvements/LMA), 03L (Sidewalks/LMA), 03M (Child Care Centers/LMA), 03O (Fire Stations and Equipment/LMA), 03P, (Health Facilities/LMA) 03Q (Abused and Neglected Children Facilities/LMC), 03R (Asbestos Removal/LMA), 03S (Facilities for AIDS Patients/LMC), 03Z (Other Public Improvements/LMA or LMC).
2	Project Name	Human and Public Services
	Target Area	Citywide CDBG Target Area
	Goals Supported	Human and Public Services
	Needs Addressed	Human and Public Services
	Funding	CDBG: \$811,001

	Description	CDBG funded activities serving LMI persons and vulnerable populations.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that a minimum of 1,500 persons will benefit from CDBG Human Services funding.
	Location Description	Citywide
	Planned Activities	<p>The City of Tucson anticipates the renewal of FY 2022 CDBG human services grantmaking including, but not necessarily limited to, eligible activities administered by the following organizations and within the following CDBG eligible activity codes:</p> <ul style="list-style-type: none"> • Interfaith Community Services (05E/LMC) • Jewish Family and Children’s Services of Southern Arizona (05Q/LMC) • Old Pueblo Community Services (03T/LMC) • Our Family Services (03T/LMC) • Pima Council on Aging (05A/LMC) • Step Up to Justice (05K/LMC) • TMM Family Services (05K/LMC0) • Tucson Center for Women and Children (dba Emerge!) (05G/LMC) • Southwest Fair Housing Council (Admin & Planning – Fair Housing Activities) • City of Tucson HCD (03T/LMC) <p>*Inclusion in this list indicates an intention to award CDBG program funds at the time of this award. Inclusion of an organization/project in the list above does not represent a binding commitment of FY 2023 CDBG funding by the City of Tucson. Final project selection, award amounts, and activities will be determined upon final review of Fiscal Year 2022 subrecipient program performance and execution of an FY 2023 CDBG funding agreement between HUD and the City of Tucson.</p>
3	Project Name	Decent Affordable Rental and Homeowner Housing
	Target Area	Citywide CDBG Target Area
	Goals Supported	Decent Affordable Rental and Homeowner Housing
	Needs Addressed	Decent Affordable Housing

	Funding	CDBG: \$1,730,135
	Description	Rental housing development and homeowner rehabilitation.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	300 housing units, and 10 buildings
	Location Description	Citywide with focus on CDBG Target Areas and City of Tucson HAST Investment Districts.
	Planned Activities	Rehabilitation of housing occupied by LMI owners. Acquisition and/or rehabilitation of affordable rental housing, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation, and permanent supportive housing.
4	Project Name	CDBG Administration and Planning
	Target Area	Citywide CDBG Target Area
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$1,081,334
	Description	These funds will be used to administer all CDBG activities and to support fair housing and planning initiatives.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	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	These funds will be used to administer all CDBG activities and to support fair housing and planning initiatives.	
5	Project Name	City of Tucson HOME Decent Affordable Rental and Homeowner Housing
	Target Area	Citywide CDBG Target Area

	Goals Supported	Decent Affordable Rental and Homeowner Housing
	Needs Addressed	Decent Affordable Housing
	Funding	HOME: \$2,747,580
	Description	HOME funding will be used for acquisition, development, and/or rehabilitation of rental and homeowner housing, and rental assistance.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	200 households will be assisted.
	Location Description	Citywide with focus on HAST Investment Districts
	Planned Activities	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.
6	Project Name	City of Tucson HOME Administration
	Target Area	Citywide CDBG Target Area
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	HOME: \$271,953
	Description	City of Tucson HOME program administration.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	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	City of Tucson HOME program administration.	

7	Project Name	Pima County HOME Decent Affordable Rental and Homeowner Housing
	Target Area	Citywide
	Goals Supported	Decent Affordable Rental and Homeowner Housing
	Needs Addressed	Decent Affordable Housing
	Funding	HOME: \$1,009,831
	Description	New construction, acquisition and/or rehabilitation of rental and homeowner housing units, down payment assistance, and rental assistance for LMI households.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	46 households/units (construction, acquisition, and/or rehabilitation) 21 households (down payment assistance, rental assistance)
	Location Description	County-wide
Planned Activities	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	Project Name	Pima County HOME Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	HOME: \$112,204
	Description	This funding supports Pima County HOME program administration costs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable

	Location Description	County-wide, activities generally administered at Pima County locations (Housing Center, Community & Workforce Development Department, etc.)
	Planned Activities	Administration of the Pima County HOME program.
9	Project Name	ESG21 City of Tucson
	Target Area	Citywide
	Goals Supported	Prevent and Reduce Homelessness Program Administration
	Needs Addressed	Homelessness Program Administration
	Funding	ESG: \$481,867
	Description	These funds will support ESG activities in the following categories: Emergency Shelter, Street Outreach, Homeless Prevention, Rapid Re-housing, and Administration (7.5%)
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Street Outreach: 200 unsheltered persons Emergency Shelter: 200 unsheltered persons including but not limited to persons fleeing domestic abuse Homelessness Prevention: 25 persons at risk of homelessness Rapid Rehousing: 10 persons fleeing domestic abuse

	Location Description	<p>The City of Tucson anticipates the renewal of FY 2022 ESG subrecipient awards including, but not necessarily limited to, eligible activities administered at project locations managed by the following City and subrecipient partner agencies:</p> <ul style="list-style-type: none"> • Interfaith Community Services (homelessness prevention) • Our Family Services (emergency shelter) • Primavera Foundation (emergency shelter) • Tucson Center for Women and Children dba Emerge! (domestic violence shelter, domestic violence rapid rehousing) • City of Tucson HCD (street outreach, emergency shelter, homelessness prevention, admin) <p><i>*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 2023 ESG funding by the City of Tucson. Final project selection, award amounts, and activities will be determined upon final review of Fiscal Year 2022 subrecipient program performance and execution of an FY 2023 ESG funding agreement between HUD and the City of Tucson.</i></p>
	Planned Activities	<p>Planned activities include the following:</p> <ul style="list-style-type: none"> • Street Outreach: Administered by City of Tucson and/or subrecipient agencies (11.9%) • Emergency Shelter: Administered by City of Tucson and/or subrecipient agencies (48.1%) • Rapid Rehousing: Administered by City of Tucson and/or subrecipient agencies (11.6%) • Homelessness Prevention: Administered by City of Tucson and/or subrecipient agencies (20.9%) • Administration: Administered by City of Tucson (7.5%)
10	Project Name	HOPWA Services for People Living with HIV/AIDS
	Target Area	Citywide
	Goals Supported	Housing and Services for People with HIV/AIDS
	Needs Addressed	HIV/AIDS Housing and Services
	Funding	HOPWA: \$897,159
	Description	This project includes HOPWA project funds including sponsor admin costs administered by subrecipient(s).
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	500 individuals and/or families in which one or more member of the household is living with HIV/AIDS.
	Location Description	Services are provided in scattered-site rental units and the Southern Arizona AIDS Foundation offices.
	Planned Activities	<p>Essential services for LMI persons with HIV/AIDS and their families. Monthly rental assistance and/or security/utility deposits. Support for the operation of emergency/transitional and permanent housing facilities serving LMI persons with HIV/AIDS and their families.</p> <p>Estimated approximate intra-project cost allocation is provided below.*</p> <ul style="list-style-type: none"> • Short-Term Rent, Mortgage, and Utility Assistance (40%) • Tenant-Based Rental Assistance (32%) • Supportive Services (23%) • Sponsor Admin (4%) <p>*Intra-project estimates are provided for illustration purposes only and are subject to change without public notice or amendment.</p>
11	Project Name	HOPWA (Administration)
	Target Area	Citywide
	Goals Supported	Housing and Services for People with HIV/AIDS
	Needs Addressed	HIV/AIDS Housing and Services
	Funding	HOPWA: \$27,747
	Description	HOPWA program administration funding.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Administrative activities are primarily conducted at the City of Tucson Housing & Community Development Department offices (310 N Commerce Park Loop, Tucson, AZ 85745).
Planned Activities	City of Tucson Administration of the HOPWA program.	

12	Project Name	CDBG Economic Development
	Target Area	Citywide CDBG Target Area
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$486,600
	Description	
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	25 businesses will be assisted through proposed activities.
	Location Description	Economic development activities will be conducted by the City of Tucson and/or its subrecipient agencies at one or more sites in the Tucson area.
	Planned Activities	Activities may include any eligible Economic Development activities authorized under the CDBG program including, but not limited to Direct Financial Assistance to For-Profit Businesses (18A), Technical Assistance (18B), Micro-Enterprise Assistance (18C), Special Economic Development Activities, and Special Activities conducted by Community Based Development Organizations (CBDOs).

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.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	60%
CDBG Target Area	40%

Rationale for the priorities for allocating investments geographically

Due to socio-economic and housing conditions in the city’s target area, this area is 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

The City of Tucson will track activity funded within the City of Tucson’s CDBG Target Area and complete an evaluation of the geographic distribution of investments that will be included in the FY 2023 Consolidated Annual Performance and Evaluation Report (CAPER). The City of Tucson CDBG Target Area Map is provided in Appendix B.

Affordable Housing

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

Introduction

The City of Tucson plans to provide affordable housing to 841 households. This includes rapid rehousing and permanent housing for the homeless, tenant-based rental assistance for the homeless and special needs populations, new construction 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.

One Year Goals for the Number of Households to be Supported	
Homeless	260
Non-Homeless	358
Special-Needs	223
Total	841

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	541
The Production of New Units	172
Rehab of Existing Units	128
Acquisition of Existing Units	0
Total	841

Table 5 - 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 or more affordable housing units throughout the City of Tucson and Pima County. The PHA provides housing to 1,465 public housing residents of those 1,275 residents are low to extremely low-income families. The average income of those families currently receiving housing assistance through the public housing program is \$15,193.00.

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. These councils assist with improving the quality of life for residents in Public Housing; the councils will also work in collaboration with the PHA in public housing operations. Currently, there is one fully operational resident council. 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 its administration of planning, community development, human services, and public housing programs.

The PHA encourages Public Housing residents to participate in homeownership through the Family Self Sufficiency (FSS) Program. The FSS program assists and motivates participants to continue their education, increase their earning power and save money. If the participant identifies homeownership as a goal, the family will be supported to build skills such as budgeting and financial literacy. Upon graduation from the FSS program, the participants are encouraged to use escrow savings accumulated during participation as a down payment and/or closing costs for a home. The participants will also be given information about down payment assistance programs that can provide additional assistance in providing a down payment subsidy.

If the PHA is designated as troubled, describe how assistance is provided:

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.

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

1. 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, homeless protocol administrators, and emergency shelter programs.

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 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.

2. 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.)
- Oracle Non-Congregate Bridge Shelter Residence (operated by Community Bridges, Inc.)
- Wildcat Non-Congregate Bridge Shelter Residence (operated by City of Tucson)
- Bread & Roses Crisis Transitional Housing Project (operated by Old Pueblo Community Services)

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. Through the City's Supportive Service Only - Coordinated Entry project, the City employs two housing navigators who work closely with community programs to expedite housing placement and move-in among vulnerable subpopulations including persons experiencing chronic homelessness and families with children. Navigation services are provided for unaccompanied and pregnant/parenting youth through a Navigation and Diversion program administered by Our Family Services and funded through HUD's Youth Homelessness Demonstration Project.

HCD manages the Tucson/Pima County Youth Homelessness Demonstration Project initiative through which nearly 100 additional beds for unaccompanied youth have been added to the local housing inventory over the past 18 months. Furthermore, in its role as the Public Housing Authority, the City has significantly increased the number of units aside for homeless specialty programs to expand permanent housing options in public housing and voucher programs for people experiencing homelessness.

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 (2020-2022)
- Implementation of phone-based Coordinated Entry assessment to achieve full geographic coverage and simplify access to permanent housing solutions (2021)
- Implementation of online self-assessment screening tool for Coordinated Entry Homelessness

Prevention assessment (2021)

- Hosted National Alliance to End Homelessness Rapid Rehousing 2.0 Training Institute for rapid rehousing providers (2021)
- Sponsored participation of Permanent Supportive Housing providers in Corporation for Supportive Housing "Managing Supportive Housing" Training Series (2021)
- Hosted C4 Innovations Racial Equity and Housing training series for homeless service providers (2020-2021)
- Sponsored homeless service provider participation in racial equity learning collaboratives and C4 Innovations coaching (2021)
- Hosted Critical Time Intervention Train the Trainer series (2022)
- Publish daily shelter availability bed report (2020-2022)
- Administered subaward program to deploy ESG-CV landlord incentives to community rapid rehousing programs to expedite housing move-in (2021-2022)
- Increased CoC and CDBG funding for housing navigation services to expedite permanent housing move-in among subpopulations with complex housing barriers (2020-2022)
- Hosted homeless services job fair in partnership with TPCCH 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 (2021-2022)
- Expanded bridge shelter offerings to reduce unsheltered homelessness and expedite permanent housing move-in among vulnerable populations (2021-2022)

4. 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.

AP-70 HOPWA Goals - 91.420, 91.220 (1)(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	40
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	240

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 Pima County region. Since 2017, the median rent in Tucson rose 40% and as of late 2021 was over \$1,200. The existing challenges related to housing affordability and access have been exacerbated by the COVID-19 pandemic and related state and national eviction moratoria. As a result of the moratoria and a growing population, the availability of rental housing (vacancy rate) has decreased by nearly half to less than 3%.

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. Specific activities recently completed and/or currently underway include:

Source of Income Protection

HAST Plan includes strategic priority, currently being evaluated by Mayor & Council, to establish a local ordinance prohibiting source of income discrimination. If enacted and upheld, such an ordinance would reduce barriers to rental housing among individuals and families participating in Housing Choice Vouchers, homeless assistance, and other housing subsidy programs.

Accessory Dwelling Units

HCD collaborated with the City of Tucson Planning and Development Services Department to propose changes to the City's Unified Development Code to permit the development and legal rental of accessory dwelling units within the City limits. The ordinance amendment was approved in 2021 with a 5-year sunset review period during which, HCD and community partners will 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

Impact Fee Waivers

the City of Tucson Ordinance 11624 provides an affordable housing incentive for nonprofit affordable housing developers in the form of an impact fee waiver for the non-public investment portion of an affordable housing project which meets City affordability terms (80% AMI, 15 years). The City budgets for the impact fee waivers using leveraged HERF and City General Funds to promote affordable housing creation in the Tucson area. Through HAST planning and community consultation with affordable housing developers and stakeholders, HCD has begun

working closely with other City departments and the Tucson Mayor and Council with the goal of expanding the 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 recently adopted the first affordable housing density bonus in Tucson as part of the Sunshine Mile Overlay District. HCD will be evaluating the terms of the density bonus and will also explore additional incentives that can be incorporated into this and future transit overlays to encourage affordable and mixed-income housing on key transit corridors.

Discussion

Not applicable.

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.

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, 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 the past year 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 programs to address HUD Fair Market Rent/payment standard shortfall relative to local housing market conditions
- Created inter-departmental Housing First and Community Safety programs aimed at addressing homelessness and critical community needs

In the coming year, the City anticipates further developing administrative infrastructure in partnership

with our consortium partner, Pima County as follows:

- Updating entitlement program policy and subrecipient training resources
- 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. The City and County will also examine methods to allocate funds to a flexible funding pool to address unique issues or pilot new initiatives on a small scale. Actions that may allow for co-funding of highly effective projects at significant levels, alignment of funding application processes that allow for a single application to both entities, and coordinated contract requirements will also be examined. As the collaborative applicant for CoC 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 provided as Appendix C.

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 provided as Appendix D.

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 provided as Appendix E.

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 has formed new Commission on Equitable Housing and Development (CEHD) The Commission will identify solutions that will promote affordability and prevent displacement; as well as, 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(1)(1,2,4)

Introduction

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

HOME Homeownership Value Limits

If the participating jurisdiction intends to use HOME funds for homebuyer assistance or for rehabilitation of owner-occupied single family housing and does not use the HOME affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with 24 CFR 92.254(a)(2)(iii).

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 at that time, which was January 2022, plus December and November of 2021 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 date from November 2021, December 2021 and January 2022, which had 653 sales recorded for the three-month period. The number of resale homes recorded in January 2022 exceeded 500, with 865 sales utilized in the survey for the resale homes.

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 both new homes and resale homes, therefore we identified the two middle sales and used higher of the two.

A summary of the data is included in the attached 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 are included below and highlighted on the attached spreadsheets for resale homes and new homes. Appendix F

**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.

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 may utilize either the resale or recapture methods when funding homebuyer activities. The new construction or acquisition/rehabilitation of homeownership housing is subject to resale provisions, down-payment, and closing cost assistance is subject to recapture provisions. 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 as proscribed by the HOME regulations, 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. The City of Tucson/Pima County HOME Resale and Recapture Provisions are provided as Appendix F

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 may be used for homeowner 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, any principal paid on the mortgage, and the value of any 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 may be used when HOME funds are provided in the form of down-payment and closing cost assistance and/or an interest-rate buydown or are used for homeowner development. If the home is sold or no longer occupied as a primary residence during the 5- to 15-year affordability period, repayment of the HOME funds subject to recapture is required. HOME funds subject to recapture are defined as the sales price, less the first lien (mortgage payoff), and any seller-paid closing costs.

In the event of foreclosure, transfer in lieu of foreclosure, or assignment of an FHA mortgage to clear title, resale or recapture restrictions may be extinguished in accordance with HOME regulations. In these cases, the consortium or a CHDO may exercise a right of first refusal or other means to intervene to preserve the affordability of the unit.

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.

Emergency Solutions Grant (ESG)

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

ESG written standards are 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.
- A 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

Attachments

CITIZEN PARTICIPATION

Legal Ad Affidavit of Publishing on March 11,2022 for March 17, 2022 AAP Public Meeting

Legal Ad Affidavit of Publishing on March 24,2022 for Public Comment period April 1,2022 through April 30, 2022, and Public Hearing Mayor and Council May 3, 2022 AAP

Council approved submission of AAP by Resolution 23462 on May 3, 2022.

ARIZONA DAILY STAR

Tucson, Arizona

STATE OF ARIZONA)
COUNTY OF PIMA)

Debbie Sanchez, being first duly sworn deposes and says: that she is the Advertising Representative of **TNI PARTNERS**, a General Partnership organized and existing under the laws of the State of Arizona, and that it prints and publishes the Arizona Daily Star, a daily newspaper printed in Phoenix, AZ and published in the City of Tucson, Pima County, State of Arizona, and having a general circulation in said City, County, State and Cochise and Santa Cruz Counties, and that the attached ad was printed and

Legal Notice

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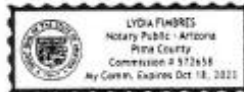
MARCH 11, 2022



Subscribed and sworn to before me this 11th day of MARCH, 2022



Notary Public



My commission expires

AD NO: 5168848

Notice of Public Hearing

City of Tucson-Pima County
Consortium Federal Fiscal Year 2023 HUD
Annual Action Plan

The City of Tucson and Pima County receive federal funds to support housing and community development activities through the U.S. Department of Housing and Urban Development (HUD) which are administered through a city/county consortium. HUD requires that the consortium to develop an Annual Action Plan which outlines the needs, priorities and strategies for housing, supportive services, and community development programs to be undertaken with HUD program funds in furtherance of the consortium's 5-year Consolidated Plan. The Annual Action Plan additionally establishes policies and goals for the consortium members and serves as the local government's application for annual entitlement funding through HUD's Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and HOME Investment Partnerships (HOME) programs. The City of Tucson and Pima County will host two public hearings regarding the FY 2023 Annual Action Plan on Thursday, March 17:

Public Hearing (English Language): March 17, 10:00am (Virtual - Zoom)

Public Hearing (Spanish Language): March 17, 5:30pm (Virtual - Zoom)

Register to attend the virtual public meetings at www.tucsonaz.gov/hcd/news or <https://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=18389>.

For accommodations; materials in accessible formats; foreign language interpreters; and/or materials in a language other than English, please contact the City of Tucson Housing and Community Development Department, Jason Thorpe, (520) 437-5137 or call (520) 791-2639 for TDD at least 5 business days in advance.

PLEASE SEE ATTACHED E-TEAR

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Found - Pets

LOOKING FOR YOUR LOST PET? If you can't find it in the Lost & Found Column, call or visit the following organizations:
Humane Society - 327-6688
433 W. Cooper Rd.
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Pima Animal Care Center - 243-5993
4000 N. Silverbell Rd.
FOUND! PETS. Lost your pet? Check the Internet! FREE COMMUNITY SERVICE. www.foundpets.org Agricultural Society of Tucson astinkclub.org Email: ASTTucson@hotmail.com or www.birdhoffline.com a public service of Tucson Newspaper Classified.

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Public Notices
Notice of Public Comment Period and Public Hearing
City of Tucson Fiscal Year 2022 HUD Annual Action Plan

The City of Tucson seeks public comment and input related to its Fiscal Year 2022 HUD Annual Action Plan. The Annual Action Plan establishes policies and goals and serves as the City's application for Housing and Urban Development (HUD) Department annual entitlement funding through the Community Development Block Grant, Emergency Solutions Grant, Home Investment Partnerships and Housing Opportunities for Persons with AIDS Programs.

The draft FY 2022 Annual Action Plan will be posted on the Housing and Urban Development Department website at <https://www.tucson.gov/hud> beginning April 1, 2022.

Public comments will be accepted from April 1-April 30, 2022. Public comments may be submitted via email at HDCComments@tucson.gov or mailed to: Housing and Community Development Department, c/o Jason Thorpe, 310 North Commerce Park Lane, Tucson AZ 85745.

PUBLIC HEARING
At 5:30 pm on May 3, 2022, the City of Tucson Mayor and Council at its scheduled meeting will hold a public hearing to receive input on and adopt the Fiscal Year 2022 HUD Annual Action Plan for which public comments were accepted beginning April 1, 2022 and ending April 30, 2022. The meeting may be held virtually in accordance with Arizona law.

For accommodations materials in accessible formats (braille, large print, audio, Braille, and/or other materials) in a language other than English, please contact the City of Tucson Housing and Community Development Department, Jason Thorpe, (520) 437-5137 or call (520) 791-2676 for TDD or text 5 business days in advance.

City of Tucson

Aviso del Periodo de Comentarios Públicos y Audiencia Pública del Plan de Acción Anual de HUD para el año fiscal 2022 de la ciudad de Tucson

La ciudad de Tucson busca comentarios públicos y opiniones relacionadas con su Plan de Acción Anual de HUD para el año fiscal 2022. El Plan de Acción Anual establece políticas y metas y sirve como la solicitud de la Ciudad para el financiamiento de derechos arrendatarios del Departamento de Vivienda y Desarrollo Urbano (HUD) a través del programa de subvenciones del Blosque de Desarrollo Comunitario, CBGG por sus siglas en inglés, lo Programa de Oportunidades de Vivienda para Personas con Sida, HOPWA por sus siglas en inglés.

El borrador del Plan de Acción Anual para el año fiscal 2022 se publicará en el sitio web del Departamento de Vivienda y Desarrollo Comunitario en <https://www.tucson.gov/hud> a partir del 1 de abril de 2022.

Se aceptarán comentarios públicos del 1 de abril al 30 de abril de 2022. Los comentarios públicos se pueden enviar por correo electrónico o por correo postal. Para más información, envíe un correo al Departamento de Vivienda y Desarrollo Comunitario c/o Jason Thorpe, 310 North Commerce Park Lane, Tucson AZ 85745.

AUDIENCIA PÚBLICA
A las 5:30 p. m. del 3 de mayo de 2022, el alcalde y el consejo de la ciudad de Tucson en su reunión programada llevarán a cabo una audiencia pública para recibir comentarios y adoptar el Plan de Acción Anual de HUD para el año fiscal 2022 para el cual se aceptarán comentarios públicos a

Public Notices
materiales en un idioma que no sea inglés, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario de la Ciudad de Tucson, Jason Thorpe, (520) 437-5137 o llame al (520) 791-2676 para TDD con el mismo 5 días hábiles de anticipación.

City of Tucson

Public Notices
Eduardo H. Coronado, SBM #02297
CORONADO LAW FIRM,
Attorney for Personal Representatives
4700 W. White Mountain Boulevard, Suite A Lakeland, Arizona 85929
(928) 332-4229 Telavision (928) 332-9732 Fax

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF PIMA
Case No. P8201-189
NOTICE TO CREDITORS

In the Matter of the Estate of BRADLEY ALEXANDER LEWIS, Deceased.

NOTICE IS HEREBY GIVEN that ANITA C. LEWIS and BRADLEY LEWIS have been appointed Personal Representatives of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the attorney of the Personal Representative as follows:

Eduardo H. Coronado, Esq. Attorney for Personal Representatives
4700 W. White Mountain Boulevard, Suite A Lakeland, AZ 85929

DATED this 8th day of March, 2022
CORONADO LAW FIRM, P.L.L.C.
Eduardo H. Coronado Attorney for Personal Representatives
March 10, 17, and 24, 2022
Arizona Daily Star

Your Name: Anthony Rene Otero
Your Address: 1625 E. 20th Street
Your City, State, ZIP: Douglas, AZ 85607
Your Telephone No: (520) 618-1717
Representing Self, Without an Attorney

IN THE SUPERIOR COURT OF ARIZONA COCHISE COUNTY
Case No. GC20220023
NOTICE OF HEARING (Appointment of Guardian)

DAVID THORN
Judge/Commissioner

In the Matter of the Guardianship of: Rosavelia Cornejo (Minor(s))

NOTICE IS GIVEN that the court will consider the Petition for Appointment of Anthony Otero and Guardian(s) of Minor(s) on May 2nd, 2022, at the hour of 1:30pm at the court designated above, the address of which is:
COCHISE COUNTY SUPERIOR COURT DIVISION 34 LEGGE AVENUE, BISBEE, AZ
Date: 3-23-22
Anthony Rene Otero Petitioner's Signature
THIS IS A LEGAL NOTICE. YOUR RIGHTS MAY BE AFFECTED. ESTE ES UN AVISO LEGAL. SUS DERECHOS PODRIAN SER AFECTADOS.
Published March 24, 31, and April 7, 2022
Arizona Daily Star

Trustees
TS No. 2021-00122-AZ
NOTICE OF TRUSTEE'S SALE

The following legally described trust property will be sold pursuant to the power of sale under that certain Deed of Trust dated 1/24/2004 and recorded on 1/29/2004 on instrument No. 2002231067, Book 1214, Page 4303 and recorded on 02 in the official records of Pima County, Arizona, as amended.

BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE A RULE TO SET ASIDE OR OBTAIN A COURT ORDER PURSUANT TO RULE 65 ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN SIX P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY WAIVE ANY DEFENSES OR OBJECTIONS TO THE SALE, UNLESS YOU FILE AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR AT THE EAST ENTRANCE TO THE Superior Court Building, 110 W. Congress, Tucson, AZ 85701, in Pima County, on 04/29/2022 at 11:30 AM, of said day:

Lead Description: LOT 14 OF EDGEBROOKE VILLAGE, PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, IN BOOK 34 OF MAPS, PAGE 6.

Purported Street Address: 445 NORTH WOODSIDE DRIVE, TUCSON, AZ 85705
Tax Parcel Number: 104-06-2700
Original Principal Balance: \$ 140,890.00

NOTICE OF TRUSTEE'S SALE

Name and Address of Current Beneficiary:

Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset Pledged Through Certificates Series 2005-20121
c/o PHH Mortgage Corporation
1 Mortgage Way, Mt. Laurel, NJ 08054

Name and Address of Original Trustor:

ALVARO CASTELLON, AS HIS SOLE AND SEPARATE PROPERTY
485 NORTH WOODSIDE DRIVE, TUCSON, AZ 85705

Name, Address and Telephone Number of Trustee:
Progressive Arizona, Inc.
Northpark Town Center
1000 Abernethy Rd NE, Bldg 400, Suite 200
Atlanta, GA 30328
(866) 966-8299

TERMS OF SALE: The trustee is only able to accept cash or a cash equivalent, less a costlier's check or certified check.

NOTICE OF TRUSTEE'S SALE

SALE INFORMATION:
Sales Line: (866) 966-8299
Website: <http://www.progressive.com/MortgageServices/Default.aspx?ManagementTrusteeService>

If the sale is set aside for any reason, including if the trustee is unable to convey title, the Purchaser of the sale shall be entitled to a refund of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney.
Western Progressive Arizona, Inc.
ARIZONA COUNTY OF GLENDA HAMILTON, Trustee
Sole Assistant
DATE: January 5, 2022
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Tucson, Arizona

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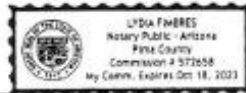
MARCH 24, 2022

Debbie Sanchez

Subscribed and sworn to before me this 24th day of
MARCH, 2022

Ludie Linder

Notary Public



My commission expires

AD NO. 5186765

Notice of Public Comment Period and
Public Hearing
City of Tucson Fiscal Year 2023 HUD
Annual Action Plan

The City of Tucson seeks public comment and input related to its Fiscal Year 2023 HUD Annual Action Plan. The Annual Action Plan establishes policies and goals and serves as the City's application for Housing and Urban Development (HUD) Department annual entitlement funding through the Community Development Block Grant, Emergency Solutions Grant, HOME Investment Partnerships, and Housing Opportunities for Persons with AIDS Programs.

The draft FY 2023 Annual Action Plan will be posted on the Housing and Community Development Department website at <https://www.tucsonaz.gov/hcd/> news beginning April 1, 2022.

Public comments will be accepted from April 1-April 30, 2022. Public comments may be submitted via email at HCDcomment@tucsonaz.gov or mailed to: Housing and Community Development Department; c/o Jason Thorpe; 310 North Commerce Park Loop; Tucson AZ 85745.

PUBLIC HEARING

At 5:30 pm on May 3, 2022, the City of Tucson Mayor and Council at its scheduled meeting will hold a public hearing to 1) receive input on and adopt the Fiscal Year 2023 HUD Annual Action Plan for which public comments were accepted beginning April 1, 2022 and ending April 30, 2022. The meeting may be held virtually in accordance with Arizona law.

For accommodations; materials in accessible formats; foreign language interpreters; and/or materials in a language other than English, please contact the City of Tucson Housing and Community Development Department, Jason Thorpe, (520) 437-5137 or call (520) 791-2639 for TDD at least 5 business days in advance.

Aviso del Período de
Comentarios Públicos y Audiencia Pública
Del Plan de Acción Anual de HUD para el
año fiscal 2023 de la ciudad de Tucson

PLEASE SEE ATTACHED E-TEAR

ADOPTED BY THE
MAYOR AND COUNCIL

May 3, 2022

RESOLUTION NO. 23462

RELATING TO PUBLIC HOUSING; APPROVING THE PROPOSED CITY OF TUCSON (CITY) ANNUAL ACTION PLAN PROGRAM YEAR TWO OF THE FIVE YEAR CONSOLIDATED PLAN FOR FISCAL YEAR 2023; AUTHORIZING AND DIRECTING SUBMITTAL OF THAT PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND DECLARING AN EMERGENCY.

WHEREAS, the Department of Housing and Urban Development (HUD) requires the City of Tucson (City) to develop a five-year Consolidated Plan and update the Plan annually with a strategy for allocation and use of its federal funds; and

WHEREAS, the 2020-2024 Consolidated Plan was adopted by Mayor and Council in May of 2020; and

WHEREAS, the City, as a recipient of federal entitlement funds from HUD, is required to submit an Annual Action Plan specifying projects to be funded and implemented each fiscal year by HUD's programs; and

WHEREAS, these programs include the Community Development Block Grant (CDBG) program; the Home Investment Partnerships (HOME) program; Emergency Solutions Grant (ESG); and the Housing Opportunities for People with AIDS (HOPWA) program; and

WHEREAS, in preparation for drafting the Proposed Annual Action Plan, citizen input was sought through public comment at a public meeting held on March 17, 2022, with 30-day public comment periods from April 1, 2022 through April 30, 2022, and a draft of the Annual Action Plan made available to the public during that time; and public comment was invited at today's Mayor and Council meeting;

THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

SECTION 1. The Mayor and Council hereby approves the attached FY 2023 Annual Action Plan, attached hereto as Exhibit A, and by this reference fully incorporated herein.

SECTION 2. The Director of the City's Housing and Community Development Department or the Director's designee is hereby authorized and directed to execute as many counterparts of Exhibit A and such other related documents as may prove necessary or appropriate to achieve the ends of this Resolution and to submit the same to HUD.

SECTION 3. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Resolution.

SECTION 4. WHEREAS, it is necessary for the preservation of the peace, health and safety of the City that this Resolution become immediately

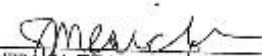
effective, an emergency is hereby declared to exist and this Resolution shall be effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, May 3, 2020



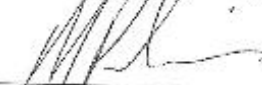
MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

.JS/tt
04/11/2020

**SUMMARY OF PUBLIC COMMENTS RECEIVED
CITY OF TUCSON FY 2023 HUD ANNUAL ACTION PLAN**

MARCH 14, 2022 – COMMUNITY CONSULTATION SESSION/PUBLIC MEETING

SUMMARY OF COMMENTS ACCEPTED

Name/Organization	Comment	Acceptance/Rejection
Maddy Bynes Pima Council on Aging	Looking forward to working with HCD to address older adult affordable housing and homelessness.	Accepted – No response needed.
Deirdre Chandler Jewish Family & Children's Services	One of the big needs I come across is packing and moving costs for older adults or persons with disabilities. Is there any way that this need could be addressed in upcoming plans and money allocations?	Accepted – Applications for these activities fall within P-CHIP priorities and are eligible to apply for P-CHIP funding during competitive cycles.
Francis Villa Pima County Community Land Trust	Good Information--good to know the breakdown of reach program.	Accepted – No response needed
Terri Waldamn St. Luke's in the Desert, Inc	Affordable Housing for older adults is critical and at times, does not seem to be a priority. My recommendation is that the impact of your awards be taken into consideration along with numbers of people served.	Accepted – Entitlement grantmaking and evaluation uses standard metrics to evaluate output and outcome impact.
Thomas Galey Community Outreach Program for the Deaf	I want to make sure that the Deaf, Hard of Hearing, Deaf, Blind residents have equal access to the information and resources made available to the public.	Accepted – Public notices, hearing, and plan documents available in alternative accessible formats with closed captioning and ASL

		interpretation services provided.
Ronald Sorensen University of Arizona - Department of Family and Community Medicine	HUD funding should be directed towards projects that address: - Building more low-income housing units within the city. - Offering rent subsidy program to persons of limited income. - Providing important supportive services including low/no-cost health care services, mental health care and social services. - Services for low-income persons dealing with substance use issues, including peer support counselors and wellness programs for this group.	Accepted – Proposed entitlement funds focus on the areas identified.
Vicki Cuscino Direct Advocacy & Resource Center	Thank you for enabling captioning. I recommend this be standard for all City meetings! Captioning makes meetings more accessible for individuals with hearing disabilities (who do not use ASL) as well as those with cognitive, developmental, and learning disabilities.	Accepted – Public meetings conducted by City of Tucson related to HUD entitlement programs will continue to provide closed captioning.
Silvia Chavez Arizona Department of Education	People are truly scared of rental increases and lack of income increases. Doubled up was brought up and that should include sharing of the McKinney Vento - education act.	Accepted – Projects serving unaccompanied youth and families experiencing homelessness receive City-hosted training and informational resources regarding the McKinney-Vento Homeless Student Education Action.
Michael Edmonds Resident, Tucson House; Vice-Chairman, Commission on Equitable Housing and Development	I wish, prior to the presentation, that the (Draft) Fiscal Year HUD Annual Action Plan were available to (download and) review.	Accepted – The Draft Annual Action Plan is provided prior for download prior to the Public Hearing(s) as outlined in the approved Citizen Participation Plan. A plan

		draft is not provided prior to the first Public Meeting because the results of that meeting are used to inform the draft plan development.
Elizabeth Wilson 4Tucson	Is there any consideration being given towards the homeless population that prefers to remain homeless? I know in conversations with my colleagues and other partner organizations, there are homeless individuals who express that they know where to go to receive services, should they need them, but they prefer to stay on the streets. I am unsure what kind of program or consideration would be made for those folks, but maybe there are other places in the country who are experiencing the same issues and have experimented with new ways to address chronic homelessness?	Accepted – Entitlement program funds include street outreach services which are provided to unsheltered persons regardless of current willingness to enter housing.
Paul Casertano Pima Association of Governments	Community outreach and coordination efforts associated with these initiatives are especially well done. Determination of what is desirable for PAG to engage in would ultimately be determined by the PAG Regional Council. Housing, population, and employment are key for our traditional transportation planning, modeling, and forecasting roles.	Accepted – City staff will coordinate with Pima Association of Governments (PAG) to identify key areas for collaboration to advance regional goals as they relate to the Annual Action Plan.
Marcos Ysmael Pima County Community and Workforce Development Department	In addition to supporting new housing construction, City and County need to develop and implement strategies to increase affordable housing preservation programs (i.e. home repair, weatherization, lead safe & healthy homes), which should include more support for programs to help residential construction contractors increase their production capacity (i.e. employment and training program; low cost acquisition and construction loans)	Accepted – City of Tucson AAP includes multi-family rehabilitation pilot with the intent of preserving existing affordable multi-family housing, and sustaining weatherization, lead paint abatement, and owner-

		occupied residential rehab programs.
Paul Parisi 4Tucson	What percentage of all these funds are for administrative Costs?	Accepted- Administrative caps are established by federal program rules (7.5% ESG, 10% HOPWA, 10% HOME, and 20% CDBG).
Jocelyn Muzzin Southern Arizona Veterans Administration	Have the projects for HOME investment partnerships been selected?	Accepted- The City has not yet selected projects to support with Program Year 2022 HOME Investment Partnership funds.
Olga Flores Pima County Community Land Trust	Have the max of \$243,000 for HOME funds been re-evaluated to help with the rising home costs?	Accepted- The City submitted a request (since approved) for temporary increase of the HOME Homeownership Value Limits and is attaching a second request for Program Year 2022 as part of the Annual Action Plan.
Debbie Chandler Administration of Resources and Choices	How will Accessory Dwelling Unit funds be distributed to homeowners?	Accepted- The City of Tucson is currently preparing an implementation plan for the Accessory Dwelling Unit construction/rehabilitation pilot initiative. Further details will be provided at a later date.

<p>Glenda Avalos Casa Maria Soup Kitchen</p>	<p>Will there be income restrictions for folks wanting to use finding to repair or build ADUs?</p>	<p>Accepted- The initial pilot project will limit eligibility to households at or below 80% of Area Median Income with a focus on lower-income households with that range, and will likely target existing Accessory Dwelling Units which do not currently meet code requirements in order to provide safe, livable, and lawful housing arrangements among eligible households. Final eligibility standards may change and will be announced at a later date.</p>
<p>Angela Lane VA/ VASH Program</p>	<p>Veteran's rent is being increased at renewal if the veteran has income. Can they stay or are they going to have to move.</p>	<p>Accepted – This question was referred to the Public Housing Authority as it is unrelated to the Annual Action Plan/HUD Entitlement Programs.</p>
<p>Debbie Chandler Administration of Resources and Choices</p>	<p>Are there opportunities for agencies to collaborate in developing supportive housing for those experiencing homelessness who have mental health issues related to housing instability?</p>	<p>Accepted – City HOME and CDBG funding is used for the creation of affordable rental housing which can also be used for permanent supportive housing for people experiencing homelessness with mental illness. The city is interested in collaborating</p>

		through these as well as other federal sources.
Greg Stanton Desert Ventures Development and management	Is it cheaper for the city to partner with private and or non profit entities to build permanent housing units through gap financing, PBV, impact fees etc.... or is it cheaper to have large populations of homelessness, that negatively impact businesses, neighborhoods, crime and police departments, fire departments, hospitals, city services, etc. Has there been a study on the economic impacts of homelessness in our city? Would the budgets for each category change if we looked at the economic impacts of homelessness?	Accepted- The city is not aware of a study directly on the economic impacts of homelessness in Tucson in particular. However there have been studies in communities across the country that consistently reveal that providing supportive housing and services equal to or less costly than the costs of homelessness in the community and the impacts to the community, and particularly those sorts of crisis response network, where they find it may not necessarily be cheaper, but similar. We have been very aggressive both with our annual allocation that we get towards affordable housing and homelessness.
Greg Stanton Desert Ventures Development and management	It has been our experience that section 8 will deny a rent increase if it over the FMR	Accepted – This question was referred to the Public Housing Authority as it is unrelated to the Annual Action Plan/HUD Entitlement Programs.

<p>Mary Decamp You are not Alone</p>	<p>Are there any plans or funds for home sharing?</p>	<p>Accepted- The City currently provides non-federal grant funds to support a home-sharing pilot initiative for older adults. The City has not set-aside funds for home-sharing in its entitlement programs; however, home-sharing projects serving eligible populations and providing services eligible for entitlement funds are able to apply for such funds through the biennial P-CHIP grant process.</p>
<p>Lisa Florin United Way</p>	<p>Will these opportunities be open to new applicants or only the opportunities where you aren't planning to renew existing partnerships?</p>	<p>Accepted – the City awards human services funds for a 2-year period subject to availability of funds, satisfactory spending, and progress toward program goals. Current Entitlement Program subawards funded through the 2021 P-CHIP grants will be renewed subject to those criteria. New initiatives will be funded through competitive application processes.</p>

MARCH 14, 2022 – COMMUNITY CONSULTATION SESSION/PUBLIC MEETING

SUMMARY OF COMMENTS REJECTED

Name/Organization	Comment	Acceptance/Rejection
Caroline Peterson Old Pueblo Community Services	Rents in the housing market have increased and it is affecting the ability of homeless and low-income people to find suitable housing. Who can help about the increases in rent? Do we have anything like rent control?	Rejected – State law prohibits rent control in Arizona.
Glenda Avalos Casa Maria Soup Kitchen	We have seen an increase in individuals saying their landlords do not want to renew their leases because the tenant is using a Section 8 voucher, it appears as if the Section 8 voucher holders are being targeted. Have you had conversations about how to address the tidal wave of folks that will become homeless?	Rejected – Question does not pertain to the Annual Action Plan or entitlement programs; however, the following information was provided at the public meeting: The City is providing targeted landlord outreach and education to dispel myths about the Section 8 program and increase participation; the City is additionally collaborating with the local multi-housing authority to encourage Section 8 participation among rental property owners, has implemented leasing incentive programs, and is collaborating with other City departments to advance a potential Source of Income protection ordinance.

**SUMMARY OF PUBLIC COMMENTS RECEIVED
CITY OF TUCSON FY 2023 HUD ANNUAL ACTION PLAN**

MARCH 17, 2022 – PUBLIC HEARING – ENGLISH

Summary of Comments Accepted

Name/Organization	Comment	Accepted/Rejection
Breeza Zeger, Chair of a neighborhood association	Pima County, says that they went around and provided technical assistance to I guess it would be nonprofit organizations or community outreach folks, or maybe a neighborhood association or something in Pima County that, provided technical support. Does the City of Tucson do this same type of outreach to organizations to help them help other people apply for these benefits?	Accepted – Administration contact information provided so a date and time can be set to assist with technical support
Gloria Townsend Resident of public housing	I like to know who I direct questions to like You know, if there's something that like the ADA you know who I would address that to, or like. If we have, we need to have something enlarged, or are different things for people with disabilities that could possibly address the senior citizens, and people with disabilities	Accepted – Administration contact information provided so any needed reasonable accommodations could be made
Betty Canal City of South Tucson	Is this meeting only for homelessness and not HOME funds will there be another meeting?	Accepted – The City's presentation included planned uses of HOME funds.
Megan Headings Family Housing Resources	How does the funding amount compare to prior year? And is the county able to elaborate on their budgeted amounts?	Accepted – Both the city and county restated what the planned uses of Funds would be in PY 2022-2023 where available and advised to review the draft that is

		available for review and comment.
Liz Wilson Commission on Equitable Housing and development	As for TBRA, I am wondering if there's currently a backlog of applications from 2020 even, and 2021, and if the amount of that backlog has already been calculated if new applicants are going to be considered for this forthcoming TBRA and If not, is it just going to be spent on backlogged applicants?	Accepted – Both the city and county stated there is no backlog.
Liz Wilson Commission on Equitable Housing and development	I'm curious how much was actually spent versus what was allocated in 2021 considering the increase in pricing on the market, and because almost 50% of Tucson residents are renters can any of those funds be allocated for deposit assistance?	Accepted –The City indicated that down payment assistance funds are fully utilized annually and often increased during the program year as a result of program income. The City does not intend to move allocated HOME funding from down payment assistance to tenant-based rental assistance.
Liz Wilson Commission on Equitable Housing and development	Can housing rehab funds be used for people who are attempting to license their ADU's based on the new opportunity available?	Accepted – The City has included a pilot initiative to introduce Accessory Dwelling Unit rehabilitation into its residential rehabilitation programs in PY 2022.
Kim Pennington	Will those homes (new unit development in target area) be available for purchase, or will they be rentals? If available for purchase? How the city ensure that lower income and first-time home buyers actually get the opportunity?	Accepted – The City has invited developers to submit design proposals which may include both affordable rental and affordable homeownership opportunities.

Megan Headings Family Housing Resources	I was just trying to piggyback on cautioning from pulling funds from down payment assistance for first-time home buyers to rental assistance, both are so important, But I think that we won't be in a better position if we neglect those very low-income individuals that can get into homeownership and the benefit that can have for years to come. So that was my only comment.	Accepted – The City does not intend to move allocated HOME funding from down payment assistance to tenant-based rental assistance.
Betty Villegas	The importance of down payment. assistance, is you know I noticed that it's only 11% of your total funds with purchases being so increasing So much, you know, I would think that that it would be considered to increase that percentage as well. And would you consider setting aside more of those funds for homeownership?	Accepted – The City does not intend to move allocated HOME funding from down payment assistance to tenant-based rental assistance.
Tiffany Jones Pima County youth one stop	We had previous to COVID a program, FUP, and that program was with the city for aged out foster care. And I just want to know who my contact would be to get back in touch with someone about that program.	Accepted – Contact information for Family Unification Program (FUP) staff provided.
Joe Audino Barrier Neighborhood coalition	I think the context of that was really the first part of that question was, how much of that down payment assistance is getting used. in that we know that the limits on the down payment assistance are related to the purchase price, and the purchase prices are pretty low, right you're talking about \$240,000, something for a new purchase or I think \$198,000 for an existing home purchase to be able to use the down payment assistance. are we using all of that, and if not, maybe that could be reallocated	Accepted –The City indicated that down payment assistance funds are fully utilized annually and often increased during the program year as a result of program income. The City does not intend to move allocated HOME funding from down payment assistance to tenant-based rental assistance.
Unknown Speaker	Based on the conversation around down payment assistance. If that's being brought to the commission if potentially you know that that it could also be presented as increasing the home purchase, which I believe is already a	Accepted- The City submitted a request (since approved) for temporary increase of the HOME Homeownership

	discussion for the home purchase amounts it's true, that that's very challenging in this market	Value Limits and is attaching a second request for Program Year 2022 as part of the Annual Action Plan.
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MARCH 17, 2022 – PUBLIC HEARING – ENGLISH

Summary of Comments Rejected

No public comments were rejected.

SUMMARY OF PUBLIC COMMENTS RECEIVED
CITY OF TUCSON FY 2023 HUD ANNUAL ACTION PLAN

MARCH 17, 2022 – PUBLIC HEARING – SPANISH

Summary of Comments Accepted

No public comments were received.

Summary of Comments Rejected

No public comments were received.

SUMMARY OF PUBLIC COMMENTS RECEIVED
CITY OF TUCSON FY 2023 HUD ANNUAL ACTION PLAN

PUBLIC NOTICE

Summary of Comments Accepted

No public comments were received.

Summary of Comments Rejected

No public comments were received.

SUMMARY OF PUBLIC COMMENTS RECEIVED
CITY OF TUCSON FY 2023 HUD ANNUAL ACTION PLAN

MAY 3, 2022 - PUBLIC HEARING (MAYOR & COUNCIL)

Summary of Comments Accepted

No public comments were received.

Summary of Comments Rejected

No public comments were received.

Grantee Unique Appendices



June 29, 2022

Adriane Clarke, CPD Representative
U.S. Department of Housing and Urban Development
Office of Community Planning and Development
VIA EMAIL: Adriane.J.Clarke@hud.gov

Re: City of Tucson Program Year 2022 Annual Action Plan


Dear Ms. Clarke:

In accordance with Sections 91.100 through 91.230 of HUD's Consolidated Plan Rule, the City of Tucson has completed its Program Year 2022 Annual Action Plan, Year 3 of the 2020-2024 Consolidated Plan. This Annual Action Plan is inclusive of Pima County's Annual Action Plan, submitted in accordance with the established Tucson/Pima County HOME Consortium. Please note the following items incorporated within the Annual Action Plan:

- Warning AP-05: IDIS is indicating a quality check warning for AP-05 (One or more Executive Summary fields are blank). All text boxes are complete in AP-05, however.
- Annual Request to Increase HOME Homeownership Value Limits: The City of Tucson/Pima County HOME Consortium received HUD approval to increase HOME purchase value limits in PY 2021. Our request for HUD approval to increase HOME purchase value limits for PY 2022 is included in Appendix F of the Annual Action Plan Grantee Unique Appendices and supported by backup documentation.

Please do not hesitate to contact our office if you have any questions or concerns regarding this submission. Thank you for your partnership and investment in the City of Tucson and Pima County, Arizona.

Cordially,

 E-SIGNED by Liz Morales
on 10/25/2022 15:40:28 GMT

Liz Morales, Director
City of Tucson Housing and Community Development Department

310 N. Commerce Park Loop, Tucson AZ 85745 | (520) 791-4171 | tucsonaz.gov/hcd

Grantee Unique Appendices

Appendices A-G

Appendix A

Citizen Participation Plan

Appendix B

Target Area Map

Appendix C

Continuum of Care (COC) Program Written Standards

Appendix D

People, Communities, and Homes Investment Plan

Appendix E

Housing Affordability Strategy for Tucson (HAST)

Appendix F

AP-90 City of Tucson and Pima County HOME

Appendix G

Policy Manual for Emergency Solutions Grant (ESG) Program

Appendix A
Citizen Participation Plan

CITY OF TUCSON-PIMA COUNTY CONSORTIUM CITIZEN PARTICIPATION PLAN

This plan describes how citizens can participate in an advisory role in the planning, implementation, and performance evaluation of the City of Tucson-Pima County Consortium HUD 5-year Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Reports

November 2021

Table of Contents

Introduction	1
Citizen Participation Plan Adoption and Amendments	1
Encouraging Citizen Participation	2
Accommodations for non-English Speaking Persons and/or Persons with Disabilities	2
Citizen Participation Process.....	3
City of Tucson-Pima County Consortium 5-Year HUD Consolidated Plan	3
Consolidated Plan Public Meetings and Hearings	4
Consolidated Plan Public Comment Period	4
Annual Action Plans	4
Annual Action Plan Public Hearings.....	4
Annual Action Plan Public Comment Period.....	5
Consolidated Annual Performance Report (CAPER)	6
CAPER Public Comment Period.....	6
Public Notices.....	6
Exceptions to Public Comment Periods and Public Notices	6
Public Access to Information	7
Comment and Complaint Procedures	7
Comments.....	7
Complaints	7
Criteria and Process for Substantial Amendments to the 5-year Consolidated Plan or Annual Action Plan	8
Substantial Amendment Criteria	8
Substantial Amendment Process	8
Minor Amendment Criteria and Process	9
Technical Assistance	9
Anti-displacement Plan.....	9
One-for-one Unit Replacement	9
Temporary Displacement.....	10
Permanent Displacement	10
Assistance to Aliens	11

i

Contact Information..... 11
 The City of Tucson..... 11
 Pima County..... 12
Citizen Participation Summary..... 13

INTRODUCTION

This Citizen Participation Plan describes how the City of Tucson-Pima County consortium (consortium) and the City of Tucson and Pima County (consortium members) provide opportunities for and encourage citizens to participate in an advisory role in the development of and any revision or substantial amendment to the following documents required by the US Department of Housing and Urban Development Office of Community Planning and Development (HUD CPD):

1. The City of Tucson-Pima County Consortium 5-year HUD Consolidated Plan;
2. City of Tucson and Pima County HUD Annual Action Plans; and
3. City of Tucson and Pima County HUD Consolidated Annual Performance Reports (CAPER).

The City of Tucson and Pima County are committed to encouraging citizen participation in the planning, implementation, and performance evaluation of housing and community development programs funded by HUD CPD through the Consolidated Plan. HUD CPD housing and community development programs include the HOME Investment Partnerships Program (HOME), Community Development Block Grant Program (CDBG), Emergency Solutions Grant Program (ESG), and Housing Opportunities for Persons with AIDS Program (HOPWA).

Citizen Participation Plan Adoption and Amendments

This Citizen Participation Plan (CPP) is adopted by the Tucson City Council and Pima County Board of Supervisors and may be amended as needed at any time during the Consolidated Plan period. If an amendment is necessary, the consortium will provide a public comment period and hold a public hearing. A public notice will be published in a newspaper of general circulation and posted on the consortium members' websites. The draft CPP will be available for public review and comment and adopted as described in the notice.

If you require an oral interpretation of this document in a language other than English or would like to request this plan in a format accessible to persons with disabilities, please call 520-791-4171.

Si require una interpretacion oral en un idioma que no sea ingles, por favor llame al 520-791-4171.

ENCOURAGING CITIZEN PARTICIPATION

The Citizen Participation Plan (CPP) is designed to offer opportunities for citizen participation through public meetings and hearings, public notices, and review of draft documents. In particular, the CPP seeks to encourage the involvement of:

- Low- and moderate-income persons, particularly those living in areas designated as a target area, revitalization area, or CDBG slum/blighted area, and in areas where federal funds are proposed to be used;
- Residents of predominantly low- and moderate-income areas where at least 51% of the residents have income below 80% of the area median income;
- Minorities;
- People with Limited English Proficiency;
- People with disabilities;
- People who are experiencing or at risk of homelessness; and
- Residents of public and other assisted housing developments, including any resident advisory boards, resident councils, and resident management corporations.

Accommodations for non-English Speaking Persons and/or Persons with Disabilities

The City of Tucson Housing and Community Development Department Limited English Proficiency (LEP) Language Assistance Plan (LAP) guides the provision of accommodations for non-English speaking persons. The LAP is available at <https://www.tucsonaz.gov/hcd/plans>. Pima County Community & Workforce Development staff LAP is available at [CWD Limited English Plan.pdf \(pima.gov\)](#). At a minimum, a bilingual Spanish/English staff person will be present at public meetings and hearings to meet the needs of Spanish speaking persons, where applicable.

Public hearings will be held at and documents will be made available at a location accessible to people with disabilities. Additional provisions will be made for people with disabilities when requests are made at least three (3) working days prior to a hearing. Specific determinations on accommodations to encourage participation by persons with disabilities will be made by consortium staff on a case-by-case basis.

CITIZEN PARTICIPATION PROCESS

City of Tucson-Pima County Consortium 5-Year HUD Consolidated Plan

The 5-year Consolidated Plan provides a framework for identifying priorities regarding affordable housing, people with special needs or experiencing or at risk of homelessness, and community development. The 5-year Consolidated Plan guides the long-term investment of HUD CPD resources. The 5-year Consolidated Plan is jointly prepared by the consortium members and generally available by May of a given year.

To encourage citizen participation in the 5-year Consolidated Plan, the consortium will:

- Utilize alternative public involvement techniques, such as the Internet, focus groups, and virtual meetings or hearings, when appropriate.
- Solicit input through online surveys publicized on the consortium members' websites and social media, and supplemented by mass emails to City and County stakeholders and Neighborhood Associations registered with the City of Tucson.
- Encourage program partners to market citizen participation opportunities to their clients.
- Consult with residents of public and assisted housing, including any resident advisory boards, resident councils, and resident management corporations, and with low-income residents of targeted revitalization areas in which public and assisted housing is located.
- Provide information to local public housing agencies about activities related to public housing developments and surrounding communities so the PHAs can make this information available at the annual public hearing(s) required for the Public Housing Agency Plan(s).
- Reach out to and consult with local and regional organizations, including the Tucson-Pima Collaboration to End Homelessness, incorporated jurisdictions in Pima County, and other organizations necessary to fulfill HUD consultation requirements, including businesses, developers, nonprofit organizations, philanthropic organizations, and community-, neighborhood-, and faith-based organizations.
- Reach out to and encourage the participation of broadband internet service providers, organizations engaged in narrowing the digital divide, and agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies.
- Provide a limited number of free printed copies for those who request it.

City of Tucson-Pima County Consortium HUD Citizen Participation Plan

Consolidated Plan Public Meetings and Hearings

The consortium will hold at least one public meeting and one public hearing for the 5-year Consolidated Plan. The public meeting will be held during Consolidated Plan preparation. A Mayor and Council public hearing and County Board of Supervisors public hearing will be held once the draft Consolidated Plan has been completed. The public meeting(s)/hearings will address:

- The amount of HUD funds covered by the Consolidated Plan anticipated to be made available on a fiscal year basis, and the amount of funds anticipated to benefit low- and moderate-income persons.
- The range of activities that may be undertaken.
- Affordable housing, homeless, special needs, and community development priorities.
- Plans to minimize the displacement of persons as a result of HUD CPD fund investments.
- Other aspects of the 5-year Consolidated Plan, as applicable.

Public meetings/ hearings will be held at accessible locations and times determined by the consortium with consideration made for public convenience.

Consolidated Plan Public Comment Period

The 5-year Consolidated Plan will be made available for review and comment for not less than thirty (30) days.

Annual Action Plans

Annual Action Plans are prepared separately by the consortium members each year and describe the planned investment of HUD CPD resources for the coming year (July 1 – June 30). Annual Action Plans are typically completed by April of each year, unless there is a delay in HUD allocation announcements, in which case the consortium members will follow the guidance provided by HUD for that year. The City of Tucson is the lead agency for the HOME program, and their Annual Action Plan includes HOME funds for all consortium members.

Annual Action Plan Public Hearings

The consortium members will each hold at least two public hearings for input on the Annual Action Plan. The first hearing will be held during Annual Action Plan preparation. A Mayor and Council public hearing and County Board of Supervisors public hearing will be held once the draft Plans have been completed. All Annual Action Plan public hearings will address:

City of Tucson-Pima County Consortium HUD Citizen Participation Plan

1. The amount of CDBG resources anticipated to be made available during the program year, and the range of eligible activities that may be undertaken.
2. The amount of CDBG resources anticipated to benefit income qualified persons during the program year.
3. Plans to minimize the displacement of persons as a result of HUD CPD fund investments.
4. Other aspects of the Annual Action Plan, including review of program performance as applicable.

In preparing the Annual Action Plan, the City of Tucson will:

- Provide opportunities for consultation from local and regional organizations including: the Tucson-Pima Collaboration to End Homelessness; agencies that address housing, health, social services, employment or education needs; publicly-funded institutions of care that may discharge a person into homelessness; organizations engaged in narrowing the digital divide including broadband internet service providers; agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies; and others as necessary to fulfill consultation requirements.
- Provide a limited number of free printed copies for those who request it.

In preparing the Annual Action Plan, Pima County will:

- Hold public hearings, meetings and/or workshops to solicit public input on the past year's project performance and recommendations for new project allocations for the upcoming program year.
- Hold meetings in identified CDBG target areas to discuss target area needs and eligible uses of CDBG funds relative to identified needs.
- Provide a limited number of free printed copies for those who request it.
- Require CDBG municipal subrecipients hold public meetings and/or hearings in their respective jurisdictions.

Public hearings will be held at accessible locations and times determined by the consortium members or subrecipients with consideration made for public convenience.

Annual Action Plan Public Comment Period

The Annual Action Plans will be made available for review and comment for not less than thirty (30) days.

City of Tucson-Pima County Consortium HUD Citizen Participation Plan

Consolidated Annual Performance Report (CAPER)

The Consolidated Annual Performance Report (CAPER) is separately prepared by the consortium members by September of each year and describes the actual investment of HUD CPD resources during the prior year. The City of Tucson CAPER includes HOME funds activity for all consortium members.

CAPER Public Comment Period

On or around September 1 of any given year, the consortium members will make available the draft Comprehensive Annual Performance Evaluation Reports (CAPER) for a 15-day public comment period that will end no later than September 28.

PUBLIC NOTICES

Public notices of each public meeting, hearing and/or public comment period will be provided not less than 7 (seven) days prior to the public meeting/hearing or beginning of the public comment period, whichever comes first. Combined notices may be provided for public meeting(s)/hearing(s) and public comment periods, or for multiple documents when the public comment periods are the same.

Public notices will be published in a local newspaper of general circulation, posted on the consortium members' websites, and provided to program partners. Pima County may mail notices directly to county residents when feasible.

Notices that include a public meeting/hearing will indicate the date, time and location of the scheduled meeting(s) and reference the topics that will be considered. Public notices regarding draft documents available for public comment will include a summary of the applicable document, the physical location and website where citizens may review copies of draft plans, and a mailing address, email address, and fax number for submittal of comments.

Exceptions to Public Comment Periods and Public Notices

In the event of a local, state, or federally declared disaster or emergency, the consortium members may follow expedited procedures approved by HUD.

- In accordance with HUD guidance issued on April 9, 2020 regarding CARES Act funding, the consortium may follow expedited procedures to draft, propose or amend the Citizen Participation Plan, Consolidated Plan and/or Annual Action Plan to provide for not less than five (5) days public notice and opportunity to comment. In-person public hearings will not be required.

City of Tucson-Pima County Consortium HUD Citizen Participation Plan

- In accordance with HUD guidance issued on September 13, 2021 regarding HOME-ARP funding, the consortium may follow expedited procedures to draft, propose or amend the Consolidated Plan and/or Annual Action Plan to provide for not less than fifteen (15) days public notice and opportunity to comment.

PUBLIC ACCESS TO INFORMATION

The consortium members will provide citizens, public agencies and other interested parties with reasonable and timely access to public records relating to their past use of HUD funds and related assistance for the previous five years. The 5-year Consolidated Plan, Annual Action Plan and CAPER will be posted on the consortium member websites.

COMMENT AND COMPLAINT PROCEDURES

Comments

Any citizen, organization, or group desiring to make a comment regarding the 5-year Consolidated Plan, the Annual Action Plan, or the Comprehensive Annual Performance Evaluation Report (CAPER), may do so in writing, or by email to the consortium member(s) during the public comment period, or in writing or verbally during the public meeting(s)/ hearing(s).

The consortium member(s) will respond to written and email comments within 15 working days of receiving the comment where practicable. Responses will be provided in the same manner in which they were submitted. Comments received during the public comment period will be made a part of the public record and provided to Mayor and Council and/or the County Board of Supervisors. A summary of comments received and responses to each will be attached to the final 5-Year Consolidated Plan, Annual Action Plan, or CAPER submitted to HUD. Citizens may also submit comments directly to HUD; however, comments submitted directly to HUD cannot be made a part of the public record unless also submitted to the consortium member(s).

Complaints

Throughout the year, the consortium member(s) will provide a substantive response to every written citizen complaint related to the 5-year Consolidated Plan, amendments, Annual Action Plan, or CAPER within 15 working days of receiving the complaint where practicable.

CRITERIA AND PROCESS FOR SUBSTANTIAL AMENDMENTS TO THE 5-YEAR CONSOLIDATED PLAN OR ANNUAL ACTION PLAN

Substantial Amendment Criteria

1. Changes made to funding priorities in the Consolidated Plan when not undertaken through submission of an Annual Action Plan.
2. Changes made to allocation priorities or methods of distribution described in an Annual Action Plan.
3. Changes in the use of program funding from one eligible activity or project to another in an amount greater than twenty percent (20%) of the annual program allocation, including deleting a project and reprogramming funds from one activity or project to another.
4. The addition of a project or activity not originally described in an Annual Action Plan.
5. Addition of new HUD programs that must be included in the Consolidated Plan.

A change in the HUD annual allocation of funds received after submission of an Annual Action Plan will not be considered a substantial amendment.

Substantial Amendment Process

When a substantial amendment is made, a 30 (thirty) day public comment period will be provided and a public hearing will be held.

1. Public notice of the proposed amendment will be published in a local newspaper of general circulation and posted on the City of Tucson and/or Pima County website not less than seven (7) days prior to the public comment period or public hearing, whichever comes first. Amendments to the Pima County Annual Action Plan or CAPER will include notification of local governments. The notice will include a summary of the proposed amendment, a request for public comments, the start and end dates of a 30-day public comment period, the physical location and website where citizens may review copies of draft plans, and a mailing address and email address to submit comments.
2. The amendment(s), public comments received, and the response(s) of the consortium member(s) will be provided to the Mayor and City Council and/or Board of Supervisors for review and approval at a public hearing.
3. The consortium member(s) will notify HUD of any amendments executed, public comments received, and the response(s) of the consortium member(s).

Minor Amendment Criteria and Process

All changes to the Consolidated Plan or Annual Action Plan that do not meet the substantial amendment criteria defined above will be considered minor amendments and not subject to notification, public hearing and public comment period requirements. Minor amendments will be incorporated into the CAPER for review during the public comment period and submitted to HUD annually.

TECHNICAL ASSISTANCE

The consortium members will provide technical assistance to any persons or groups interested in commenting on the Consolidated Plan, Annual Action Plans, or CAPERs. The consortium members will also provide technical assistance to very-low and low-income persons and groups representative of very-low and low-income persons in developing proposals for funding under the programs covered by the Consolidated Plan.

ANTI-DISPLACEMENT PLAN

The consortium will take all reasonable steps to minimize the displacement of persons assisted through the use of HUD CPD funds. The consortium members will:

- Avoid or minimize permanent displacement whenever possible and only take such action when no other viable alternative exists.
- Consider the impact on people and properties when funding activities and projects.

When displacement is unavoidable, the consortium will follow the Guide form Residential Anti-displacement and Relocation Assistance Plan under Section 104(d) of the Housing and Community Development Act of 1974, as amended.

One-for-one Unit Replacement

The consortium members will replace all low- and moderate-income housing units, whether occupied or vacant, that will be demolished or converted to a use other than as low- and moderate-income housing using HUD CPD funds. All replacement housing will be provided within three years of the commencement of the demolition or conversion. This includes any property obtained through a public undertaking. Before obligating or expending funds that will directly result in demolition or conversion, the consortium member(s) will make public and submit to the HUD Field Office the following information in writing.

- A description of the proposed assisted activity;

City of Tucson-Pima County Consortium HUD Citizen Participation Plan

- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for low- and moderate-income dwelling units as a direct result of the assisted activity;
- A time schedule for the commencement and completion of the demolition or conversion;
- The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
- The source of funding and a time schedule for the provision of replacement dwelling units; and
- The basis for concluding that each replacement dwelling unit will remain a low- and moderate-income dwelling unit for at least 10 years from the date of initial occupancy (i.e.: Deed of Trust, Deed Restriction, etc.).

The consortium member(s) will provide relocation assistance to each low- and moderate-income household displaced by the demolition or conversion. Assistance will be provided to relocated and displaced persons according to the calculation of benefits required by the Uniform Property Acquisition and Relocation Act of 1970, as amended.

Temporary Displacement

Some activities may involve temporary displacement, such as substantial rehabilitation of a single-family owner-occupied home or lead based paint abatement. When temporary displacement cannot be avoided, consortium members will provide affected residents with the information required by the URA and will:

- Provide temporary living accommodations while the unit is uninhabitable.
- Move and temporarily store household goods and effects during the time the unit is uninhabitable.
- Reimburse all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including moving costs and any increased rent and utilities.

Permanent Displacement

In the event permanent movement (displacement) is unavoidable, consortium members will require a project plan that will:

- Follow current regulations, notices and policies when preparing information statements and notices.

City of Tucson-Pima County Consortium HUD Citizen Participation Plan

- Provide written notification to eligible property owners or tenants who may be displaced and/or relocated due to an approved project activity.
- Assist those displaced in locating affordable, safe, decent and comparable replacement housing.
- Provide for reasonable benefits to any person permanently displaced as a result of the use of funds.
- Ensure that "just compensation" for acquired property (as determined by appraised fair market value) is paid, when applicable.
- Provide information about equal opportunity and fair housing laws to ensure that the relocation process does not result in different or separate treatment on account of race, color, national origin, religion, sex, disability, familial status or source of income.
- Contingent upon availability, provide other housing assistance to displaced households, such as Section 8 Housing Choice Vouchers, Conventional Public Housing or any other federally funded program for which they might qualify.

Assistance to Aliens

An alien who is not lawfully present in the United States is prohibited from receiving assistance under the Uniform Relocation Act (49 CFR 24.208). When an alien is ineligible and the ineligibility would result in exceptional and extremely unusual hardship to a spouse, parent, or child who is a US Citizen, an exception may be requested from HUD. HUD must make a final determination of eligibility before any assistance is provided.

CONTACT INFORMATION

To comment on this Citizen Participation Plan and any related documents or programs or request additional information, please contact one of the following consortium members.

The City of Tucson

Housing and Community Development Department
Physical Address: 310 N. Commerce Park Loop, Tucson, AZ 85745
Mailing Address: P.O. Box 27210, Tucson, AZ 85726-7210
Email Address: HCDAdmin@tucsonaz.gov
Phone Number: 520-791-4171
Fax Number: 520-791-5407
Website: <https://www.tucsonaz.gov/hcd>

City of Tucson-Pima County Consortium HUD Citizen Participation Plan

Pima County

Community and Workforce Development

Physical Address: 2797 E Ajo Way, Tucson, AZ 85713

Phone Number: 520-724-3777

Fax Number: 529-724-6796

Website: <https://www.pima.gov/cms/One.aspx?portalId=169&pageId=18389>

CITIZEN PARTICIPATION SUMMARY

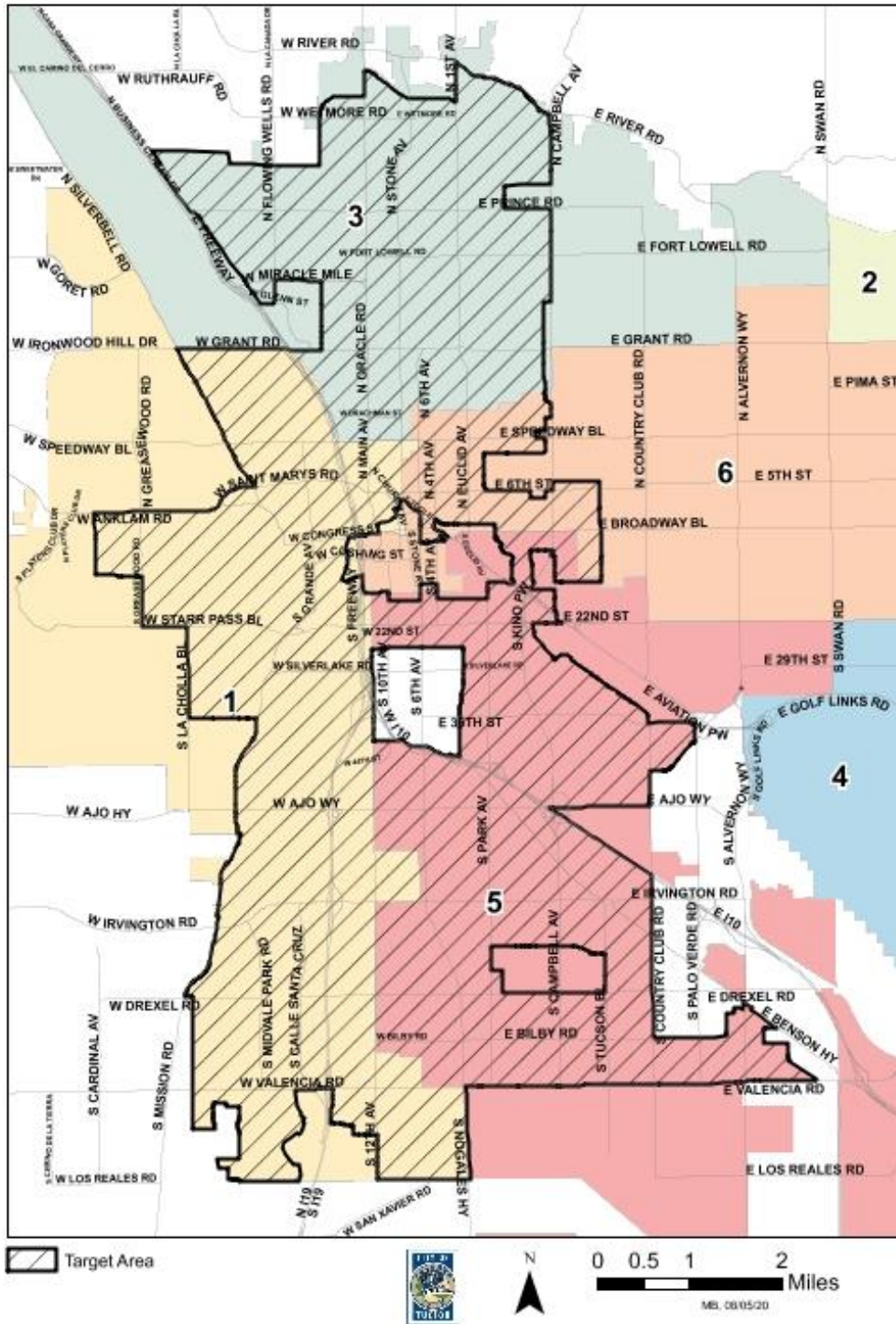
In all cases public notices will:

1. Be published not less than 7 (seven) days before each public meeting/hearing or beginning of the public comment period, whichever comes first;
2. Published in a newspaper of general circulation; and
3. Published on consortium member(s) website(s).
4. Include:
 - a. Purpose of the notice (public meeting/hearing, public comment period, or both);
 - b. Date(s), time(s) and location(s) of public meeting(s) or hearing(s), if applicable;
 - c. Where and how to access document(s), if applicable;
 - d. Beginning and ending dates of public comment period, if applicable;
 - e. Summary of document contents in enough detail for public to understand the purpose, if applicable; and
 - f. Equal opportunity statement regarding language and disability accessibility.

Document	Public Meeting (s) & Hearing(s)	Public Comment Period
5-year Consolidated Plan and Annual Action Plans	2 (two) One during plan preparation and one during plan review	30 (thirty) days
Consolidated Annual Performance Report	0 (zero/none) Optional	15 (fifteen) days
Substantial Amendment (Consolidated Plan or Annual Action Plan)	1 (one)	30 (thirty) days
Citizen Participation Plan	1 (one) May be held concurrent with adoption of Consolidated Plan, Annual Action Plan or CAPER	30 (thirty) days

Appendix B
Target Area Map

City of Tucson CDBG Public Facilities Target Area



Appendix C
Continuum of Care (COC) Program Written Standards

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; August 27, 2019; January 12, 2021

Introduction & Purpose
Key Terms
General Policies
Performance Standards
Prioritization for HUD-VASH Housing
Supportive Housing Prioritization
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

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.

Client-Centered

Client-centered (or 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 client-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, client-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.

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 CFR 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 gender they identify as, without requesting documentation to validate their report. 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.

LGBTQ

This is an acronym for "lesbian, gay, bisexual, transgender or transsexual, questioning or queer." It is intended to emphasize a diversity of sexuality and gender identities, including identities that do not fall within the binary of "male" and "female," and may be used to refer to anyone who self-identifies as non-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.

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.

Tucson Pima Collaboration to End Homelessness
Written Standards (Rev. January 12, 2021)

4

GENERAL POLICIES

Family Admission and Non-Separation
Ensuring Educational Rights
Persons Fleeing Domestic Violence
Persons Identifying as LGBTQ
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

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".

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 LGBTQ

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 his or her 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 LGBTQ 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 TPC".

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 his or her 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 SAFE HAVEN PROJECTS

Measure	High-Performing	Performing	Low-Performing
Housing First Approach	100%	100%	< 100%
Grant Expenditure	100%	≥ 90%	≤ 89%
Bed Utilization Rate	≥ 95%	79-94%	≤78%
Residential Stayers with Income (High performance at 80% of PSH standard)	≥ 40%	31-39%	≤30%
Residential Stayers with Increased Income (High performance at 70% of PSH standard)	≥ 35%	26-31%	≤25%
Residential Stayers with Non-Cash Benefits	≥ 75%	51-74%	≤50%
Residential Leavers with Income (Matches PSH standard)	≥ 40%	21-39%	≤20%
Residential Leavers with Increased Income (High Performance at ~10% less than High Performance for Residential Leavers with Income)	≥ 35%	21-34%	≤20%
Residential Leavers with Non-Cash Benefits (Matches PSH standard)	≥ 50%	41-49%	≤40%
Residential Exits to Permanent Housing (High Performance at 90% of PSH standard)	≥ 86%	80-85%	≤79%
All Stayers with Income	≥ 25%	21-24%	≤20%
All Stayers with Increased Income	≥ 25%	21-24%	≤20%
All Stayers with Non-Cash Benefits	≥ 50%	30-49%	≤29%
All Leavers with Income	≥ 25%	21-24%	≤20%
All Leavers with Increased Income	≥ 25%	21-24%	≤20%
All Leavers with Non-Cash Benefits	≥ 50%	30-49%	≤29%
All Exits to Permanent Housing (Matches ESG Street Outreach standard)	≥ 65%	35-64%	≤34%

Tucson Pima Collaboration to End Homelessness
Written Standards (Rev. January 12, 2021)

10

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

Tucson Pima Collaboration to End Homelessness
 Written Standards (Rev. January 12, 2021)

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 his/her 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

SUPPORTIVE HOUSING PRIORITIZATION

TPCH uses a dynamic prioritization approach in which the most vulnerable households are prioritized for all available housing options regardless of whether the individuals might be better-served in the future by a type of program not presently available to them. This approach is designed to ensure that high-acuity individuals and families are provided with some level of immediate support, rather than left to wait on a list for a higher-intensity intervention that will likely become available for only a very small percentage of individuals in any given year.

TPCH has established two prioritization models as follows:

- Prioritization of individuals and families for projects not designated for youth
- Prioritization of individuals and families for projects designated for youth

Prioritization of Individuals and Families for Projects Not Designated for Youth

Households are prioritized for supportive housing including transitional housing, rapid rehousing, and permanent supportive housing using the following prioritization factors:

- Chronic homeless status/Dedicated Plus eligibility
- Domestic Violence
- Severity of service needs as indicated by VI-SPDAT score of 12 or above
- Risk of severe medical complication associated with COVID-19 as defined by U.S. Centers for Disease Control and Prevention
 - Age 50 or over
 - One or more pregnant person(s) and/or child under the age of 18 in household
 - Currently or previously tested positive for COVID-19
 - Current diagnosis of chronic health condition:
 - Cancer
 - Chronic kidney disease

Tucson Pima Collaboration to End Homelessness
Written Standards (Rev. January 12, 2021)

12

- Chronic obstructive pulmonary disease (COPD)
- Immunocompromised stated resulting from solid organ transplant
- Obesity (body mass index of 30 or higher)
- Serious heart condition defined as heart failure, coronary artery disease, or cardiomyopathies
- Sickle cell disease
- Type 2 diabetes mellitus

The following represents the uniform process to be used across the community to assess persons, refer them to an intervention, and within each category, prioritize offers of housing.

To house individuals and families, the prioritization will first be filtered into three priority pools.

1. Top Priority: The Top Priority Pool shall consist of households experiencing chronic homelessness and/or fleeing domestic violence, and who meet one or more additional supportive housing prioritization factors as defined above.

Referrals from the top priority pool will be ordered based on the number of priority factors met such that households with the highest number of priority factors met will be referred first.

If multiple households meet the same number of priority factors, referrals of those households will be ordered based on the VI-SPDAT score such that households with the highest assessment score are referred first.

In the event that multiple households within this group have the same VI-SPDAT score, the following factors will be used as tie-breakers. Such households will continue through each tie breaker consecutively until the tie is broken.

Tie-Breaker 1: Greatest number of days homeless during the current episode of homelessness as recorded in the HMIS (length of time homeless).

Tie-Breaker 2: Greatest number of days since date of project entry into TPCH Coordinated Entry system for housing assistance (referral date).

2. Second Priority: The second priority pool shall consist of all households not included in the top priority pool which meet one or more supportive housing priority factors as defined above.

Referrals from the second priority pool will be made only if there are no households awaiting referral from the top priority pool. Referrals from the second priority pool will be made using the same prioritization methodology described for the top priority pool.

3. Third Priority: The third priority pool shall consist of households experiencing homelessness which do not meet any of the supportive housing priority factors as defined above.

Referrals from the third priority pool will be made only if there are no households awaiting referral from the top or second priority pools. Referrals from the third priority pool will be ordered based on VI-SPDAT score such that the household with the highest score is referred first.

In the event that multiple households within this group have the same VI-SPDAT score, the following factors will be used as tie-breakers. Such households will continue through each tie breaker consecutively until the tie is broken.

Tie-Breaker 1: Greatest number of days homeless during the current episode of homelessness as recorded in the HMIS (length of time homeless).

Tie-Breaker 2: Greatest number of days since date of project entry into TPCH Coordinated Entry system for housing assistance (referral date).

Prioritization of Individuals and Families for Projects Designated for Youth

Youth households are prioritized for supportive housing projects designated for youth including transitional housing, rapid rehousing, and permanent supportive housing designated for youth ages 24 and younger using factors that account for the unique circumstances of young adults experiencing homelessness. These prioritization factors are used for two subsets of youth households:

- Unaccompanied youth ages 17+9 months to 24 years
- Parenting youth households in which no member of the household is age 25 or older

Such households are prioritized for supportive housing including transitional housing, rapid rehousing, and permanent supportive housing using the following prioritization factors:

1. History of exploitation/victimization as indicated on the TAY-VI-SPDAT or F-VI-SPDAT.
2. Co-morbidity defined as the presence of two or more of the following as indicated on the TAY-VI-SPDAT or F-VI-SPDAT.
 - o Chronic health issue
 - o Mental health/substance abuse disorder
 - o Disability
3. Risk of severe medical complication associated with COVID-19 as defined by U.S. Centers for Disease Control and Prevention
 - o Age 50 or over
 - o One or more pregnant person and/or child in household
 - o Currently or previously tested positive for COVID-19
 - o Current diagnosis of chronic health condition:
 - Cancer
 - Chronic kidney disease
 - Chronic obstructive pulmonary disease (COPD)
 - Immunocompromised stated resulting from solid organ transplant
 - Obesity (body mass index of 30 or higher)
 - Serious heart condition defined as heart failure, coronary artery disease, or cardiomyopathies
 - Sickle cell disease
 - Type 2 diabetes mellitus
4. Recent discharge from jail, child welfare, or juvenile detention, or other institutions within the past 90 days or pending discharge from these institutions within 90 days of assessment
5. Recent discharge from homelessness assistance program for minors or homeless assistance program for family households in which the youth cannot remain within the past 90 days or pending discharge from these programs within 90 days of assessment.
6. Safety and stability of current sleeping location
7. Length of time homeless
8. Disability
9. Severity of service needs (as indicated by TAY-VI-SPDAT or F-VI-SPDAT)
10. Client choice
11. Specialized services offered by supportive housing project (project specialization)

The following represents the uniform process to be used across the community to assess persons, refer them to an intervention, and within each category, prioritize offers of housing.

Priority Pool	Prioritization Process & Associated Factors
Pool 1: Youth Coordinated Entry List	<p>Pool 1 is comprised of all households on the Youth By Name List in which the youth members of the household are between the ages of 17+9 months and 24.</p> <p>Households in Pool 1 are subdivided into two groups by the HMIS Lead:</p> <ul style="list-style-type: none"> • Households prioritized for supportive housing assistance as defined in Priority Pool 2 below. • Households not prioritized for supportive housing assistance. Such households may be referred to Navigation and/or Diversion services during Youth Case Conferencing based on service capacity and household needs. <p>Households not prioritized for supportive housing assistance may be referred to supportive housing if there are no known households in Pools 2, 3, 4, or 5. Such households shall be prioritized such that households with contact with street outreach, emergency shelter, and/or Coordinated Entry projects in the past 90 days are referred first. Referrals from within this pool will be ordered such that households with the highest TAY-VI-SPDAT or F-VI-SPDAT score are referred. In the event that multiple households within this pool have the same VI-SPDAT score, referrals will be ordered such that households with the greatest number of documented days homeless during the current episode of homelessness are referred first. In the event that there are no households with documented contact in the past 90 days, referrals of households outside of this pool will be prioritized using the same prioritization process as those with contact in the past 90 days.</p>
Pool 2: Supportive Housing Priority Pool	<p>Pool 2 is comprised of all households in Pool 1 which meet Supportive Housing Prioritization Factors 1-5 as defined in the previous section.</p> <p>Households in Pool 2 are subdivided into two groups by the HMIS Lead:</p> <ul style="list-style-type: none"> • Prioritized households with recent engagement as defined in Priority Pool 3 below. • Prioritized households without recent engagement. Prioritized households without recent engagement will be added to the TPCH Youth Outreach List for continued engagement and/or to document change in housing status, if applicable. <p>Prioritized households without recent engagement may be referred to supportive housing if there are no known households in Pools 3, 4, or 5 and will be prioritized by TAY VI-SPDAT or F VI-SPDAT score. In the event that multiple households have the same VI-SPDAT score, referrals will be ordered such that households with the greatest number of documented days homeless during the current episode of homelessness are referred first.</p>
Pool 3: Prioritized Households with Recent Engagement	<p>Pool 3 is comprised of all households in Pool 2 which have had contact with shelter, supportive service, and/or Coordinated Entry projects documented in the HMIS within the past 30 days.</p>

	<p>Households in Priority Pool 3 will be forwarded to Youth Case Conferencing by the HMIS Lead using the case conferencing worksheet established by the HMIS Lead and Youth Homelessness Demonstration Project Coordinated Entry Action Team.</p> <p>Youth Case Conferencing participants, in collaboration with the HMIS Lead, will subdivide Pool 3 into two groups:</p> <ul style="list-style-type: none"> • Households known or believed to be document ready as defined in Priority Pool 4 below. • Households known to lack documents or for which document status is unknown. Such households will be referred to Navigation services during Youth Case Conferencing in order to obtain identity documents and will be added to the Supportive Housing Match List (Pool 5).
Pool 4: Prioritized and Document Ready Households	<p>Priority Pool 4 is comprised of all households in Priority Pool 3 which are documented or known to have the following identity documents needed for project eligibility and leasing:</p> <ul style="list-style-type: none"> • State ID or Driver's License • Income Documents (if applicable) • Social Security card/Immigration documents (if applicable) • Birth certificate • Disability documentation (if applicable) • Evidence of length of time homeless (if household meets chronic homelessness and/or Dedicated Plus eligibility requirements) <p>Households in Priority Pool 4 will be added to the Supportive Housing Match List (Pool 5) for supportive housing referral.</p>
Pool 5: Supportive Housing Match List	<p>Pool 5 is comprised of all households in Priority Pool 3. Referral of households to supportive housing projects from Pool 5 will be directed by Youth Case Conferencing participants using the Supportive Prioritization Factors 6-11 defined above. Priority may be given to households in Pool 4 based on the documentation requirements of the supportive housing project(s) to which referrals are being made.</p>

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

Tucson Pima Collaboration to End Homelessness
Written Standards (Rev. January 12, 2021)

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. Families and individuals with moderate and low service needs are not currently served with these beds.

If an individual or household is referred to a bed designated or prioritized for CH but the individual or households meets the Dedicated Plus definition, that household may be served by the project if it has a vacant bed designated as Dedicated Plus or will be re-referred by the HMIS Lead to the next Dedicated Plus vacancy in the CoC.

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, TPCH 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, s/he 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, TPCH 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 with the exception of youth ages 18-24 which are generally expected to assume 100% of their rent after 12 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 or severe service needs will be offered rapid rehousing assistance. 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

Tucson Pima Collaboration to End Homelessness
Written Standards (Rev. January 12, 2021)

18

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 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 or 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.

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.

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 s/he has 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.

Chronic 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

Appendix D
People, Communities, and Homes Investment Plan



P-CHIP

People, Communities, and Homes Investment Plan

Investing in Tucson's
Infrastructure of Opportunity.



Housing and Community Development

Adopted by the Tucson Mayor and City Council on January 20, 2021. Resolution No. 23292

Letter from Director Liz Morales

So much about the past year has signaled to us that we need to make big changes – as people, as a city, as a society. Injustice, vulnerability, and inequity take many forms and pervade everything we do, from the way we provide education and health care, to the way we enforce laws, to the way we ensure that everyone's most basic needs are met.

We aim to do better.

Tucson's rental eviction and poverty rates surpass both state and national averages, remaining persistently high over time. Patterns of housing segregation and historic disinvestment in communities of color continue to leave certain neighborhoods more vulnerable to economic and environmental crises and prevent equitable access to opportunity. Rising housing costs and finite funding for affordable housing limit our community's ability to keep up with the demand for quality housing for low-income households. There remains a great deal of work to do. To get where we need to go, we envision an "infrastructure of opportunity" that is as well-defined and well-supported as the water lines and roads that we rely on every day; that clearly identifies the gaps that prevent everyone in Tucson from realizing their full potential and happiness.

In this plan, we begin to define what such an infrastructure could look like for Tucson in the long term, while recognizing that we have an immediate obligation to aid recovery from the ongoing COVID-19 pandemic in the short term.

In the long term, we aim for a deeply integrated and comprehensive continuum of services, focused particularly on prevention and diversion of crises rather than intervening only after vulnerable residents have fallen off an emotional, functional, or financial cliff. We aim to truly realize the concept of Housing First, ensuring that our neighbors have safe shelter before all else, as a bridge to stability and success. We aim to optimize the programs we have while building toward those that we need, with an eye toward correcting systemic inequities. We aim to create a clear understanding of where we need

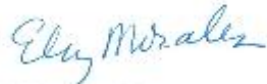


to go as well as a multi-year path to get there. This People, Communities, and Homes Investment Plan (P-CHIP) is just the first step.

The funding sources included in this plan comprise some of the best tools the City of Tucson has to directly impact the immediate needs of low-income Tucsonans. The funds will support and guide the vital work of community-based service and housing providers, while also leveraging communitywide resources toward long-term solutions. The priorities reflected here are drawn from multiple community plans, from comments received during the City's participatory budgeting process, and from plan-specific feedback received during the fall of 2020. P-CHIP is further intended to compliment the City's equity-oriented efforts, such as the Climate Action Plan and Community Safety Pilot Project.

We will use the information here to structure our calls for funding proposals in 2021 and to guide our processes for future funding cycles. Through the P-CHIP, the City of Tucson's Department of Housing and Community Development seeks to provide greater transparency and pursue deeper partnerships with Tucson's residents, neighborhoods, and service providers. Thank you for your ongoing partnership.

Sincerely,

A handwritten signature in blue ink that reads "Liz Morales". The signature is written in a cursive, flowing style.

Liz Morales, Director

City of Tucson Housing and Community Development Department

People, Communities, and Homes Investment Plan (P-CHIP)

Table of Contents

Letter from Director Liz Morales

SECTION 1: Plan Development - Inputs	5
Methodology.....	7
Research & Public Engagement.....	9
Guiding Plans.....	10
Community Outreach.....	11
SECTION 2: Current Conditions and Challenges	17
High Poverty Rates, Low Incomes, and Economic Disparities.....	26
Education and Economic Mobility.....	30
Health and Healthcare Disparities.....	35
Homelessness.....	39
Housing Instability.....	47
Neighborhood Inequities.....	53
SECTION 3: P-CHIP Priorities and Goals	60
People.....	66
Communities.....	74
Homes.....	84
SECTION 4: Implementation	90
Funding Availability.....	92
P-CHIP Call for Projects.....	103
P-CHIP Neighborhood Pilot Program.....	107
Moving Forward.....	111
Appendices	121
Mayor and Council 2020 Priorities – Strategies for HCD	
Guiding Plans	
Public Engagement Summary	

SECTION 1:

PLAN DEVELOPMENT



Photo Credit: Compass Affordable Housing

5



The People, Communities, and Homes Investment Plan or P-CHIP, replacing the 2017 Human Services Plan, was developed 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 plan was developed with these objectives:

- Organize the priorities of the Tucson Mayor & Council into actionable items
- Increase the level of transparency in the planning and funding allocation processes
- Provide greater clarity and accountability on plan implementation
- Facilitate public outreach
- Focus on social equity while developing all aspects of the plan
- Be data driven and tie together various data gathering efforts



METHODOLOGY

HCD department staff researched current local plans and efforts that supported the objectives of the People, Communities, and Housing Investment Plan (P-CHIP). Staff summarized these supporting plans and their related data collection and research efforts to identify the key challenges.

As part of P-CHIP development, staff also conducted public outreach, including virtual public meetings and virtual meetings with stakeholders. During this period, two input tools – a survey and a budgeting tool – helped gather important feedback.

The plan reflects this research and the information gathered through the public outreach efforts. These “inputs” are the foundation on which the funding priority framework (“P-CHIP Priorities and Goals”) was built. The P-CHIP Priority and Goals will be used to guide funding allocations and the implementation of the plan.

The next section gives a richer look at both the “inputs,” including the public feedback received.

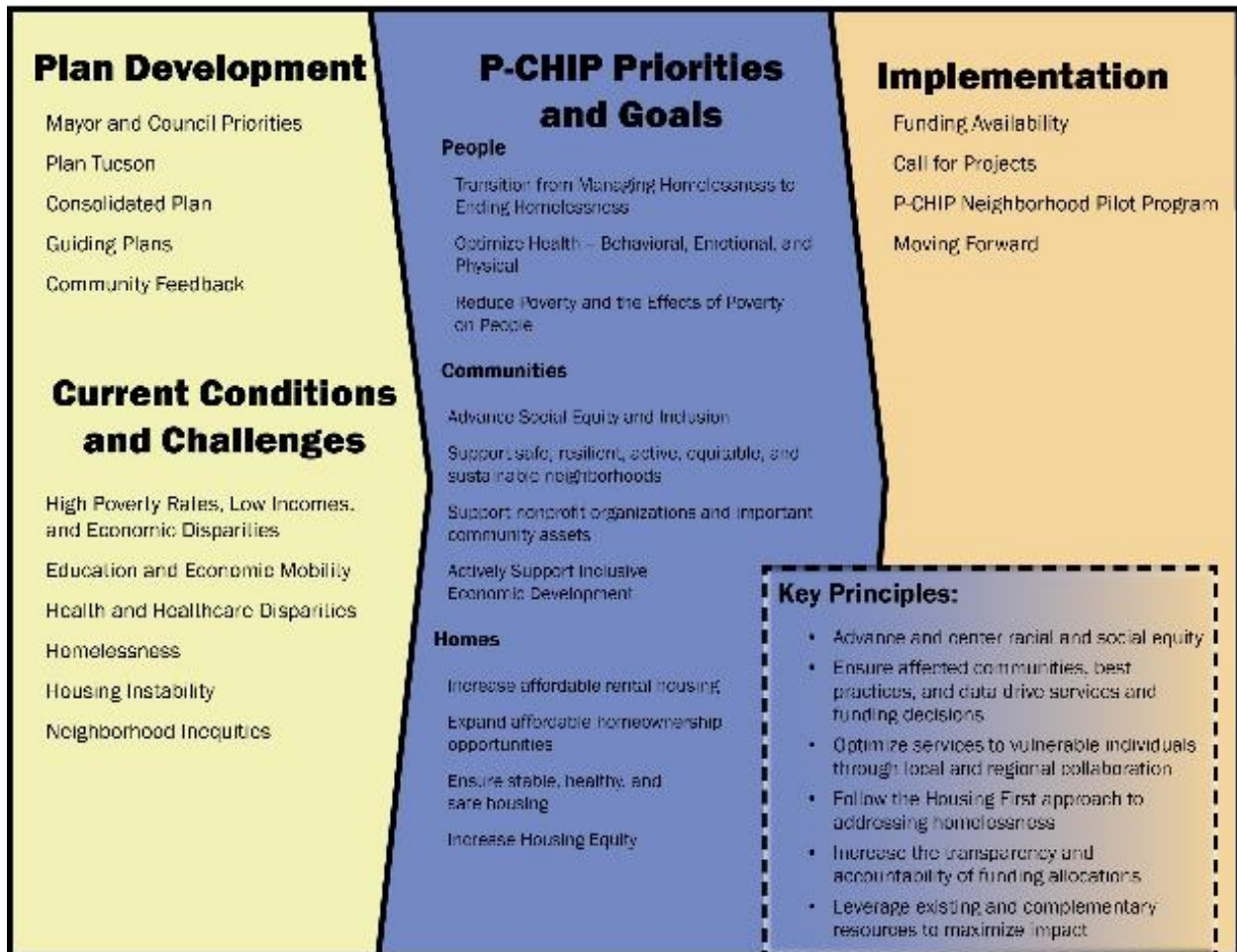


Housing and Community Development Department Courtyard



PLAN OVERVIEW

The graphic below summarizes the different sections of the plan:





RESEARCH AND PUBLIC ENGAGEMENT

Existing outreach efforts and new research were conducted and compiled to arrive at what Current Conditions and Challenges (next section) will be addressed in P-CHIP. These efforts and research are referred to as Inputs and Outreach.

Guiding Sources

Staff relied heavily on guidance, initiatives, and previous research of related local plans. These local plans, along with the input received through public outreach, informed the primary challenges the P-CHIP focuses on along with the P-CHIP Priorities and Goals.

- **Mayor & Council Priorities - City of Tucson**

In January 2020, the Mayor and Tucson City Council conducted its annual retreat to set policy direction and identify key priorities for the City of Tucson. From this retreat came a list of initiatives for Housing and Community Development to address (see Appendix A). Several Mayor and Council priorities relate to the P-CHIP, including reducing evictions, preventing displacement, and a focus on a "Housing First" approach to end homelessness.

- **Plan Tucson – City of Tucson General & Sustainability Plan**

The City of Tucson General & Sustainability Plan, Plan Tucson, guides city policies, including the development and growth of the city. The P-CHIP Priorities and Goals closely align with these chapters of Plan Tucson: Social Environment (Housing, Parks & Recreation, Public Health); Economic Environment (Jobs & Workforce Development); and Built Environment (Land Use, Transportation & Urban Design). The P-CHIP will inform the next update of Plan Tucson, which will begin in the next few years.

- **2020-2024 HUD Consolidated Plan – City of Tucson – Pima County Consortium**

The five-year, federally required Housing and Urban Development (HUD) Consolidated Plan (Con Plan) uses data gathering and analysis and public discussion to create goals for anticipated federal funding. Every year, an Annual Action Plan, which supports the goals laid out in the Con Plan, is created to identify projects that will meet those established goals. The federal funding source programs outlined in the Con Plan that are included in the P-CHIP are Community Development Block Grants (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons With AIDS (HOPWA), and HOME Investment Partnership (HOME). The P-CHIP therefore needs to be consistent with the general goals and funding allocations established through the Con Plan.

The Con Plan is created in partnership with Pima County. HCD works closely with Pima County to ensure resources are spent efficiently. However, each jurisdiction gets their own separate funding allocations. The P-CHIP plan focuses on the City of Tucson priorities and funding.



GUIDING PLANS

The development of the P-CHIP was informed and guided by multiple community plans. Some of these were created within the City of Tucson, some from community partners, and some as a joint effort between the City and local service agencies. These Guiding Plans are listed below. For more detailed information about each of the plans, including how they relate to the P-CHIP and where they can be accessed, see Appendix B.

Plan	Source
Community Data Report and Update on Homelessness in Pima County, Arizona	Tucson Pima Collaboration to End Homelessness
Coordinated Community Plan to Prevent & End Youth Homelessness	Tucson Pima Collaboration to End Homelessness
Scaling Smart Resources, Doing What Works: A System-level Path to Producing Supportive Housing in Tucson and Pima County. TPCH Gaps Analysis	Tucson Pima Collaboration to End Homelessness
Age-Friendly Tucson	City of Tucson with support from Pima Council on Aging, ELDER Alliance, and AARP Arizona
Aging in Pima County; A Report to the Community	Pima Council on Aging
Comprehensive Economic Development Strategy	City of Tucson, Office of Economic Development
Pima Community Health Assessment	Pima County Health Department, Area Stakeholder Planning Committee
Housing Market Study	Economic and Business Research Center at the University of Arizona, The City of Tucson, Pima County
Pedestrian Safety Action Plan	City of Tucson Department of Transportation and Mobility
Analysis of Opportunity in the Tucson Metropolitan Area	Southwest Fair Housing Council
Parks and Recreation System Master Plan	City of Tucson, Parks and Recreation Department



COMMUNITY OUTREACH

Public outreach for the P-CHIP enabled us to receive feedback from community stakeholders about key challenges and priorities. This consisted of the following:

Website: p-chip.tucsonaz.gov

The website includes background and details on the plan, a Story Map to highlight previously funded activities, and information on ways to get involved. Moving forward, the P-CHIP website will include progress reports and performance monitoring.

Virtual Public and Stakeholder Meetings

Meetings took place from October 2020 – January 2021. Due to the COVID-19 pandemic, all meetings were held virtually. Four meetings were conducted with the public, one meeting with human service agencies, one meeting with affordable housing developers, and one public meeting conducted in Spanish.



Image from Virtual Public and Stakeholder Meetings



The general topics that arose from these discussions included:

- Timeline, process, and participation in P-CHIP development and funding deployment
- The impacts of COVID on services and stability – particularly on stability and vulnerability in housing and in access to education
- Topics related to affordable housing: historic and current practices of discrimination in housing; financing; the need for innovation and outside-the-box solutions and thinking; funding mechanisms for housing (including the Low-Income Housing Tax Credit, HOME, vouchers, etc.)
- The need to address past and current inequities in service provision, access to housing, etc. through outreach to underserved communities, remedying barriers to housing, and other means
- Improved use of data to understand challenges (such as assessing affordable housing stock) and monitor impacts
- Particular challenges for older adults, including access to housing, health care, and transportation
- Disparities in access to the internet and computers
- The balance between funding core services and funding emerging needs
- Interest in the P-CHIP Neighborhood Pilot Program and working closely with neighborhoods to drive decision making

Further details of these discussions are summarized in Appendix C.



Survey

Community outreach efforts also included an online survey to gather feedback on priorities and populations most important to respondents. Nearly 400 respondents completed the survey. See the Community Engagement Appendix (Appendix C) for a detailed analysis on the survey responses. Key findings are summarized below.

Tucson's top five challenges:

1. Lack of affordable or attainable housing options
2. Inequitable access to services and community resources, including education
3. Poverty
4. Homelessness
5. Lack of safe, connected, convenient transportation options for all

Respondents generally indicated that COVID-19 pandemic has had the following impacts:

- COVID-19 has exacerbated Tucson's key challenges
- Access to good healthcare is more important than ever
- More support for small businesses is needed given the impact the pandemic has had
- COVID-19 has spotlighted disparities

P-CHIP Funding Priorities

The survey also enabled respondents to provide open-ended suggestions for the most important solutions and programs to address the challenges. Over 1,000 individual responses were provided on projects, programs, or ideas that the City of Tucson should consider funding. The top five categories of responses (and the number of related suggestions) were:

Top five categories of responses for P-CHIP Funding Priorities:

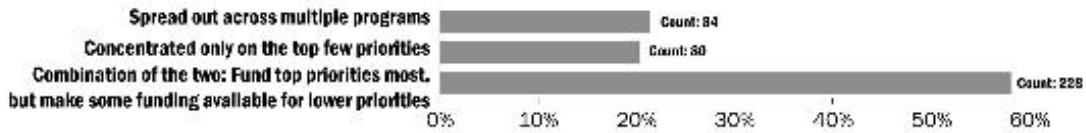
1. Affordable Housing: 177
2. Homeless Services: 107
3. Education/Training: 97
4. Transportation and Mobility: 94
5. Health (behavioral health, access to care, etc.): 94

Examples of some of the thoughtful suggestions we received are distributed through this plan. These ideas will be considered in more detail as we review projects for funding and support.



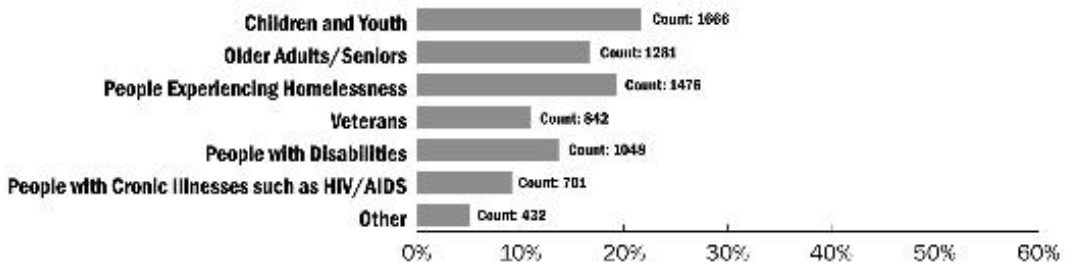
Funding Distribution

Other survey questions pertained to funding distribution. Respondents indicated a desire to concentrate most of the funding on a few key priorities, with a smaller amount made available to lower-priority programs if appropriate.



Target Populations

Respondents also targeted children and youth, people experiencing homelessness, and seniors as priority populations for funding.





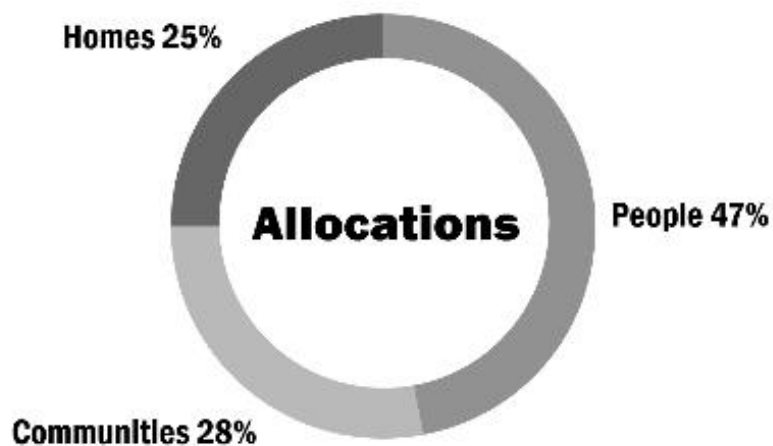
Budgeting Tool

Finally, our outreach efforts included an interactive budgeting tool that allowed respondents to allocate funds, on a percentage basis, to a variety of potential P-CHIP projects. Over 150 participants completed the budget tool. Below shows a breakdown of the responses received.

Key Takeaways from the Budget Tool:

Across all categories of People, Communities, and Homes, priority allocation was fairly evenly spread; no one potential P-CHIP project received more than 7% of total allocations.

Within the individual categories of People, Communities, and Homes, there were clear projects that received higher allocation (see next page).



Focus Area Allocation

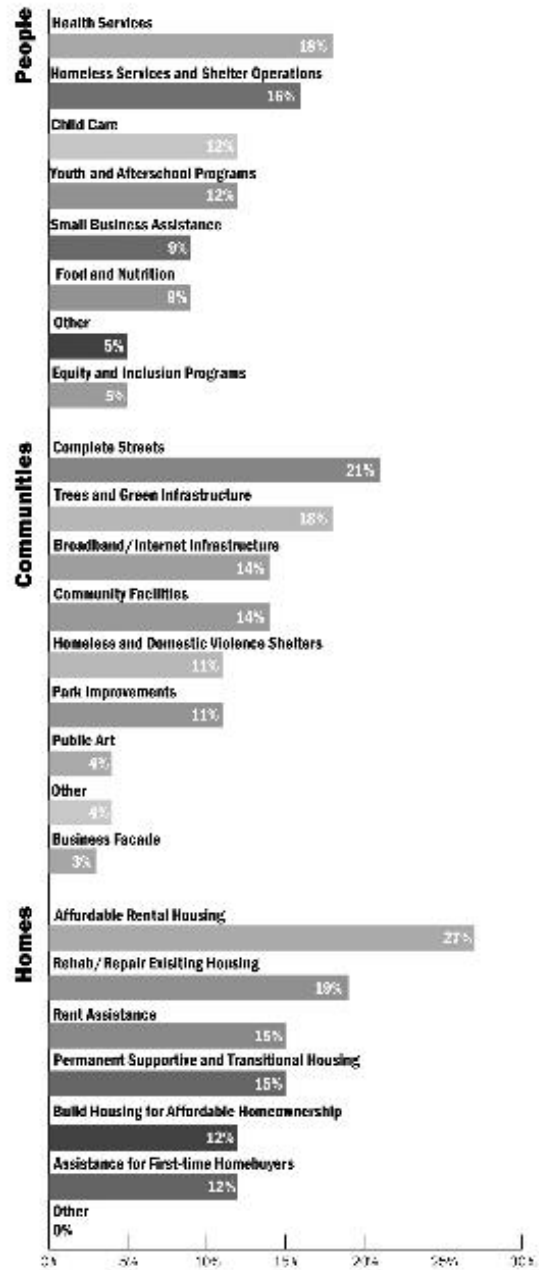
Funding Distribution within the Focus Areas

Twenty-two potential projects were presented in the budget tool. Respondents were asked to allocate a total of 100% funding across all categories (People, Communities, Homes). This means for example, they could have allocated 50% of the funding to Child Care and another 50% to Health Services (both within People). Conversely, they could have allocated 10% of the funding to 10 different projects within all three of the category areas.

The following graphs show the budget allocation breakdown within each individual Focus Area (People, Communities, Homes).



Funding Distribution Within Each Individual Focus Area



SECTION 2:

CURRENT CONDITIONS AND CHALLENGES



Photo Credit: Joel Muniz on UnSplash



The following section outlines some of Tucson's greatest challenges identified through multiple sources, such as the U.S. Census Bureau, and data and planning efforts commissioned by the City of Tucson, Pima County, Tucson Pima Collaboration to end Homelessness, Pima Council on Aging, the Southwest Fair Housing Council, Mayor and Tucson City Council, and the University of Arizona.

The challenges fall within six main areas of concern:

1. High Poverty Rates, Low Incomes, and Economic Disparities
2. Education and Economic Mobility
3. Health and Healthcare Disparities
4. Homelessness
5. Housing Instability
6. Neighborhood Inequities

Each challenge area addressed takes a detailed examination across varying demographic characteristics to help evaluate the populations most affected by these challenges and inform solutions. The demographic analysis includes information on race and ethnicity, age, gender, and residential neighborhoods to highlight disparities across groups.

Before discussing each challenge, an overview of current socioeconomic and demographic data is presented.



TUCSON AT A GLANCE

Population, Growth, and Age

548,082

Total Population (2019)

521,132

Total Population (2010)

217,993

Number of Households (2019)

5.2%

Population Percent Change
2010-2019

34.5

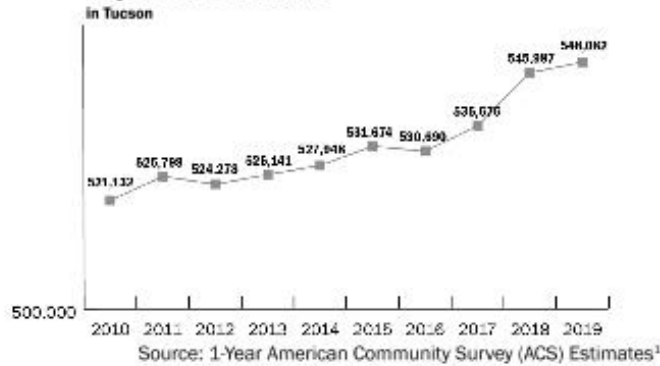
Median Age

32.8

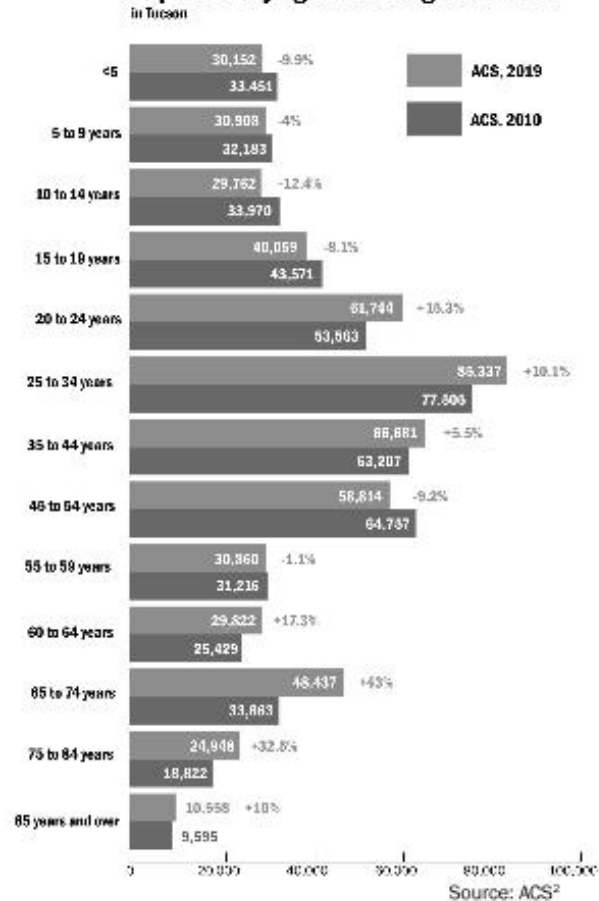
Median Age 2010

Source: 1-Year American Community Survey (ACS) Estimates

Population Over Time



Population by Age and Change Over Time





TUCSON AT A GLANCE

Workforce and Education

6.3%
Unemployment Rate

7.5%
with an Associates Degree

27.3%
with a Bachelor's degree
or higher

\$44,365
Median Household Income

Source: 1-Year American Community Survey (ACS) Estimates

Top Industry Employers

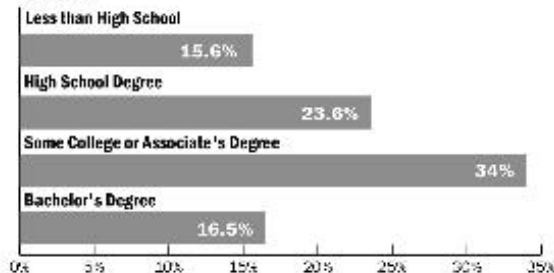
in Tucson



Source: ACS 2015-2019³

Educational Attainment by Population 25 Years and Older

in Tucson



Source: ACS 2015-2019⁴



TUCSON AT A GLANCE

Race and Ethnicity

15.3%

Percent born outside the US

33.5%

Speak a language other than English at Home

43.6%

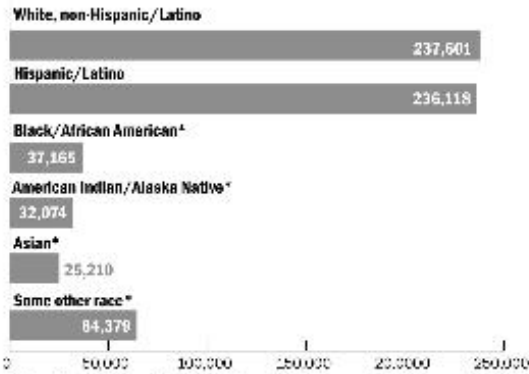
Percent Hispanic or Latino

43.9%

Percent White, non-hispanic

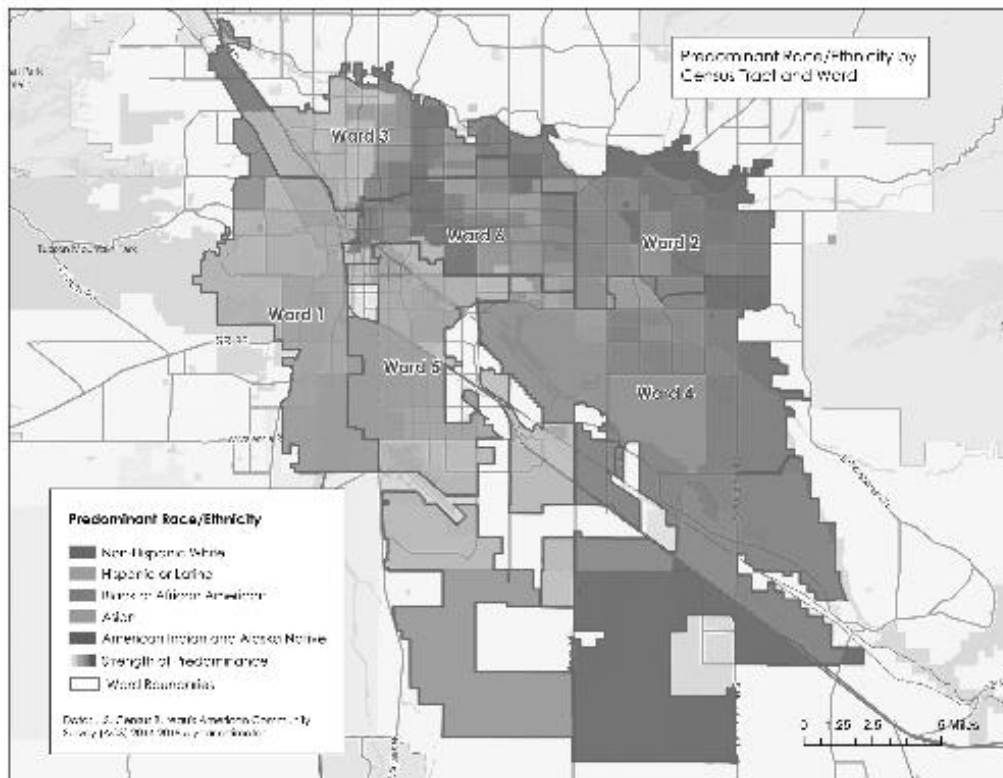
Source: 2019 5-Year American Community Survey (ACS) Estimates

Population by Race and Ethnicity in Tucson



*Race alone or in combination with one or more races

Source: ACS, 2015-2019

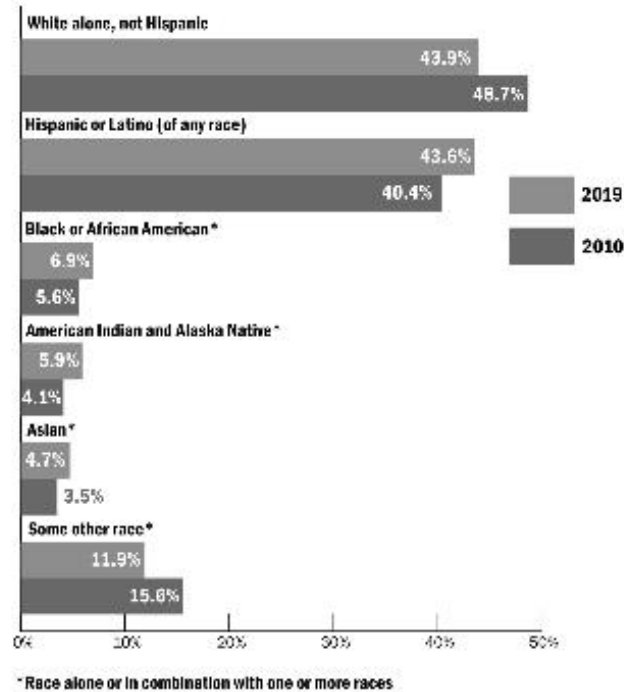


Source: Poverty and Urban Stress Report, 2020⁸



TUCSON AT A GLANCE

Race and Ethnicity Over Time



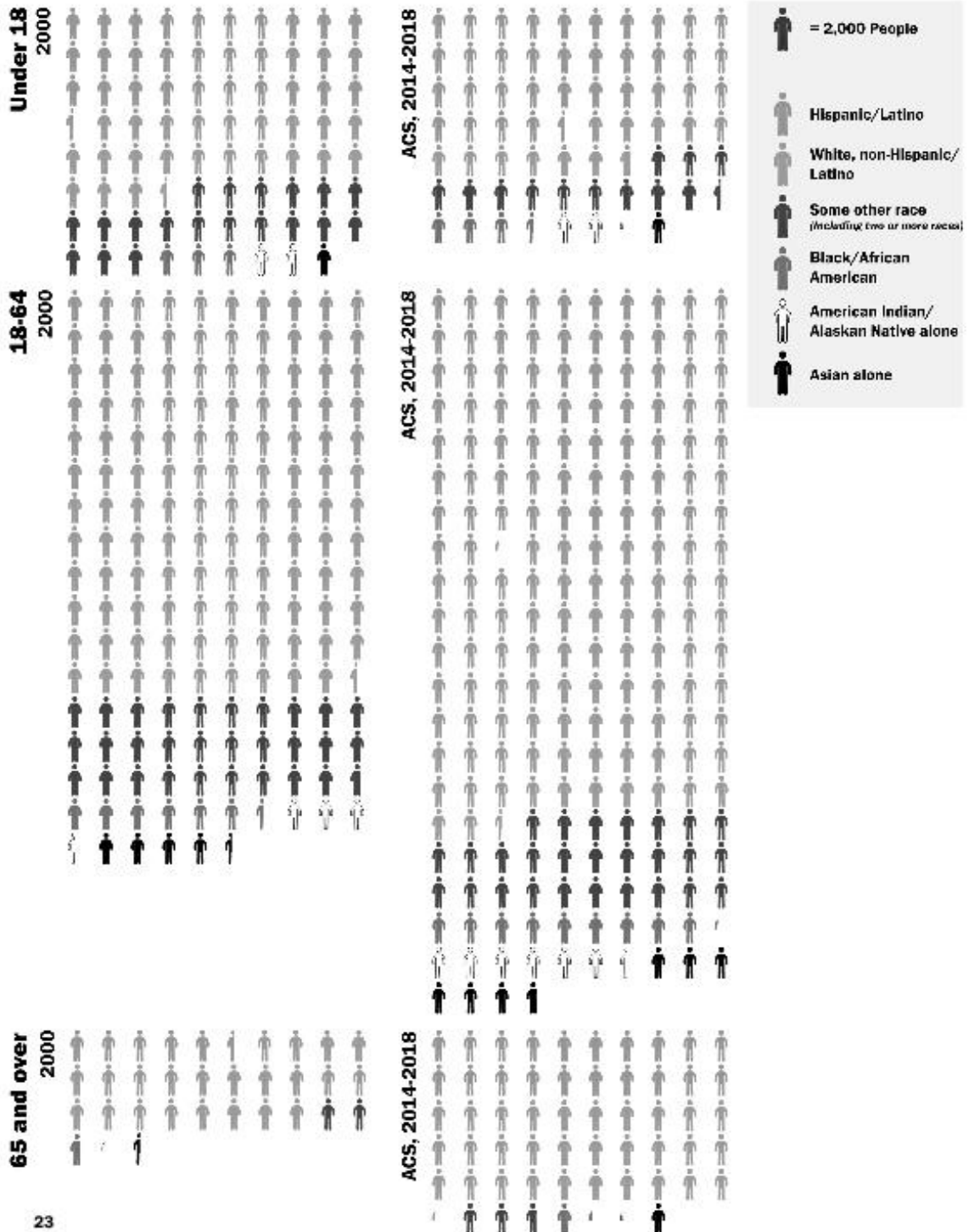
Source: ACS 5-Year Estimates⁵

The racial and ethnic breakdown of Tucson has shifted over the past two decades. The Hispanic and Latino population has increased overall by 34%. Additionally, the proportion of the Tucson population that is Hispanic and Latino is greater now (43%) than it was in 2000 (35.7%). The racial breakdown shows a decrease in white residents and an increase in Black/African, Native American, and Asian residents.

About Race/Ethnicity Categories:

Throughout this section we are using the language used by the U.S. Census Bureau American Community Survey (ACS). For example, ethnicity in the ACS is categorized as 'Hispanic or Latino' and 'Not Hispanic or Latino' and is reported separately from race. Latino is used to reflect Latino, Latina, and Latinx. Similarly, American Indian is used for Native American or Indigenous. We recognize these are imperfect terms for complex and intersecting identities.

Tucson Demographic Snapshot





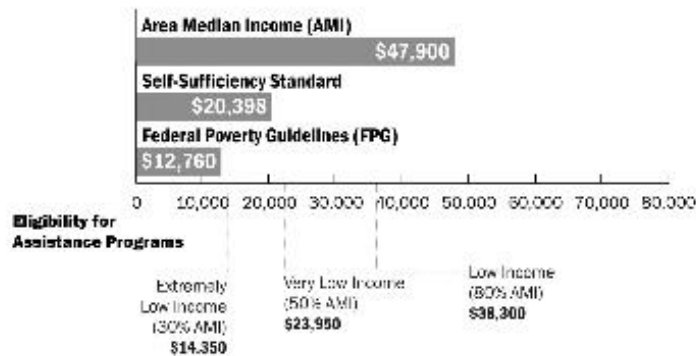
HOW DO YOU DEFINE “LOW-INCOME”?

Depends on who you ask...

There are a few different standard measurements of income used for determining funding eligibility for certain programs. While these measures can give us a big picture snapshot, they are an imperfect means of understanding the tough decisions households face to make ends meet. The following are standards that are used throughout this report:

- **Area Median Income (AMI)** - The U.S. Department of Housing and Urban Development (HUD) establishes income limits for program eligibility based on Area Median Income. HUD uses the five-year estimates of the American Community Survey – a national sample survey similar to the Census – to measure income.⁷ Low-income is typically considered at or below 80% AMI.
- **Self-Sufficiency Standard** - A project of the Center for Women’s Welfare (CWW), the Self-Sufficiency Standard is the budget-based measure of the real cost of living and an alternative to the official poverty measure. The Self-Sufficiency Standard is an estimate of the amount of income required for working families to meet basic needs at a minimally adequate level, taking into account family composition, age of children, and geographical differences.⁸
- **Federal Poverty Guideline** - A simplified version of the federal poverty thresholds used by the Department of Health and Human Services (HHS) to financial eligibility for certain federal programs.⁹

1 Person Household

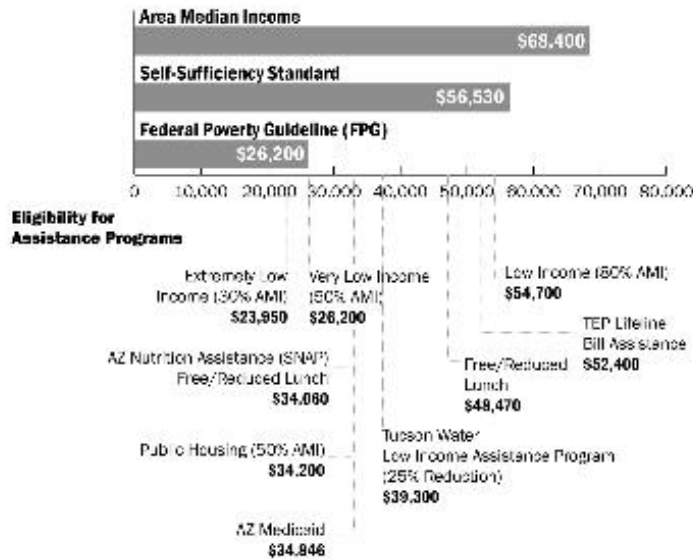


Average Monthly Costs for 1 Person Household

Housing \$642
 Child Care \$0
 Food \$243
 Transportation \$314
 Health Care \$128
 Miscellaneous \$133
Total \$1,460



4 Person Household



Average Monthly Cost for a 4 Person Household*

- Housing \$854
- Child Care \$1,332
- Food \$749
- Transportation \$612
- Health Care \$466
- Miscellaneous \$398
- Taxes \$766

Total \$5,177

*Two adults, one preschooler, one school age

Source: 2020 Self Sufficiency Standards, Center for Women's Welfare¹⁰

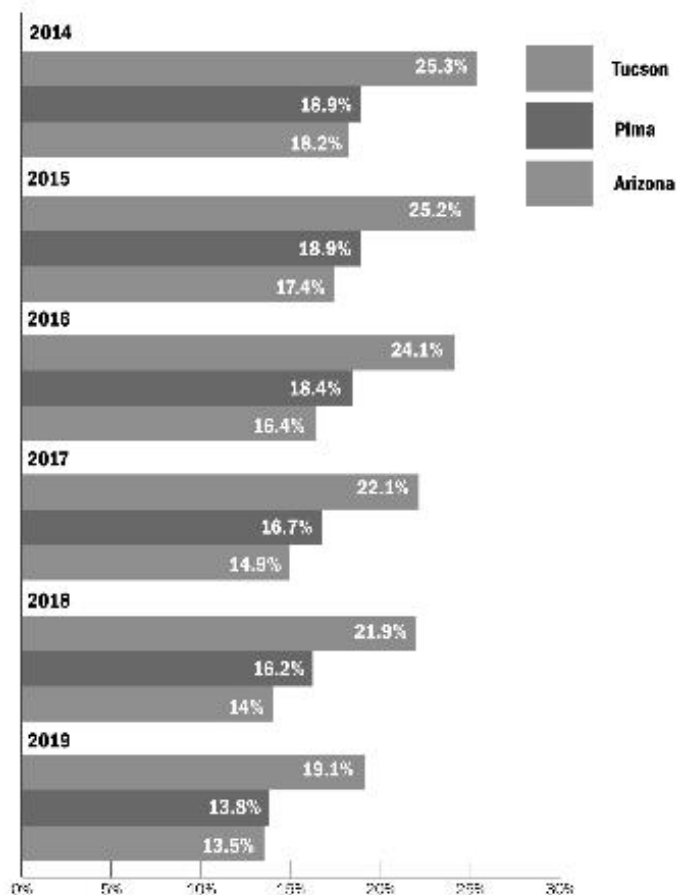
CHALLENGE: HIGH POVERTY RATES, LOW INCOMES, AND ECONOMIC DISPARITIES

One of the major challenges facing Tucson is persistent high rates of poverty, which are considerably higher than both Pima County and Arizona.

Between 2015 and 2019, Tucson’s median household income was \$44,365, compared to \$56,169 across Pima County, and \$62,055 statewide.¹¹

Percent of Population Living Below Poverty

Tucson vs. Pima County vs. Arizona



Source: ACS 1-Year Estimates



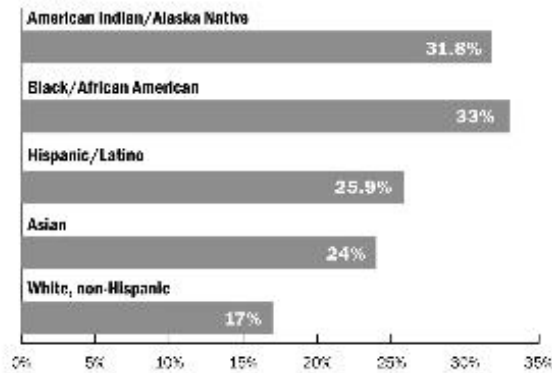
Economic Disparities

Poverty does not affect our community equally and exposes economic disparities, or differences between racial and ethnic populations, gender and household compositions, age groups, and neighborhoods within the city.

American Indians, Blacks or African Americans, and people who identify as two or more races in Tucson experience poverty at rates nearly **twice** as high as those who are white.⁶

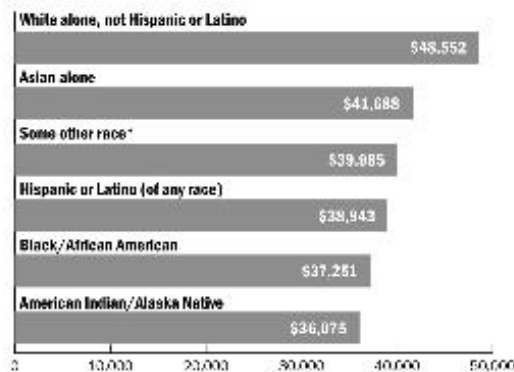
Poverty and Income by Race

Percent of the Population Living Below Poverty Level by Race and Ethnicity
In Tucson



Source: ACS 2015-2019¹²

Median Income by Race and Ethnicity in the Past 12 Months
In Tucson



Source: ACS 2015-2019¹³



Additional Poverty and Income Disparities

Median earnings for men are \$39,560 annually, and the median earnings for women are \$34,663; translating to men earning approximately \$1.14 to every \$1 a woman earns.

Economic inequality also impacts women and their families. 41.8% of single female-headed households with children were living below the poverty level.¹⁴

As an age group, children experience the highest rates of poverty in Tucson. 30.5% of all children were living below the poverty level. Older adults age 65 and older experience the lowest rates of poverty (13%). However, that proportion is far above the averages across Arizona (8.6%) and the United States. (12%).¹⁵

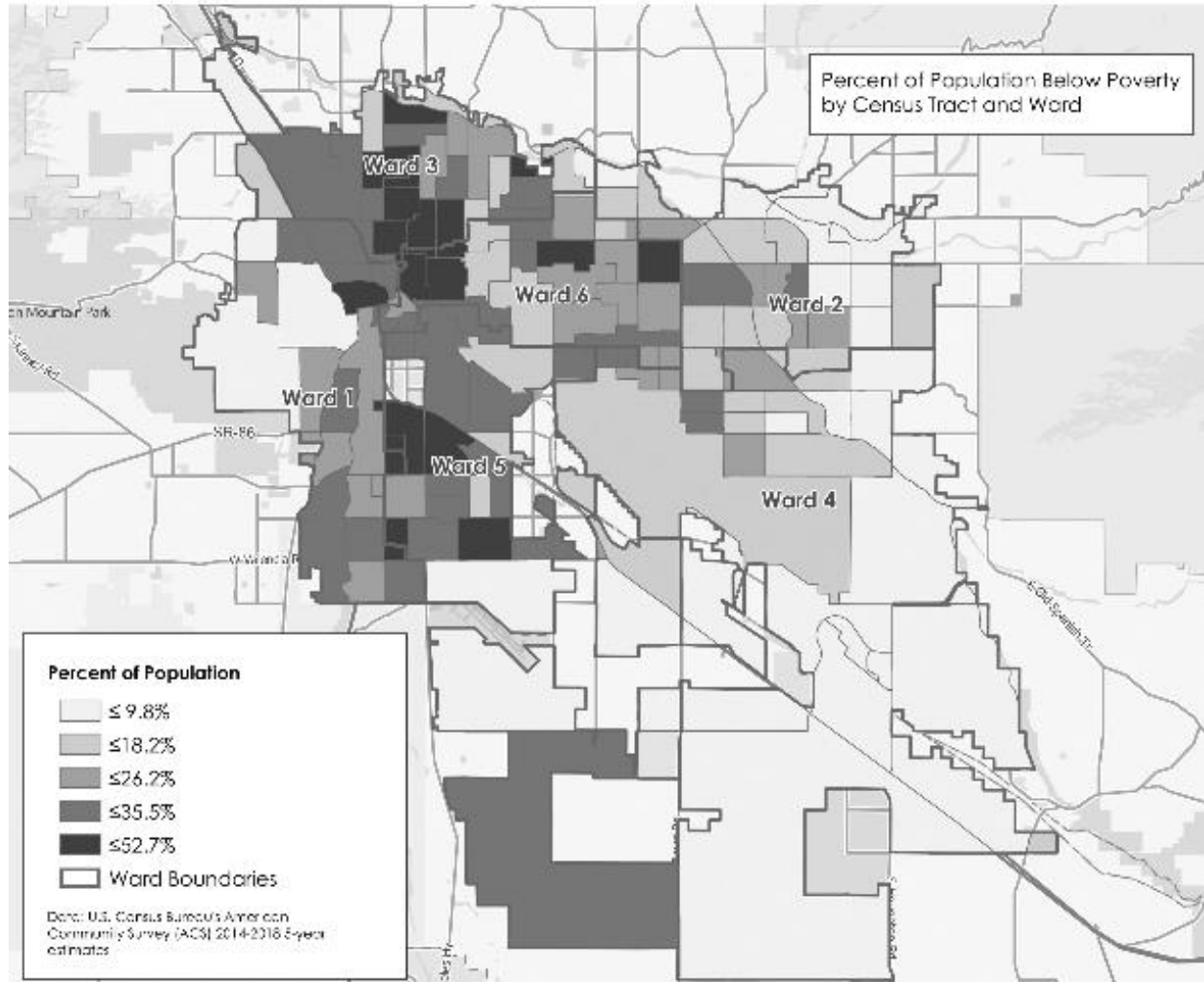
Individuals living with disabilities are disproportionately impacted by poverty. 27.4% of the population with a disability lives below the poverty level, compared to 21.7% of the population with no disability.¹⁶

Similarly, median income varies across differing racial and ethnic groups. On average, communities of color receive a **lower** median annual income.⁷



Poverty by Tucson Location

The City of Tucson Poverty and Urban Stress Report indicates that while poverty is experienced to some degree across Tucson, the census tracts in which 35% percent or more of the population lives below the federal poverty line tend to be clustered in a north-south band toward the west side of the city, along with a smaller second cluster on either side of Alvernon Way.¹⁷



Source: the Poverty and Urban Stress Report, 2020¹⁸



CHALLENGE: EDUCATION AND ECONOMIC MOBILITY

Not only are poverty rates high and income levels low in Tucson, but there is limited opportunity for economic mobility. In 2019, Pima County received a 47.6 out of 100 on the Opportunity Index, a tool developed to provide a comprehensive snapshot of conditions that can be used to identify and improve access to opportunity. The County's score is lower than Arizona (48.5) and the rest of the United States (53.2).¹⁹

Research shows that children's lives are shaped by the neighborhoods they grow up in well into adulthood.²⁰ Economic mobility, or the ability to move from low income to higher incomes, relies on equitable access to educational and job opportunities, among other factors of neighborhood and community health discussed in this plan. The information presented in this Challenge area reflect city and county-wide data, but it's important to note here that the issues are compounded geographically as discussed in the Neighborhood Inequities Challenge.

Education

The Opportunity Index provides a broad picture of opportunity that goes beyond just economics and examines the opportunity to access quality education – including metrics like children in preschool, on-time high school graduation rate, and post-secondary education rate. Pima County scored below the state and the nation for education on the Opportunity Index, receiving 45.1, compared to 47.0 statewide and 56.1 nationwide.²¹

Education and Income

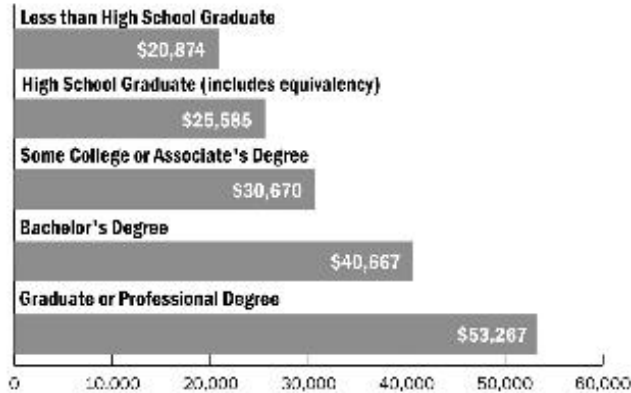
Educational attainment, the amount of education a person has, has a major and direct correlation to median income, with each additional level of education resulting in a subsequent and expected increase in income.

Tucsonans with a bachelor's degree earn on average \$40,000 annually, which is **63%** more than those with a high school diploma.²²



Median Earnings by Educational Attainment for the Population 25 Years and Over

In Tucson



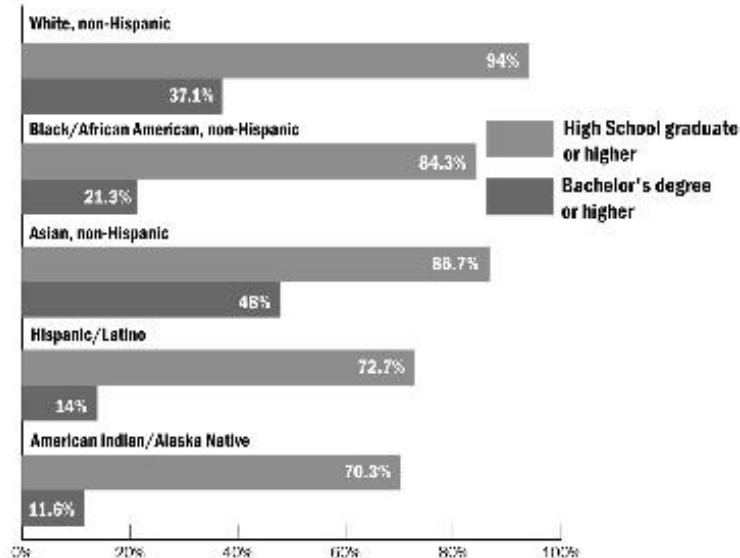
Source: ACS 2015-2019²³

Education and Race/Ethnicity

Between 2015 and 2019, 85% of the population 25 years and older obtained a high school degree or higher, 34% had some college education or obtained an Associate's degree, and 27.4% obtained a bachelor's degree or higher.²⁴ However, educational attainment is not proportionate among racial and ethnic groups, contributing to lower incomes among those groups.

Educational Attainment by Race and Ethnicity

In Tucson



Source: ACS 2015-2019²⁵



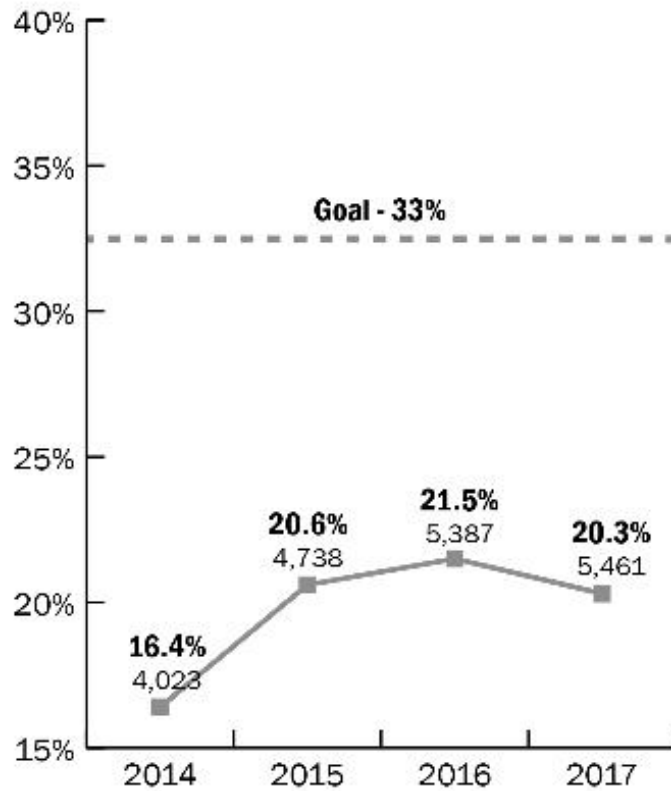
Early Childhood Education

Quality early education childhood programs and K-12 learning lay the important groundwork for future educational attainment and economic opportunity. The Cradle to Career Partnership (C2C), a local network of public, private, and non-profit

C2C reports that in 2017, **5,461** out of **26,872** 3-to-4-year-olds were enrolled in high-quality early education programs which is **20%**. The goal is to reach **33%**.²⁶

organizations working together with a mission to, "prepare every child for success in school and life, ensuring the economic vitality of our community," tracks data on eight core outcomes to evaluate how the Pima County region is doing in preparing children for success.

Number of 3- and 4-Year-Olds in High-Quality Early Education Childhood Programs



Source: Cradle to Career Partnership²⁷



Digital Divide

Access to the internet is an important consideration for primary education students. The COVID-19 pandemic resulted in a rapid transition to exclusively online learning and access to broadband internet has become a crucial resource for education. According to 2019 ACS data, 16.2% of all Tucson households do not have an internet subscription of any kind, while an additional 14.1% have a cellular data plan with no other type of internet subscription. This means that nearly one-third of households before the pandemic did not have a connection that could adequately support learning or working remotely.²⁸

The COVID 19 pandemic has also highlighted the digital divide for older adults where technology has become increasingly important to access services and connect with loved ones. According to the Pew Research Center, "internet and broadband use drop off around age 75." For people 65 and older nationwide, only 65% have broadband at home and for the 75 and older population, only 34% have broadband at home. Pew also cites a number of challenges older adults face when using technology, including physical challenges, skepticism around technology, and the ability to learn how to use technology effectively.²⁹

30.3% of Tucson households in 2019 did not have internet access at home beyond a cellular data plan.

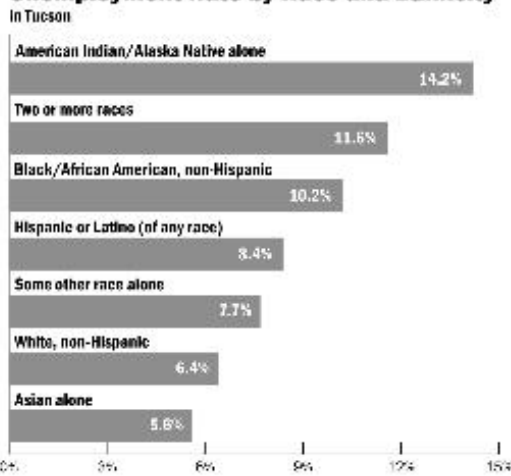


Businesses and Employment

The Opportunity Index also looks at economic health. Pima County trails behind the state in the economy score which considers indicators such as unemployment, median income, and number of people below the poverty line, as well as the availability of banking institutions, affordable housing, and subscriptions to broadband internet. Tucson's unemployment rate and business demographics continue to show disparities in economic opportunities along racial, ethnic, and gender lines.

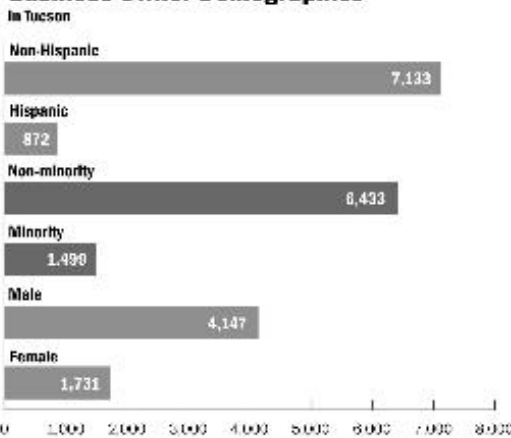
The unemployment rate for Black/African Americans is almost **twice** as high as white persons, while the rate for Native Americans/American Indians is almost **three times** as high.

Unemployment Rate by Race and Ethnicity



Source: ACS 2015-2019³⁰

Business Owner Demographics



Source: Annual Business Survey, 2017³¹



CHALLENGE: HEALTH AND HEALTHCARE DISPARITIES

“Health starts in our homes, schools, workplaces, neighborhoods, and communities.”³² The Social Determinants of Health (SDOH), as advanced by organizations like the World Health Organization (WHO) and Centers of Disease Control (CDC), outline a growing understanding that a variety of economic and social conditions influence individuals’ health. The SDOH outline five domain areas that affect health. For a more detailed description of all five domains, see the P-CHIP Priorities and Goals section.

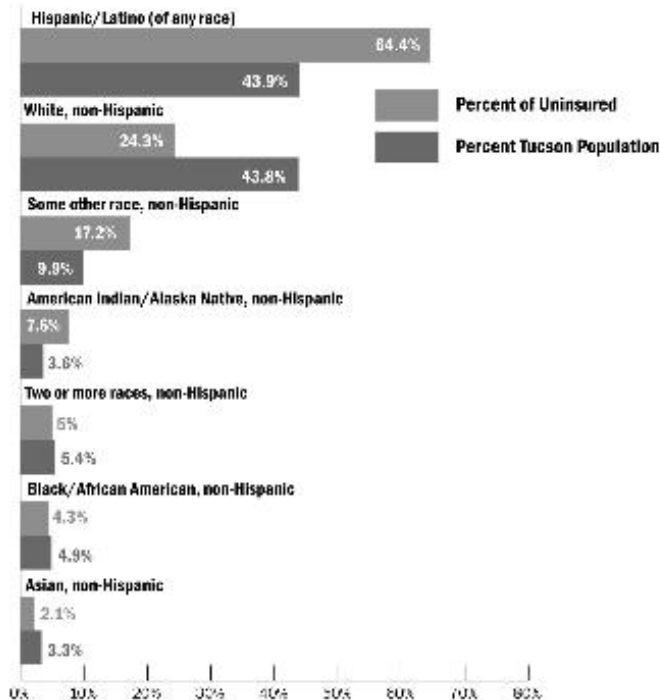
This Health and Healthcare Disparities challenge focuses on one of the SDOH domains: “Healthcare Access and Quality”- the connection between people’s access to and understanding of health services and their own health; access to healthcare, access to primary healthcare, health insurance coverage, and health literacy.

Access to Healthcare

Lack of access to healthcare is measured by the percentage of uninsured populations within the community.

64.4% of Tucsonans who are uninsured are Hispanic or Latino.

Percent of Uninsured Population by Race and Ethnicity in Tucson



Source: ACS 2015-2019³³



Uninsured and Income/Poverty

Not having health insurance is especially risky for low-income households and individuals living below the poverty level. In the event of a medical emergency, the cost of an expensive and unexpected medical bill could dramatically increase a household's financial instability, jeopardizing the ability to pay for other basic needs. Similarly, individuals often choose to postpone critical care due to cost. Between 2015 and 2019, 16.1% of households with incomes under \$25,000, and 16.8% of the population living below poverty level were uninsured in Tucson.³⁴

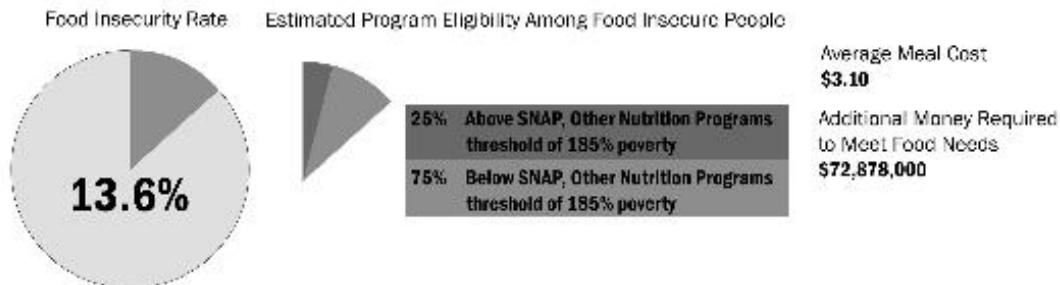
Healthcare Access for Older Adults

As discussed in the Age Friendly Tucson Action Plan, older adults have specific health care challenges, such as accessing preventative and non-Medicare services like affordable dental, vision, assistive devices, and behavioral health care. There is inadequate funding for home care services and a shortage of home care workers that could help older adults age in place. In a 2016 needs assessment, Pima Council on Aging found that concerns about memory loss, affordable dental care, and access to information about changes in Medicare were all among the top five concerns of survey respondents.

Food Insecurity

In 2017, the Tucson metropolitan area had the fourth-highest rate of food insecurity (13.6%) among other western metropolitan areas. Food insecurity is defined by Feeding America, the nation's largest domestic hunger-relief organization, as a household's inability to provide enough food for every person to live an active, healthy life. Food insecurity can cause a myriad of health problems for children, from declines in overall health to birth defects. Studies have shown that decreased nutrient intake can cause increased rates of mental health problems and depression, diabetes, hypertension, and poor health and sleep outcomes in adults.³⁵

Pima County Food Insecure People: 138,690



Source: Feeding America³⁶

36



Food Assistance Programs

The Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps) and other nutrition programs like WIC (Special Supplemental Nutrition Program for Women, Infants, and Children) provide a critical line of defense against

In 2015, only **26.3%** of Pima County residents reported eating the recommended amounts of fruits and vegetables.³⁷

food insecurity. While Feeding America estimates that about 25% of Pima County households are eligible for SNAP, only about 13% are enrolled.

The Older Americans Act provides food supportive services that allow older adults to remain in their homes. Local organizations such as Pima Council on Aging provide mobile food delivery.

Behavioral Health and Substance Abuse

Behavioral health and substance abuse are conditions that extend beyond the user and affect their families and communities. Concerns are prevalent in specific vulnerable populations that experience high levels of stress, such as individuals within the LGBTQ+ community, veterans, previously incarcerated populations, refugees, undocumented immigrants, people experiencing homelessness. Providing adequate behavioral health supports among these populations and the general population is critical.

Alcohol-use disorders are the most common substance-use disorder, affecting 80,600 residents, and are the second-highest cause of morbidity in Pima County. Moreover, between 2012 to 2016, 32% of driving deaths were due to alcohol impairment, for a total of 496 deaths. Opium use is the fourth leading cause of morbidity in Pima County. Drug-induced death rates, including those due to opioid, heroin, and pharmaceutical use, are statistically higher in Pima County than Arizona overall.³⁹ The Pima County Medical Examiner reports that overdose deaths increased 52% overall from 2010 (222) to 2019 (337).⁴⁰

Behavioral health disorders are among the most common causes of disability and can inhibit a person's ability to maintain good physical and emotional health. In Pima County, an estimated **52,000** residents have a serious mental illness.³⁸

In Pima County, **98,800** residents have a substance-use disorder.



Chronic Illnesses

The Pima County Health Department conducted a Community Health Needs Assessment for the county. Cancer and heart disease continue to be the two leading causes of death among Pima County residents. Heart disease surpassed cancer as the leading cause of death in Pima County, with 170.6 deaths per 100,000 people. The death rate for cancer is higher than the state of Arizona's rate of 142.2 per 100,000.⁴¹

Many people living with HIV/AIDS are low-income and most live in single or two-person households. The Southern Arizona AIDS Foundation (SAAF) estimates that there is a need for at least 195 additional units of tenant-based rental assistance for persons living with HIV/AIDS, and for approximately 83 units of transitional housing assistance to provide an intermediate level of support between short-term rent and utility assistance and permanent supportive housing units, with the assistance of case management and supportive services.⁴²

There were an estimated **155** deaths from cancer per **100,000** population in 2016 in Pima County.

There are **2,963** people living with HIV/AIDS in Pima County.



CHALLENGE: HOMELESSNESS

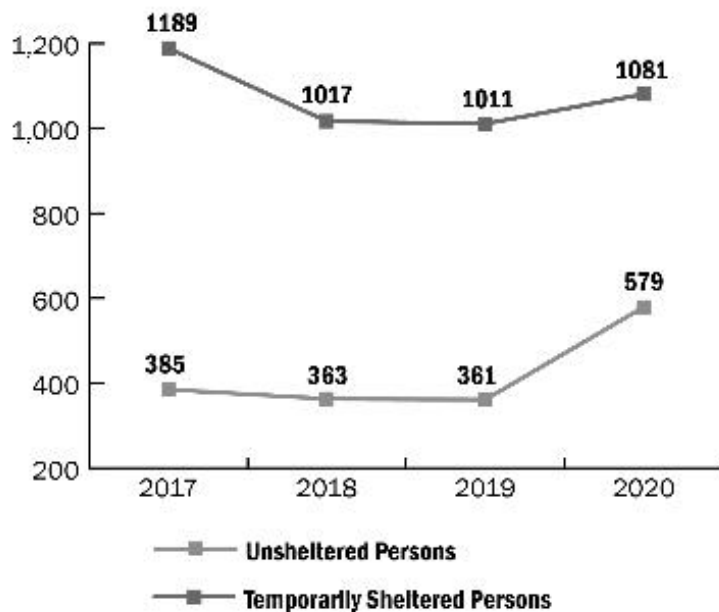
Homelessness is one of Tucson’s most visible challenges. Yet service needs, outcomes, and access to housing resources vary across different populations, calling for unique and targeted approaches.

Rising Homelessness

After recording small decreases in the number of people experiencing homelessness on a given night from 2017 to 2019, data from Point in Time (PIT) Counts demonstrated a sharp increase from 2019 to 2020 (pre-COVID-19 pandemic). Between 2019 and 2020, unsheltered homelessness increased 60.3%.⁴³ When considering data reported through the unsheltered Point in Time count, sheltered Point in Time count, and shelter beds not included in the 2020 sheltered Point in Time count, the overall number of people experiencing homelessness on a single given night in Pima County rose by 20.9%, from 1,372 in 2019 to 1,660 in 2020.⁴⁴

Each year at the end of January the **Point in Time Count** is conducted by assessing the number of persons experiencing homelessness over a one-night period.

Annual Change in Homelessness Among All Persons Including Persons Residing in Temporary Shelters Not Included in 2020 Point in Time Count



Source: TPCH 2020 Homelessness Update and Community Data Report⁴⁵

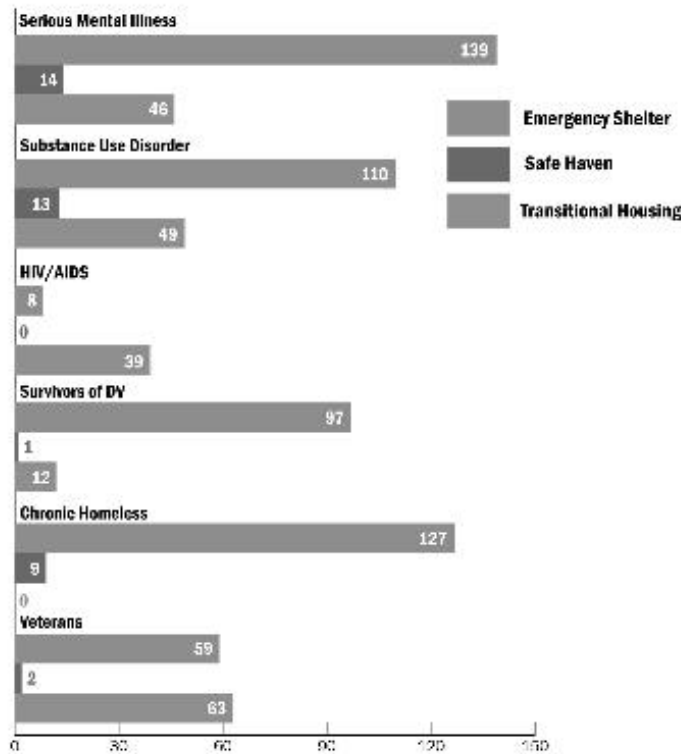


Vulnerable Populations

Factors related to one's age, race, or any number of lived experiences such as behavioral health or domestic violence history put populations at increased risk of experiencing homelessness as well as the most dangerous harms related to homelessness, up to and including death.

Special Populations Experiencing Homelessness

In Pima County



Source: Point in Time Count, 2020⁴⁶

- Populations with a history of involvement in the criminal justice system and mental illnesses or substance abuse are particularly at-risk to experience homelessness. Between 10% and 25% of people exiting correctional institutions experience homelessness, and many experienced homelessness prior to incarceration. Research shows that formerly-incarcerated individuals reentering the community who suffer from mental health and/or substance abuse disorder face significant barriers in securing stable housing and necessary treatment, resulting in higher rates of recidivism, homelessness, and poor health outcomes.⁴⁷ Also, formerly-incarcerated sex-offenders experience several barriers to stable housing. There are currently 122 registered sex-offenders in Tucson that are experiencing homelessness.⁴⁸



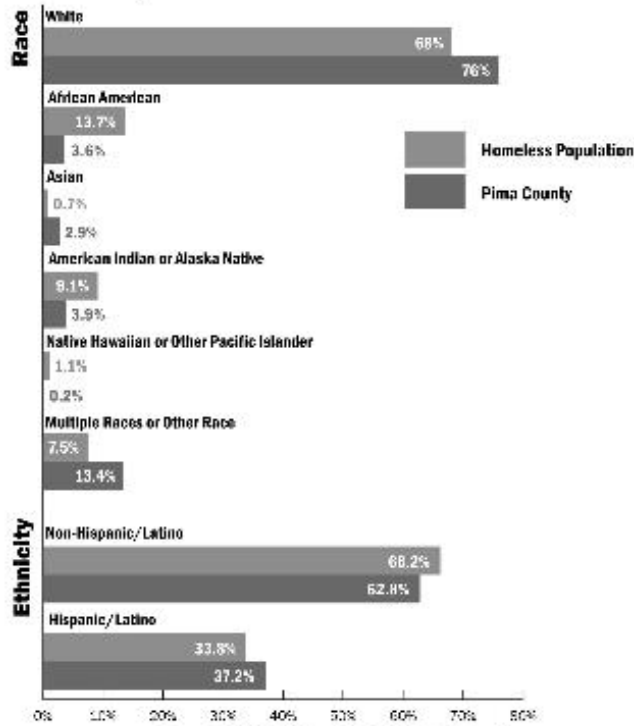
- The rate of unsheltered homelessness among adults with serious mental illness has increased faster than the rate of any other population. The Point in Time count revealed the percentage of adults with serious mental illness who are unsheltered has risen dramatically from 28.2% in 2017 to 53.2% in 2020.⁴⁹
- Survivors of domestic violence and people living with HIV/AIDS experiencing homelessness are significantly more likely to be sheltered than unsheltered. Adult survivors of domestic violence experiencing homelessness were 2.5 times more likely to be sheltered than unsheltered in the 2020 Point in Time count. Adults living with HIV/AIDS experiencing homelessness were 7.8 times more likely to be sheltered than unsheltered in the 2020 Point in Time count.⁵⁰
- Veterans experiencing homelessness comprised 8% of the emergency shelter beds in the 2020 Point in Time count. About a third (61 individuals) of the homeless veteran population (185 individuals) were reported unsheltered. Moreover, of those unsheltered veterans experiencing homelessness, 23 individuals were reported to be chronically homeless.⁵¹

Homelessness by Race/Ethnicity

Black/African American and Native American/American Indian communities are dramatically over-represented in the homeless population relative to their representation in the broader community.⁵²

Race and Ethnicity of People Experiencing Homelessness Compared to Share of the Overall Population

In Pima County



Source: Tucson Pima Collaboration to End Homelessness 2020 and ACS, 2015-2019⁶³



Youth

In Pima County in 2020, there are an estimated 1,515 total unaccompanied youth at risk of or experiencing homelessness, 352 parenting/pregnant youth at risk of or experiencing homelessness, 669 youth at risk of experiencing homelessness, and 1,198 youth experiencing homelessness. There is a significant shortage of short-term crisis housing designated for unaccompanied youth, presenting obstacles to reducing youth homelessness (Source: Tucson Pima Collaboration to End Homelessness and American Community Survey data). Several specific youth populations experiencing homelessness encounter unique challenges, including LGBTQ+, youth of color, unaccompanied minors and youth involved in justice or child welfare, and pregnant and parenting minors.⁵⁴

Evidence demonstrates it is critical to implement intervention as urgently as possible. 50% of chronically homeless adults reported being homeless between 18 and 24 years old.⁴³ Moreover, every additional day of waiting between assessment and housing placement is associated with a 2% increase in a youth's likelihood of returning to homelessness after entering a housing program.⁵⁵

105 youth were experiencing homelessness including **27** youth experiencing chronic homelessness and **29** parenting youth with a total of **33** minor-aged children on the night of the 2020 Point in Time Count.⁵⁶

Chronic Homelessness

The number of people experiencing chronic homelessness has steadily increased since 2017. On the night of the 2020 Point in Time count, a total of 383 persons experiencing chronic homelessness were identified, up from 225 in 2017.⁵⁷ People experiencing chronic homelessness are especially vulnerable to death on the streets.

Point in Time count data point to a growing population of unsheltered persons experiencing chronic homelessness and a relatively small proportion of persons experiencing chronic homelessness residing in longer-term supportive housing. This data indicates a critical need to improve the region's Coordinated Entry system through which persons are prioritized for housing based on vulnerability.



Homeless Response System

The goal of an effective 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. However, there is a need for shared definitions, communitywide planning, and clear expectations among funding providers with respect to the "Housing First" model and "low-barrier/low-demand" shelters. Without a clearly articulated definition or consistent expectations, projects operate along a continuum of approaches with limited oversight or monitoring.

There are a variety of community agencies currently providing housing and services to persons experiencing homelessness. See the following pages for charts of the estimated number of beds in the region by type of housing facility and key Homelessness Response System definitions.

About the Homeless Response System

Chronic homelessness: used to describe the experiences of people with one or more disabling conditions whose homelessness has lasted at least a year and/or who have experienced four or more episodes of homelessness in the past three years.

Housing First: is an approach to ending homelessness that centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed.

Low Barrier/Low Demand Shelter: A low barrier shelter means removing as many pre-conditions to entry as possible and responding to the needs and concerns of people seeking shelter, including flexibility related to pets, family households, sobriety, service participation, and other factors.

Safe Haven: A project that offers supportive housing that (1) serves hard to reach homeless persons with severe mental illness who came from the streets and have been unwilling or unable to participate in supportive services; (2) provides 24-hour residence for eligible persons for an unspecified period; (3) has an overnight capacity limited to 25 or fewer persons; and (4) provides low demand services and referrals for the residents.

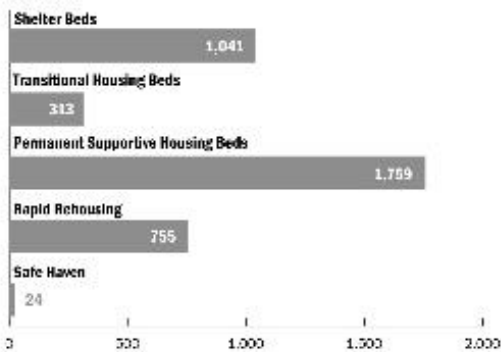
Shelter: A project that offers temporary shelter (lodging) for the homeless in general or for specific populations of people experiencing homelessness. Shelter is provided in a variety of settings including congregate “mass” shelter facilities, hotels/motels paid by government or community-based agencies, and scattered-site apartments.

Transitional Housing: A project that provides temporary lodging and is designed to facilitate the movement of homeless individuals and families into permanent housing within a specified period of time, but typically no longer than 24 months.

Permanent Supportive Housing: Permanent supportive housing is a form of permanent/longer-term supportive housing which includes rental subsidy and supportive services. Permanent supportive housing is not time-limited and available for persons with one or more disabling conditions. Many permanent supportive housing projects are dedicated for persons experiencing chronic homelessness and/or who meet other eligibility criteria indicating high acuity service needs.

Rapid Rehousing: Rapid rehousing is a form of supportive housing which provides time-limited rental subsidy and supportive services for periods of time ranging from 1-24 months.

Homeless Response System Capacity in Tucson



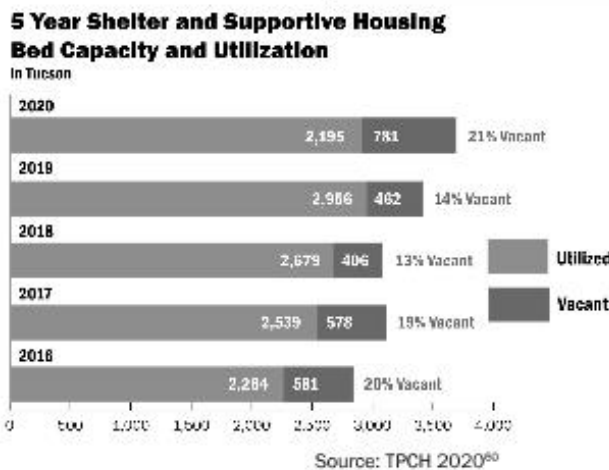
Source: TPCH 2020 Homelessness Update and Community Data Report⁵⁸



An August 2020 HCD staff review of ongoing challenges and targeted solutions related to the effectiveness and efficiency of Tucson’s homeless response system revealed the following takeaways:

- A shortage of and lack of formal coordination among outreach and housing navigator services contributes to long periods of time spent homeless before making contact with the homeless response system. On average, persons served through local homeless assistance programs spent 13.8 months in unsheltered or temporarily sheltered environments before moving into permanent housing.
- Underutilization of existing temporary shelter and supportive housing beds illustrates the need to maximize existing resources. On the night of the 2020 Point in Time count, the 581 unused temporary shelter and supportive housing beds in Tucson/Pima County outnumbered those experiencing unsheltered homelessness.
- Lack of real-time bed availability, direct referral pathways, and dynamic prioritization through the Coordinated Entry system leaves persons seeking shelter often unable to find an available opening.
- Unsheltered persons and those in temporary shelters on the night of the 2020 Point in Time count (1,324) outnumbered unoccupied longer-term supportive housing beds (240) by more than 5 to 1.
- A lack of affordable housing for extremely low-income renters in Tucson and rising housing costs as described below also contributes to homelessness in Tucson. A high rate of return to homelessness after receiving services indicates a need for more intensive supportive service interventions.

2,000 new units of supportive housing are needed in the next ten years to effectively move people from homelessness to housing stability.⁵⁹





CHALLENGE: HOUSING INSTABILITY

Housing instability can be characterized by a variety of challenges, including difficulty making rent or mortgage payments, evictions and frequent moves, and crowded living conditions. Housing instability directly impacts economic insecurity and can contribute to poor health outcomes and higher mortality rates.⁶¹ Housing supply and affordability directly impact housing stability for low-income residents, while economic shocks like unemployment or medical expenses can put a family at risk for experiencing increased housing instability.

In Tucson, housing growth has not kept pace with population growth, making it a challenge to find affordable housing. For example, from 2009 to 2015, Pima County population decreased 1.3%, while households have increased 2.3%, indicating a growth in single person or smaller households⁶² and an increased demand for housing units.

While many cities are experiencing a housing crisis, Tucson is uniquely vulnerable due to factors such as high rates of poverty and rising costs of housing. Below are key data points that highlight these issues:

Evictions and Housing Support

- Tucson experiences higher rates of eviction, 6.03% in Tucson (6,607 evictions out of 102,511 total renter occupied units in 2016), compared to 3.92% in Arizona, and 2.34% in the USA.⁶³ There were more than 13,000 evictions in Pima County in 2018.⁶⁴
- In fiscal year 2020, there were over 10,000 evictions filed in the Pima County Consolidated Justice Court and approximately 96% of the filings were for non-payment of rent.⁶⁵
- There are 15,058 individuals on the waiting list for public housing and another 5,047 applicants awaiting Section 8 tenant-based rental assistance.⁶⁶
- With many people unemployed due to the COVID-19 Pandemic, housing instability has increased. In early November 2020, 23.5% of renters in Arizona reported not being current on their rent payments. This issue does not affect all racial and ethnic groups evenly. Nationally, roughly 18% of Hispanic/Latino renters and 33% of Black or African American renters reported not being current on rent.⁶⁷

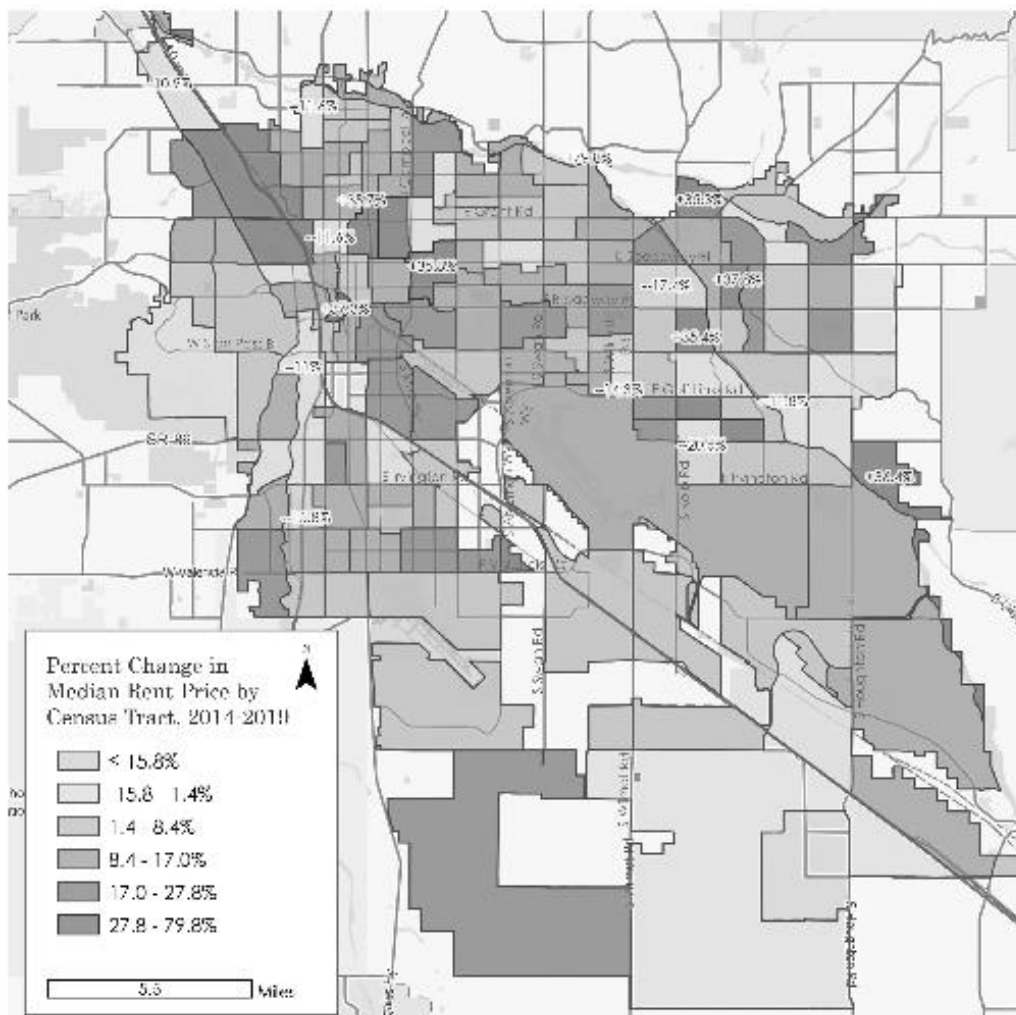
As of 2017, estimates show a need of approximately **11,835** rental units renting for less than \$250/month and **5,534** renting for between \$250 and \$500/month. The estimated cost to develop 17,400 700-square foot units at \$150/square foot is **\$1.827 billion**.⁶⁸



Housing Costs

Rental Market

- Renters account for 37.6% of households in the Tucson region (as of 2018). The proportion of renters to homeowners has increased over time.
- While rent prices vary around the region, rent price growth for the entire Tucson MSA was +10.9% between 2013 to 2018. In 2019, Tucson had the third-highest rent price growth among western peer cities at 5.1%.⁶⁹
- The map below shows the median rent price change in different census tracts in Tucson.

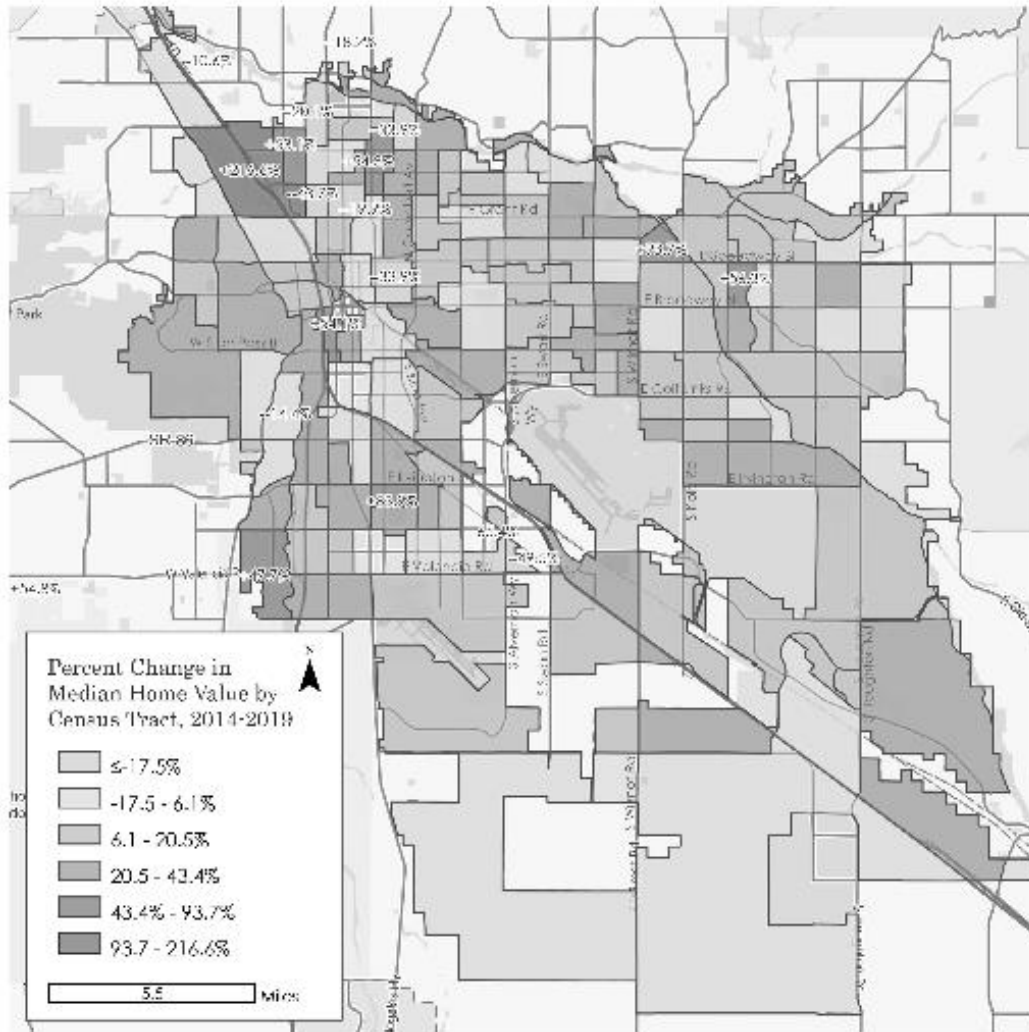


Source: University of Arizona Eller College of Management, Housing Market Study, Making Action Possible (MAP) Dashboard⁷⁰



Home Prices

- The 2018 median home value in the Tucson MSA according to the American Community Survey was \$173,500, which was +3.6% between 2013 to 2018.⁷¹ While this shows a home price growth, the median home value was still significantly below the 2010 median value.
- Home prices also vary widely around the City of Tucson. The map below shows the home price growth by census tracts in Tucson.



Source: University of Arizona Eller College of Management, Housing Market Study, Making Action Possible (MAP) Dashboard⁷²

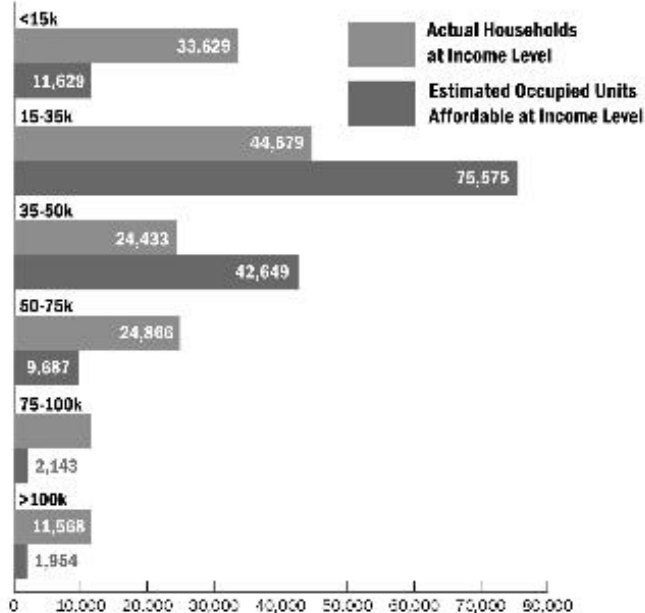


Housing Cost Burden and Housing Demand

- More than 33% percent of households in Tucson are housing cost burdened, meaning they spend over 30% of their incomes on housing.⁷³
- From 2014-2018, 22.4% of Pima County homeowners and 51.8% of renters were housing cost burdened.⁷⁴
- Renters with incomes below \$15,000 especially face a shortage of affordable rental units and must extend themselves financially to rent more expensive housing. The graph below compares actual rental household income levels (from the 2018 5-year ACS) to occupied rental units that are affordable in each income category.⁷⁵

Income vs. Occupied Units (2018)

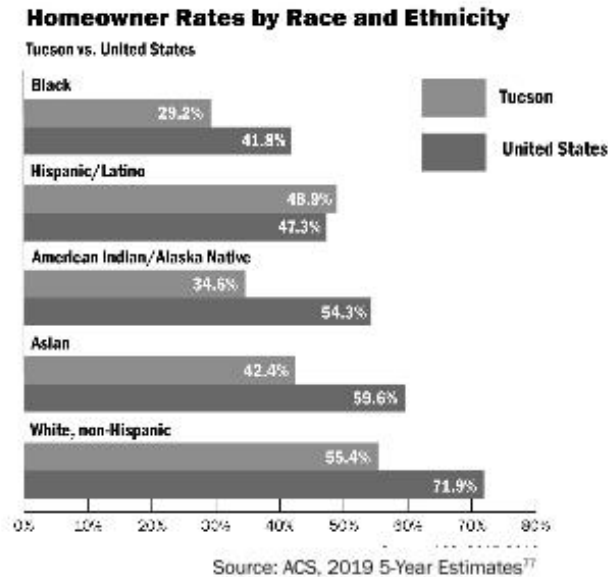
in Pima County



Source: University of Arizona Eller College of Management, Housing Market Study, Making Action Possible (MAP) Dashboard⁷⁵

Homeownership and Race/Ethnicity

Homeownership rates in the U.S. and locally here in Tucson vary significantly by race and ethnicity.



Gentrification and Displacement

Housing instability affects specific neighborhoods in addition to individuals and families. Development in Tucson's downtown core has driven community concerns about gentrification and its potential to displace low-income communities of color in nearby areas. Renters with low-income are particularly vulnerable to involuntary displacement from rising rents when neighborhoods change. While median rents rose nearly 11% overall between 2013 and 2018, price changes varied widely across the city, decreasing in some areas and more than doubling in others. Areas where rapidly rising housing costs overlap with measures of neighborhood vulnerability are in particular need of affordable housing and anti-displacement resources.



Aging in Place

Tucson and many other cities in the country are experiencing a shift in demographics, resulting in an increasingly older

Between 2010 and 2015, the general population of the City of Tucson grew by **1.59%**, while the population of those 60 and older grew by **12.43%**.⁷⁸

population. Nationwide, 20% of all people are 60 years of age or older. In Pima County, just under 25% of our population is 60 years or older, slightly higher than the national average. Housing to allow older adults to age in place must take into account unique challenges related to low fixed incomes, limited mobility, and access to healthcare.

- Almost 26% of older adult households in the Tucson metropolitan area, about 31,000 households, are at or below 50% median income for two people (\$24,250 or less).
- In a 2016 needs assessment survey, Pima Council on Aging found that the ability to live independently and age in place ranked as the second highest concern among those asked. It was expressed as a concern by 65% of the survey respondents.⁷⁹
- In a 2018 survey of adults age 50 and over, conducted by AARP, a majority of respondents expected to stay in their home or community as they get older. Older adults are more likely to own their homes, however 22% of respondents indicated that their home needs major repairs or modifications to enable them to remain in the home as long as possible.⁸⁰
- According to 2015 HUD data, of the 143,032 households in Pima County with at least one person over age 62, 58,002 are low-to-moderate income (LMI). Among those households, 43,119 or 74% are housing cost burdened, including 18,848 renters and 25,721 owners. Single-person LMI renters over the age of 62 are the most likely to be cost burdened or severely cost burdened and are in need of affordable rental units.⁸¹



CHALLENGE: NEIGHBORHOOD INEQUITIES

Safe, resilient, healthy neighborhoods with quality and accessible community facilities like parks, green space, and transportation and mobility infrastructure are key components to an infrastructure of opportunity. Place-based investments are recognized across frameworks like the Social Determinants of Health and Age-Friendly Livability domains as essential to healthy, prosperous communities. However, in Tucson, investments in these public facilities have not been made and maintained equitably over time across the city. Furthermore, the need for targeted reinvestment is more acute in neighborhoods where multiple vulnerability factors overlap with historic patterns of housing segregation and discrimination.

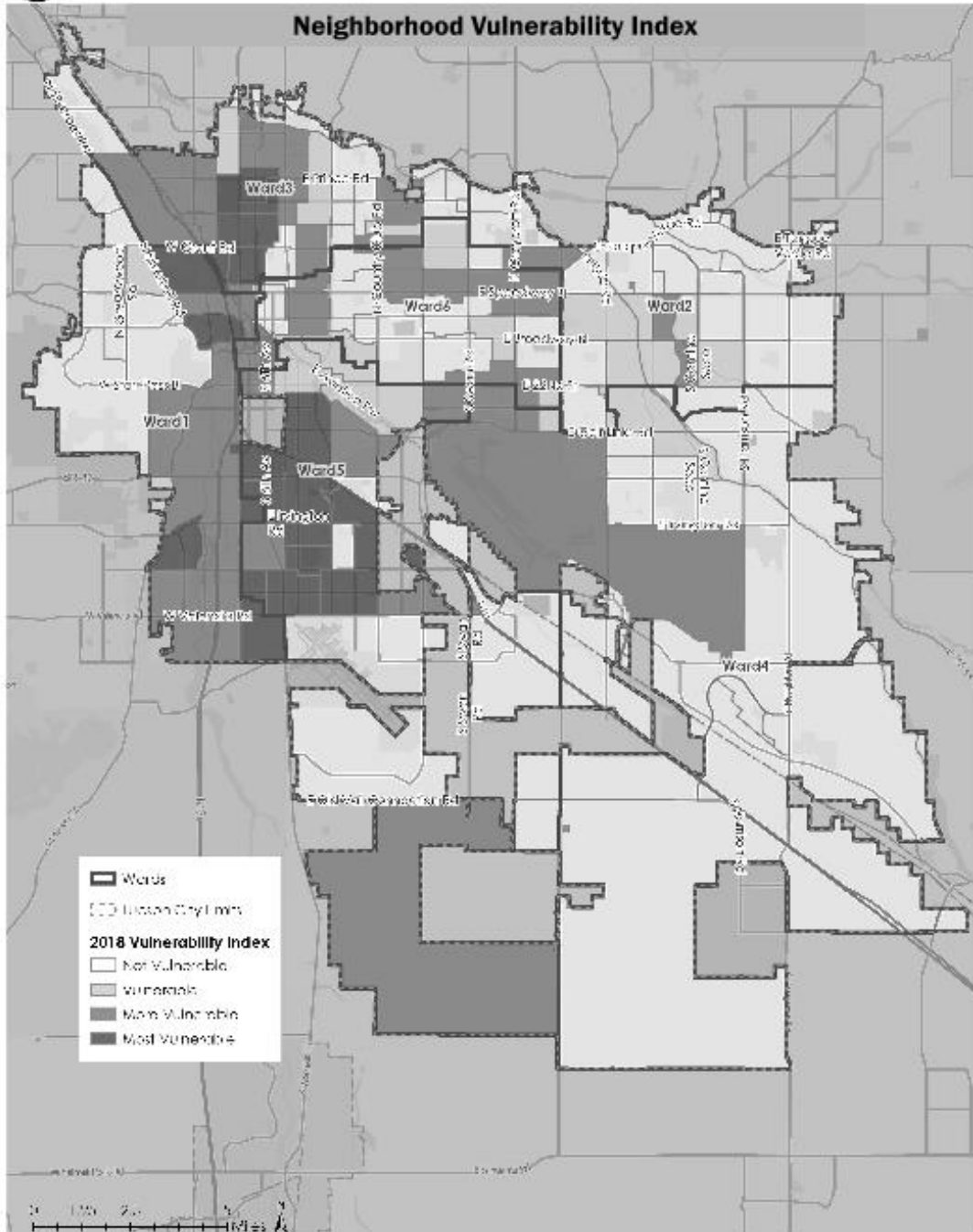
Neighborhood Vulnerability and Opportunity

Vulnerability to economic or environmental shocks and access to opportunity are often flip sides of the same coin, for individuals and communities. By mapping measures of neighborhood vulnerability and access to opportunity, patterns emerge and highlight the need for geographically targeted strategies to direct resources, policies, and programs to best meet the needs of Tucson's unique neighborhoods.

The City of Tucson, Pima County, and the Economic and Business Research Center at the University of Arizona have collaborated to study housing and neighborhood vulnerability within the City of Tucson and Pima County. The first phase of this study identified "vulnerable", or stressed, neighborhoods within our region by compiling a Neighborhood Vulnerability Index.

The index concluded there are 87 vulnerable census tracts within the City of Tucson boundary (out of 175). 55.4% of census tracts in Tucson were found to be vulnerable in some way.⁸²

Vulnerability in this context refers to the differing ability of members of particular community groups to withstand threats to their livelihoods, security, and social, economic, and political networks. Measures of social vulnerability attempt to identify the characteristics of people and places that make them especially likely to be harmed by shocks, such as natural disasters or development and rising housing prices.



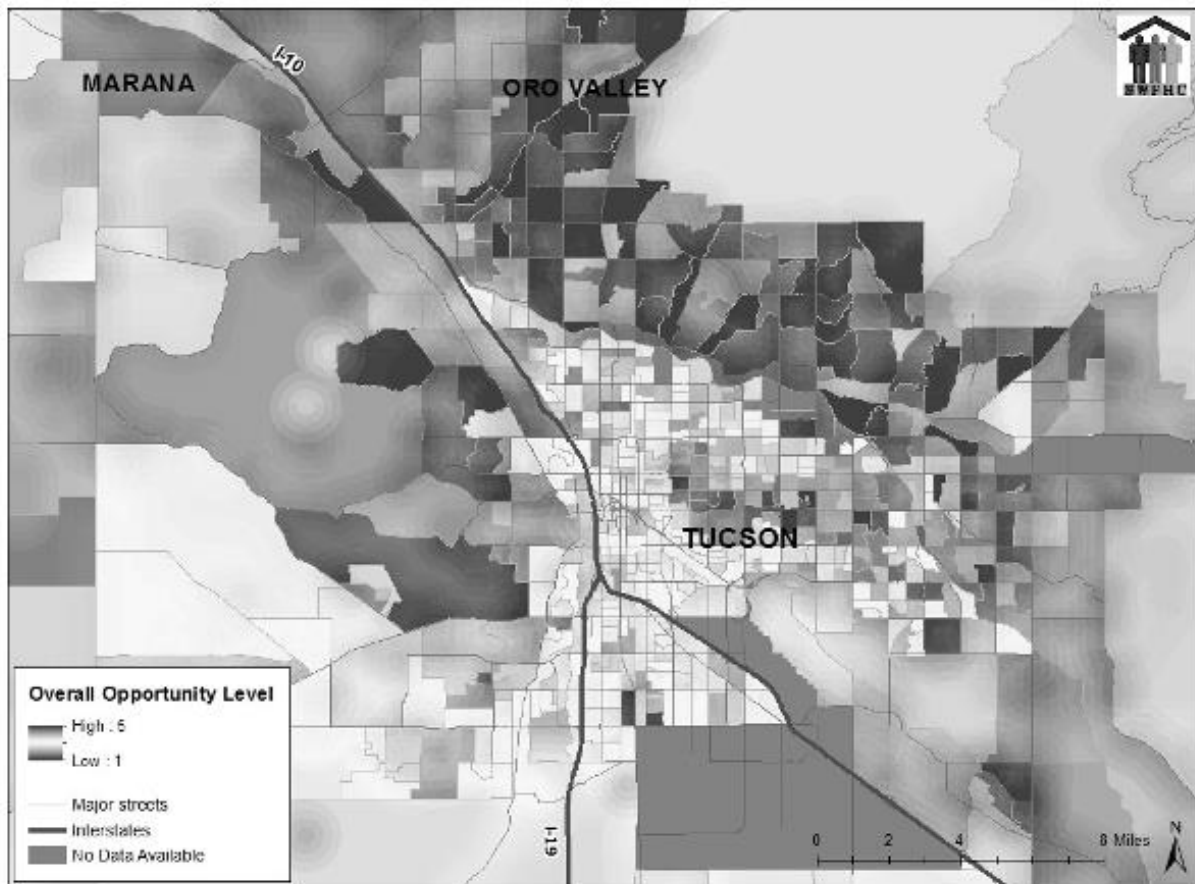
Source: University of Arizona Eller College of Management, Neighborhood Vulnerability Index, Making Action Possible (MAP) Dashboard⁶³



Areas of High and Low Opportunity

On the flip side of the coin, Southwest Fair Housing Council (SWFHC) conducted an Opportunity Mapping exercise for the Tucson Metropolitan Area to understand the geographic distribution of opportunity within the city. It noted "a sizeable body of research has shown that access to opportunity plays a critical role in quality of life and economic advancement. Neighborhoods of opportunity offer quality schools, decent-paying jobs, access to healthcare, adequate housing, and a variety of transit options." Maps of overall opportunity across Tucson show a mirrored pattern to the Neighborhood Vulnerability Index. Distribution of opportunity coincides heavily with patterns of historic housing segregation, where low opportunity neighborhoods tend to have a high level of residents of color.

Overall Opportunity Level, Tucson Metro Area



Source: Southwest Fair Housing Council, 2018⁸⁴



Transportation and Mobility

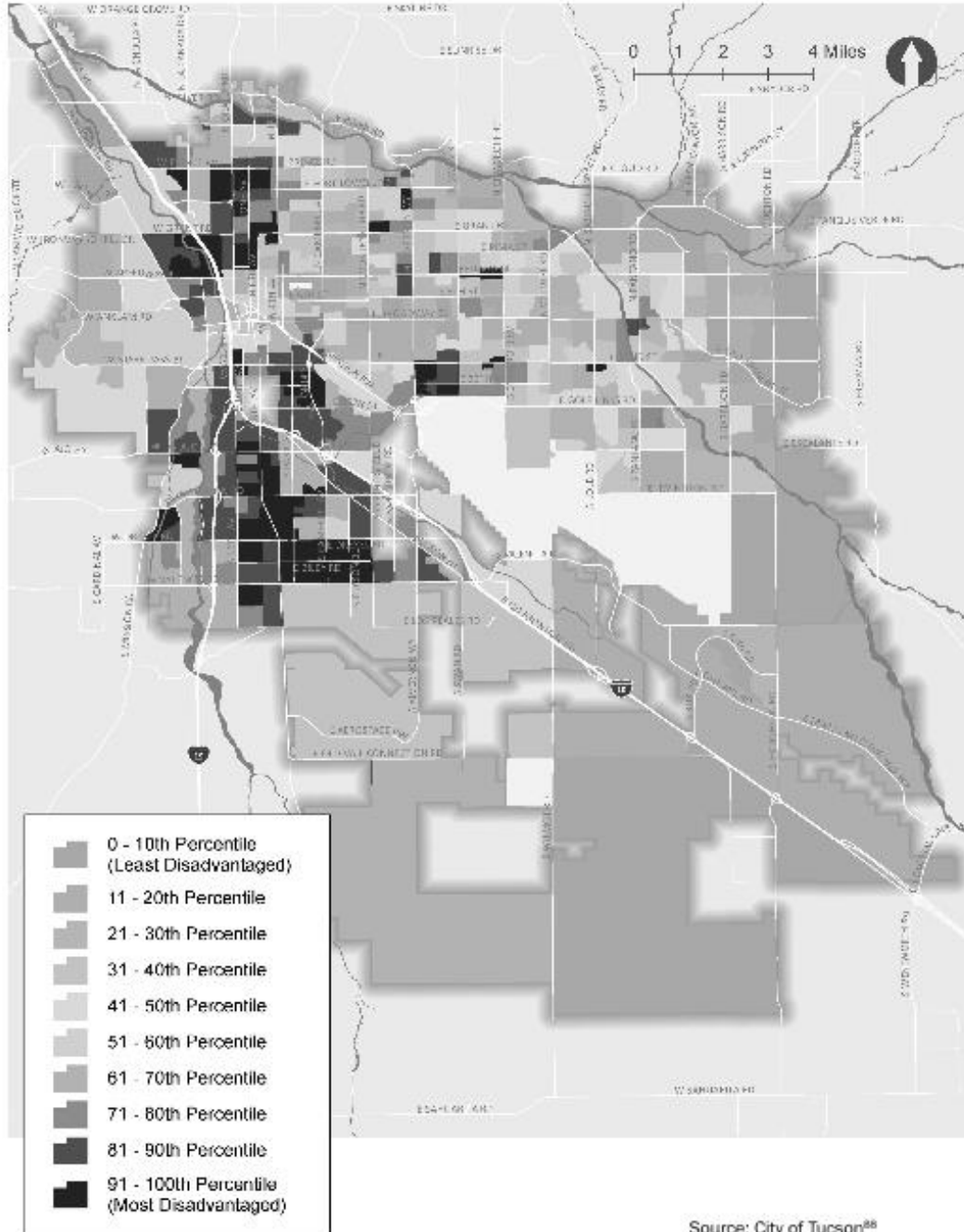
Each year, close to 4,000 Tucsonans are injured and more than 50 people lose their lives while traveling on city streets.⁸⁵ Improving roadway safety is a critical health issue in Tucson. Convenient, safe, and comfortable transportation infrastructure is especially vital for low-income Tucsonans. An estimated 11.9% of all Tucson households do not own a car,⁸⁶ relying more heavily on the city's network of transit routes, bicycle infrastructure, and pedestrian facilities like sidewalks and crosswalks to access everyday needs like shopping, jobs, and education.

Pedestrian Safety Action Plan

In Tucson, people walking are involved in 5% of reported collisions but are involved in 27% of fatal collisions. People walking are the most vulnerable users on our streets.⁸⁷ The Department of Transportation and Mobility created a Pedestrian Safety Action Plan to examine this critical issue and develop actionable items to reduce the number of collisions and to improve access. The City of Tucson's Pedestrian Safety Action Plan identified priority locations for pedestrian investment based on three main factors: 1) safety, 2) risk factors, and 3) equity. The equity analysis looked at socio-economic and demographic data to identify locations with a high relative "transportation disadvantage." See the next page for a map showing the distribution of "transportation disadvantage."



Transportation Disadvantaged Score



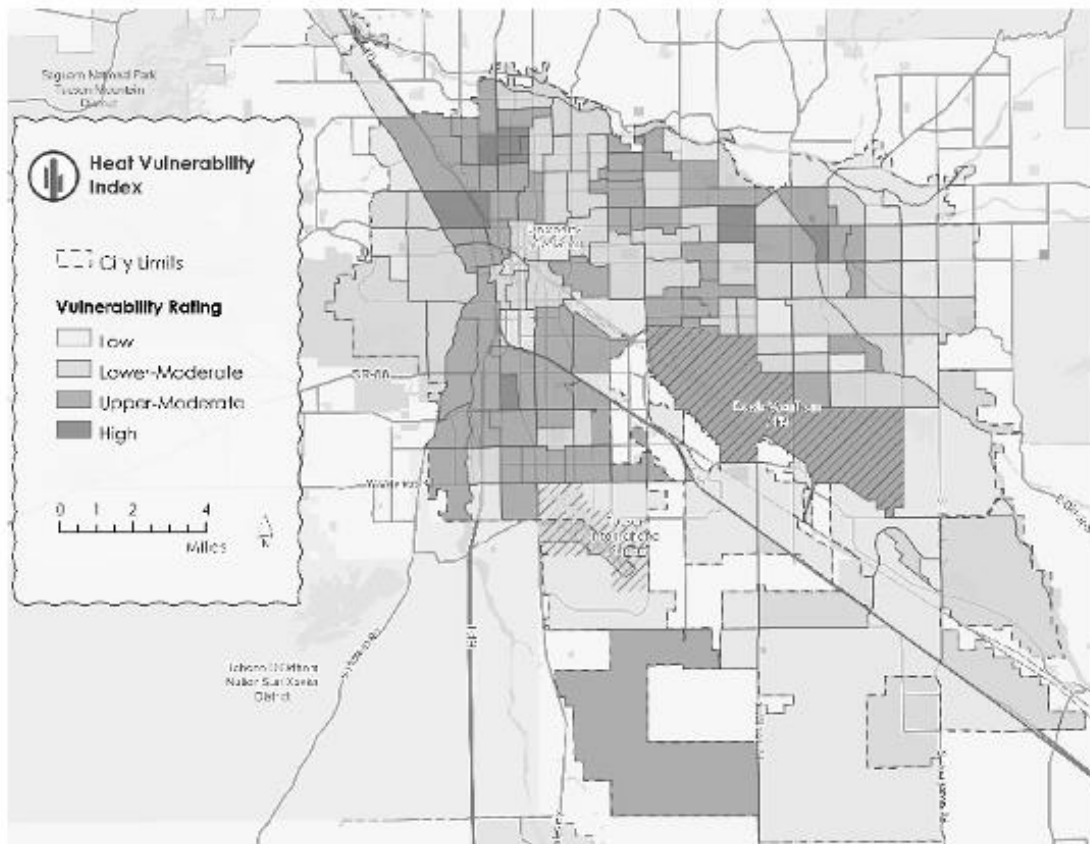
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Shade Trees and Climate Resilience

Tucson is the third-fastest warming city in the United States. As climate change produces more extreme heat events, we know that low-income communities will be the most deeply impacted. Ensuring tree coverage is distributed across the city is a critical measure in Tucson due to the health implications of exposure to extreme heat.

Spatial analysis of the city's shade tree canopy and surface temperatures compared to neighborhood vulnerability factors demonstrate that low-income communities have fewer shade trees and experience higher temperatures. The map below demonstrates census tracts' level of heat vulnerability – the dark orange and orange signify areas of upper-moderate to high vulnerability and the lighter oranges represent areas of lower-moderate to low vulnerability. Tucson's extremely hot summer conditions impact infants and children under 4, people 65 and older, and people with chronic illness are more susceptible to heat-related illness.



Source: City of Tucson[®]



Access to Parks and Open Space

The City of Tucson uses the Trust for Public Land's (TPL) 10-minute walk initiative and analysis for parcel acquisition and/or future park development. The 10-minute initiative aims to ensure every home is only within a 10-minute walk of a public park. Currently, 63% of Tucson residents live within a 10-minute walk of a park.⁹⁰ Access is about equal across demographic characteristics, such as race and ethnicity, age and income. Although the rates of accessibility are similar, vulnerable populations are often more negatively impacted when open space is inaccessible. Access to open space is a vehicle for increased mental and physical health. Exposure to nature or green space also has positive physical and mental health benefits, including lower rates of heart disease, stroke, obesity, stress, and depression.

Overall, the City of Tucson has a considerable number of parks and park acreage when compared to peer cities. This chart below shows that Tucson has 2,658 acres of developed parks or 5.44 acres of developed parks per 1,000 residents.

Developed Park Acres per 1,000 Residents		
Agency	Total Acres of Developed Parks	Acres of Developed Parks per 1,000 residents
Tucson, AZ	2,658	5.44
Colorado Springs, CO	2,212	5.03
Albuquerque, NM	2,316	4.16
Mesa, AZ	1,901	4.13
Phoenix, AZ	4,218	2.92
Las Vegas, NV	1,750	2.85

Source: Tucson Parks and Recreation System Master Plan, 2016

Tucson Parks and Recreation by the Numbers:	
Tucson's population: 526,116	Number of parks: 127
Acres of developed parks: 2,658	Number of recreation centers: 19
Number of regional parks (200 - 400 acres): 3	Number of metro parks (40 - 200 acres): 12
Number of community parks (15 - 40 acres): 13	Number of neighborhood parks (1 - 15 acres): 64
Number of school/park joint use agreements: 27	Number of mini-parks: 26
Number of greenways/trails: 4	Number of public plazas: 3
Number of skate parks: 3	Number of dog parks: 5
Number of pools: 18	Number of stand-alone splash pads: 2

Source: Tucson Parks and Recreation System Master Plan, 2016⁹¹

SECTION 3:

P-CHIP PRIORITIES AND GOALS



Photo Credit (left to right): iStock, Tucson Clean and Beautiful, and City of Tucson Housing and Community Development Department



The previous section outlines several complex challenges facing Tucson. This section outlines the key Priorities and Goals that will inform HCD's work moving forward. P-CHIP Priorities and Goals are based on the data and the other P-CHIP inputs including Mayor and Council Priorities, related plans, and community engagement. They describe a broad set of approaches to addressing the community-identified challenges discussed in this plan.

The City of Tucson cannot tackle these issues alone. In pursuit of an equitable Infrastructure of Opportunity, HCD relies on partnerships with residents, other city departments and government agencies, service providers, businesses, elected officials, and housing developers to pursue and fund community-based solutions. We are all one piece of a much larger picture. The P-CHIP Priorities and Goals are intended to serve as a road map for HCD investments for years to come. By "investments," we refer not only to the funding sources outlined in the following Implementation section, but also to the resources such as staff time, technical assistance, partnerships, and other supports that HCD can bring to the table.

We aim for the Priorities and Goals laid out in this section to serve as community-wide aspirations and invite partners who share common goals to pursue these strategies together. The following Implementation section will narrow down the Priorities discussed here into specific funding targets and strategies for HCD's focus in the near term.



P-CHIP Key Principles

Several key principles guided the development of the P-CHIP Priorities and Goals and will be used throughout implementation:

- Advance and center racial and social equity
- Ensure affected communities, best practices, and data drive services and funding decisions
- Optimize services to vulnerable individuals through local and regional collaboration
- Follow the Housing First approach to addressing homelessness
- Increase the transparency and accountability of funding allocations
- Leverage existing and complementary resources to maximize impact

P-CHIP Priorities and Goals Development

The development of the P-CHIP Priorities and Goals was informed by community input, research, and data. The P-CHIP Priorities and Goals focus on three primary Focus Areas: People, Communities, and Homes. Within each Focus Area, specific Priorities are identified with Goals highlighted for that specific Priority as well as Strategies on how to reach the Goals. Examples of metrics or performance indicators are provided to suggest how progress can be monitored over time.

The P-CHIP Priorities and Goals are not intended to be a comprehensive picture of all the priorities, goals, and strategies needed to address all of Tucson's challenges identified in the plan. Instead, the idea is to provide a framework for HCD's work that can be built upon and changed over time.

It is important to stress that the different components of the P-CHIP Priorities and Goals section (Focus Areas, Priorities, etc.) are interrelated — specific strategies within one priority area could often be included in a different area and often impact other priority areas. These issues cross scales and jurisdictions, spheres of expertise, and sources of funding, but are reflected in only one Priority or Focus Area for clarity and brevity.



Target Populations

This plan is focused on pathways to success for Tucson's low-income individuals and families. Everyone deserves to feel safe and have access to critical needs such as shelter, food, and healthcare. However, specific populations face unique challenges to accessing services, while others require tailored programs to meet their needs. In general, the service areas outlined in the P-CHIP Priorities and Goals could target many or all of these vulnerable population groups. However, where our research or community feedback lead us to believe that one population is particularly affected by a given need (e.g., the impact of poor nutrition on young children), we will call out that population as needing attention.

We must also acknowledge that vulnerability is intersectional. We know that people of color within the target populations discussed here experience additional, compounding barriers to accessing opportunity due to systemic racism. Throughout the P-CHIP, a key priority is to target historically disadvantaged groups – even within otherwise vulnerable groups – and work collectively to correct patterns of systemic discrimination.

Target groups include but are not limited to:

- Children and youth, from birth to adulthood
- Older Adults
- Veterans
- Individuals affected by the criminal justice system
- Persons with disabilities
- LGBTQ+ individuals
- People of color
- Persons with substance-use disorders
- Persons with HIV/AIDS & their families
- Victims of domestic violence and other unsafe living situations
- Refugees and immigrants
- People experiencing homelessness



Social Determinants of Health and Eight Domains of Livability

The P-CHIP Priorities and Goals focus on Tucson and the work of the Department of Housing and Community Development and community partners. However, their development drew from two related and important concepts: the Social Determinants of Health and the Eight Domains of Livability. Both of these frameworks recognize that health, well-being, and opportunity are interrelated to a range of environmental factors, social conditions, and access to resources. The concepts from these frameworks are interwoven throughout this plan.

Social Determinants of Health

The Social Determinants of Health (SDOH) are conditions in the places where people live, learn, work, and play that affect a wide range of health and quality-of-life risks and outcomes.⁹² The SDOH are very relevant to the P-CHIP for many reasons, including the recognition that systemic social and economic inequities result in health disparities. The P-CHIP Priority Framework includes Goals and Strategies within the five key areas of the Social Determinants of Health:





Eight Domains of Livability

AARP identifies eight community features that impact the well-being of older adults. Similar to the Social Determinants of Health, the Domains of Livability recognize that environmental factors like housing and transportation are interrelated to health and social inclusion. The Age-Friendly Tucson Action Plan identifies specific goals for each of the eight domains. The P-CHIP Priority Framework reflects the eight Domains of Livability as well as the goals specified in the Age-Friendly Tucson Action Plan.



PEOPLE



Thriving individuals and families with opportunities to lead self-sufficient and fulfilled lives. Equitable access to jobs and income, health, supportive services, and education for all Tucsonans.



Photo Credit: iStock



As a community, we aim to create a vibrant and inclusive “infrastructure of opportunity” that allows everyone a pathway to health, dignity, and success. This starts with People – individuals, households, and families. It requires strengthening our collective safety net of services that support people in a time of crisis. Locally, our goal is to fill gaps in state and federal programs and foster innovation and efficiencies in the way we deliver services.

Key to building an infrastructure of opportunity is also looking beyond the safety net. It requires that we look upstream and downstream, prioritizing creation of a continuum of services that seeks to prevent or mitigate crises before they occur, as well as support households beyond a crisis while they work to achieve stability. It requires that we target resources to individuals who are vulnerable to certain shocks and need unique interventions. We must invest in those who bear the brunt of systemic racism, discrimination, and disinvestment. An infrastructure of opportunity should work to dismantle policies and practices that perpetuate inequitable access to resources and education.

The People Priorities and Goals below focus on strategies that target low-income individuals and families. Everyone deserves access to a set of programs and services that meet their individual needs. Meanwhile, the upcoming Communities Priorities and Goals focus on the physical environment of the neighborhoods in which low-income households live as well as the programs and policies that impact these communities and populations collectively.



Priority: Transition from Managing Homelessness to Ending Homelessness

Homelessness is devastating. Every person deserves a safe place to live and the opportunity to thrive. Achieving this requires a strong community safety net and strategies aimed at preventing low-income households from becoming homeless, quickly rehousing people experiencing homelessness, and removing the barriers that lead to repeat episodes of homelessness. Tucson’s homeless response system possesses many of the essential elements of an effective system. However, there are many opportunities to improve its efficiency and impact.

Goal 1: Provide stable, accessible housing or shelter with a “Housing First” approach; housing that has no or few barriers to entry for those experiencing homelessness

- Optimize occupancy of existing shelter space
- Increase supply of longer-term supportive housing beds
- Strengthen coordination and collaboration of existing street outreach services and increase outreach capacity within the community
- Expand housing navigation services to leverage stable housing options outside of traditional shelter and housing programs

Goal 2: Coordinate a continuum of services to enable vulnerable populations to access and remain in stable housing with pathways to self-sufficiency

- Prioritize input and leadership among individuals with lived experience of homelessness when designing, providing, and evaluating services
- Expand homeless work programs and bridges to direct employment
- Expand support services that align with the Housing First model and result in self-sufficiency and improved quality of life (e.g. health care, food, substance abuse, behavioral health services, etc.)

Tucson Pima Collaboration to End Homelessness (TPCH)

is a coalition of community and faith-based organizations, government entities, businesses, and individuals committed to the mission of ending homelessness and addressing the issues related to homelessness in our community. TPCH acts as the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) for Pima County. The City of Tucson became the Collaborative Application for the Continuum of Care in April of 2019.



Tucson Pima Collaboration
To End Homelessness



Goal 3: Prevent homelessness

- Identify and target vulnerable households for eviction prevention and other interventions to prevent loss of shelter
- Make resources available to quickly address emergency needs that will prevent households from losing shelter
- Prioritize homelessness prevention funding to organizations that offer the full scope of needed services beyond traditional case management

to include housing counseling, legal services, credit repair/counseling, landlord mediation, and sufficient financial assistance to support stabilization credit repair/counseling, landlord mediation, and sufficient financial assistance to support stabilization

“Minneapolis made a homeless shelter that allowed those living there to work their way up in society and earn better accommodations and privileges, this seems like it could be beneficial to Tucson.”-P-CHIP

Survey Respondent

Goal 4: Support an efficient and effective services system based on evidence and data

- Support Tucson Pima Collaboration to End Homelessness in their efforts to improve coordinated entry and assessment
- Improve accuracy of annual Point-in-Time counts of all persons experiencing homelessness, including youth and families
- Improve access to and utilization of real-time crisis housing bed availability and services to address urgent housing needs of people at risk of and experiencing homelessness
- Expand training and technical assistance offerings to better support use of evidence-based practices and other improvements to community housing and homelessness outcomes

Goal 5: Increase collaboration, transparency, and access to public information in the region's homelessness response

- Develop and implement a homelessness communications plan in partnership with community organizations and target populations to provide more better and more consistent information to the public regarding homelessness concerns and response
- Improve coordination among homeless response funding bodies and collaborative community planning to more efficiently address homelessness

Examples of Potential Performance Indicators: Time spent without shelter is minimized for anyone experiencing homelessness; use of existing shelter facilities is optimized; reduced eviction rates; Tucsonans better understand the issues around homelessness and what is being done to address them.



Priority: Optimize Health – Behavioral, Emotional, and Physical

There are many different factors that impact an individual's behavioral, physical, and emotional health. The Social Determinants of Health highlight factors affecting health outcomes and how structural social and economic inequities put many racial and ethnic minority groups at increased risk of serious illnesses. For example, having access to high-quality health care services, including preventive care and treatment for chronic illnesses is important. In Tucson there is disparate access to quality health insurance. The goals and strategies under this priority aim to address these inequities and improve the conditions that we know influence health and quality-of-life. While P-CHIP funds can help fill gaps in the local health services landscape, this Priority in particular must rely heavily on a much larger infrastructure of public and private programs at the local, state, and federal levels.

Goal 1: Improve equitable access to affordable, quality health care, including care for behavioral health and substance-use disorders

- Expand the number of people with affordable health insurance
- Increase the number of health care providers through recruitment of a diverse workforce
- Increase educational and training opportunities for health care providers, school personnel, and others (including best practices, cultural competency, multi-lingual services, early detection of behavioral health disorders etc.)
- Increase coordination of care among provider agencies
- Focus on prevention, early detection, and intervention for both behavioral and physical health issues
- Expand case management, referral services, and supportive services for older adults, caregivers, and family members
- Enhance access to health care services (i.e. mobile clinics, telehealth, transportation services)

“Supplement insurance coverage for those that don't qualify for AHCCCS - that portion of people who just barely don't meet income criteria, but may waver from time to time to be above or below the line; moderate income households need help too.” - P-CHIP Survey Respondent



Goal 2: Support healthy lifestyles, access to healthy, sufficient food, and programs that reduce health risk factors

- Expand food-based education and outreach programs that enable food self-sufficiency through gardening and cooking, especially those that recognize the diverse food traditions of Tucson and build the capacity of community-based food networks and the local food economy
- Expand access to food supplies to ensure that all residents have access to adequate food on a daily basis (includes emergency food support, increased access in food deserts, and expanded enrollment in SNAP), especially for youth and older people
- Expand programs (e.g. physical fitness opportunities) that help children, families, and older adults remain healthy and active

Goal 3: Promote personal enrichment, a sense-of-belonging, and community cohesion

- Expand social, educational, and employment opportunities to prevent social isolation, particularly for older adults and to optimize seniors as a community asset
- Promote volunteer opportunities for youth and older adults
- Promote opportunities for activity and play

Examples of Potential Performance Indicators: Reduced rates of chronic illnesses including diabetes and childhood obesity; increased early detection for potentially serious health issues; reduce ratio of population to health care providers; reduced rates of food insecurity, especially among children and youth; increased health insurance rates.

“Provide incentives for health food stores and grocery stores to build businesses in South Tucson and low-income neighborhoods to decrease food deserts” -
P-CHIP Survey Respondent



Priority: Reduce Poverty and the Effects of Poverty on People

Poverty is closely linked with nearly all the challenges identified in the P-CHIP and is one of Tucson's greatest challenges. Tucson's poverty rate is significantly higher than that of Arizona and the United States. People living in impoverished households often struggle to afford basic needs, such as housing, food, transportation, health care, and childcare. Poverty destabilizes families, affects access to opportunity, and leads to undesirable outcomes, such as hunger and homelessness. Optimizing opportunity and enabling all people to perform to the best of their abilities benefits the entire community and improves well-being.

The P-CHIP emphasizes the need to reduce poverty as a key Priority Area. Addressing poverty is critical as a long-term solution to the other P-CHIP challenge areas.

Goal 1: Ensure equitable access to education and training opportunities

- Ensure school readiness and in-school success
- Expand out-of-school and after school educational, social, and cultural enrichment
- Support financial literacy, life skills, and other fundamentals of living self-sufficiently
- Expand access to computers and digital training
- Cultivate leadership and workforce readiness among members of vulnerable populations

Goal 2: Expand economic opportunities for low-income populations

- Expand targeted internship and apprenticeship opportunities
- Align industry clusters and workforce development programs to foster employment opportunities
- Establish a formal process to build and maintain support for workforce development and engage area businesses in identifying needed skill areas
- Explore livable wage policy initiatives and programs

“Fund collaborative partnerships to provide wrap-around services to improve economic mobility: job readiness training and other employment services + further education and certification + financial education, counseling and coaching to build assets + childcare” - P-CHIP Survey Respondent



Goal 3: Reduce barriers to self-sufficiency, work, and education

- Improve mobility services for target populations
- Improve access to affordable, quality child-care
- Support employability training (resume building, professional etiquette, etc.)
- Expand programs to ease re-entry for formerly incarcerated individuals

Examples of Potential Performance Indicators: Reduced rates of poverty; Reduced unemployment rates; Higher levels of educational attainment.



Photo Credit: iStock

COMMUNITIES



Vibrant and inclusive neighborhoods with safe and welcoming streets, sidewalks, bus shelters, parks, and other key infrastructure. A supportive community with quality nonprofit organizations, health clinics, and childcare facilities



Photo Credit: Tucson Clean and Beautiful



Our vision of a vibrant and inclusive “infrastructure of opportunity” recognizes the interdependence of investments in individuals and the communities in which people live. While the previous People Priorities and Goals focused on the service needs of individual households, the Communities Priorities and Goals relate to investments in the physical environment in low-income neighborhoods and our community-level approach to ensuring equitable access to opportunity.

The Communities Priorities and Goals focus on ensuring that our neighborhoods will be resilient and safe, with welcoming streets and public spaces and equitable access to key services like health care and child care; that Tucson's communities can shape public safety solutions; that all areas of the community benefit from and participate in innovation, economic development, and entrepreneurship; and that our nonprofit organizations, service providers, and other key civic assets are sustainable.



Priority: Advance Social Equity and Inclusion

A socially equitable community ensures that everyone has fair, just, and equitable access to services, to decision making, and to opportunities. In this priority, we seek to both advance our understanding of the barriers that exist and work to prevent and mitigate them.

Goal 1: Participate in a growing communitywide understanding of equity and the differential barriers to opportunity across vulnerable populations

- Assess and mitigate disproportionate impacts of policies and programs
- Evaluate internal HCD policies and practices and develop a departmental equity action plan; participate in citywide efforts to advance racial and social equity
- Work collaboratively with and in support of neighborhoods and community groups, building capacity around data and linking them to research entities and additional resources
- Strengthen protections and responses to discrimination and bias
- Develop relational and feedback pipelines to learn from affected communities' experiences

“Hold monthly, permanent, ongoing forums on race issues.” – P-CHIP Survey Respondent

Goal 2: Facilitate the development of a robust, equitable infrastructure of opportunity

- Reduce barriers to education and training, especially for low-income and otherwise vulnerable learners and job seekers
- Support programs that provide equitable access to banking, loans, and other non-predatory financial services
- Support efforts aimed at achieving fair access to housing
- Support civic integration of and social/cultural exchange with immigrant and refugee residents

“Establishing a ‘mobile social/city services’ on wheels that could actually move from neighborhood to neighborhood with a team that supports neighborhood networks to ‘check-in’ on each other and connect people to critical social services resources. People are going to be hurting and a “one-stop” shop with as little bureaucratic loopholes would be amazing.” – P-CHIP Survey Respondent



Goal 3: Create opportunities for community- and neighborhood-driven planning processes that co-power residents to identify and enact the projects that best fit their needs

- Collaborate with community partners and different city departments to establish a pilot program based on equity principles that engages vulnerable Tucson neighborhoods in creating and implementing enhancement projects
- Optimize and scale the pilot program to create a community-wide program based on pilot results

“Education for the larger Tucson community, particularly middle and upper socioeconomic class people. It starts with educating society about how these problems were created, how they play out and how they are connected to the entire community. Good, factual information that is made readily available.” - **P-CHIP Survey Respondent**

Goal 4: Support programs that aim to address inequities in the criminal justice system

- Enhance opportunities and support for individuals coming out of jail or prison
- Expand the capacity of the public defense system
- Support the work of the Pima County Safety and Justice Collaboration

“Increase in services to assist people released from incarceration.” - **P-CHIP Survey Respondent**



Priority: Support safe, resilient, active, equitable, and sustainable neighborhoods

As Plan Tucson states, “At a fundamental level, sustainability of a community is interwoven with the sustainability of its neighborhoods.”⁹³ The Goals and Strategies identified in this section are intended to help support and strengthen Tucson’s neighborhoods. The Neighborhood Vulnerability Index, created as part of the Housing Market Study, can be used to prioritize investments in neighborhoods that are more susceptible to a “hazard event,” such as natural, public health, or economic disaster.⁹⁴

Goal 1: Develop safe, convenient, connected, and sustainable mobility options per Mayor and Council direction through the adoption of the Complete Streets policy

- Improve accessibility and safety for people walking, bicycling, and accessing transit
- Improve transit and ride sharing services for older adults, persons with disabilities, youth, and other vulnerable populations
- Leverage, enhance, and implement projects and priorities identified in Transportation and Mobility-related plans, such as the Pedestrian Safety Action Plan, Move Tucson, and the Parks + Connections Bond Program, and other existing funding
- Improve Sun Tran bus stops and transit centers

On February 5, 2019, the Mayor and City Council adopted the **Tucson Complete Streets Policy** to, “guide the development of a safe, connected, and equitable transportation network that promotes enhanced mobility for people of all ages and abilities...” A Complete Streets Coordinating Council was established to monitor progress on implementing the new policy.





Goal 2: Enhance outdoor, public spaces and improve resilience to extreme heat and to drought, fire, and other emergencies

- Increase green infrastructure and water catchment in vulnerable neighborhoods and community heat islands
- Promote shaded, walkable neighborhood streets
- Invest in public art and aesthetic improvements
- Enhance transportation connectivity and parks and recreation opportunities, including by leveraging and enhancing the investments of the Parks + Connections Bond
- Enhance safety of public spaces through the use of Crime Prevention Through Environmental Design (CPTED) principles
- Support litter/trash education and cleanup initiatives to promote personal responsibility for keeping Tucson beautiful, such as the local Team Up to Clean Up campaign

The City of Tucson, in partnership with **United Way and Tucson Clean & Beautiful**, has launched a campaign to encourage Tucsonans to help improve the visual appearance of Tucson by cleaning it up. A goal of the campaign is to work together to reduce litter for future generations by educating and embracing the need to make our community look wonderful. The campaign includes incentives such as giveaways to participate.





Goal 3: Prevent or mitigate involuntary displacement of residents and local businesses

- Support community efforts to document and retain neighborhood cultural assets
- Expand and market existing programs that help prevent residential displacement, such as property tax relief programs and the Healthy Homes Rehabilitation Program that offers up to \$40,000 to help low-income families with home repair
- Prioritize policies that enable current residents to share in the benefits of development in their neighborhoods rather than being displaced⁹⁵
- Expand opportunities for incremental development to enable more participation by smaller-scale, locally based developers and investors
- Create a grant program to help rehabilitate existing rental housing to cover the cost of key maintenance upgrades. Such a program could allow landlords to make needed improvements without having to raise rents to cover the repairs

Through the **Thrive in the 05** collaborative and with the help of a HUD Choice Neighborhoods Planning and Action Grant, HCD is working directly with residents, businesses, and stakeholders to develop a shared vision for the Oracle Road / Miracle Mile area.





Goal 4: Prioritize and address environmental justice issues

- Understand and mitigate the differential effects of inadequate or unsafe street infrastructure on vulnerable populations, including its implications for people walking, biking, using wheelchairs, pushing strollers, etc.
- Understand and mitigate the disproportionate effects of extreme heat on vulnerable populations
- Address exposure to per- and polyfluoroalkyl substances (PFAS), trichloroethylene (TCE), and other water, soil, and air contaminants
- Operationalize the concepts of "high opportunity neighborhoods" to both improve pathways to success for individuals and to enable existing neighborhoods to improve access to opportunities themselves⁹⁶

"There should be emphasis on tree planting and maintaining trees in Tucson, both in parks and in neighborhoods, to combat the brutal heat of six months of the year." - P-CHIP Survey Respondent

Goal 5: Reduce crime and enhance safety

- Maintain and improve public safety through community-driven programs, including the Community Safety Pilot Program
- Explore innovative approaches to reducing crime and violence, including focused deterrence and community-led crisis intervention
- Support a restorative justice pilot program

Examples of Potential Performance Indicators: reduced pedestrian and bicycle fatalities for all groups, including vulnerable populations; Higher rates of walking and biking in target neighborhoods; Reduced greenhouse gas emissions; Reduced exposure to environmental contaminants and extreme heat; Improved retention of long-term and low-income residents in gentrifying neighborhoods.

"Reinvestment of criminal justice funds into early childhood education, childcare, and localized safety priorities." - P-CHIP Survey Respondent



Priority: Support nonprofit organizations and important community assets

Nonprofit organizations and community facilities play a vital role in the infrastructure of opportunity in Tucson, building neighborhood resilience and connecting residents to services. Service agencies often establish and maintain trusting relationships with residents and neighborhood groups. Gathering places that support learning, economic mobility, and social interactions are also important pieces of the infrastructure of opportunity.

Goal 1: Ensure that key local nonprofit agencies are well-positioned to provide services safely, efficiently, and sustainably

- Address deferred maintenance backlogs and explore ways of preventing future backlogs through revolving loan programs or other strategies
- Enable basic energy and water-efficiency improvements
- Invest in ADA upgrades to ensure accessibility by all
- Invest in solar and other resilience-focused

“CBDG funding going towards addressing the child care deserts in Tucson, i.e. repurposing buildings for high-quality early learning spaces, incentivizing early learning programs that are quality to expand more infant and toddler care, working with school districts to expand their early learning programming to serve more children” - P-CHIP Survey Respondent

upgrades, especially those that will ensure continuity of critical services during times of crisis or disaster

Goal 2: Ensure that all populations have adequate access to critical services, including childcare and health care, and other community facilities, such as libraries and community centers

- Enable service expansions and facility improvements that will ensure continued quality service to vulnerable communities
- Explore innovative ways to stabilize and expand services and reach vulnerable populations with improved health precautions to address COVID-19 and future public health emergencies

Goal 3: Maintain and expand vital physical infrastructure for the safety and health of the community

- Support efforts to maintain a safe and sustainable water supply for all
- Expand broadband services and other tools that are required for connectivity, technical fluency, and success in the digital age

Examples of Potential Performance Indicators: Increase in number of vulnerable clients served; reduced overhead expenses; improved access to critical services; number of low-income households connected to broadband and safe water services.



Priority: Actively Support Inclusive Economic Development

Local businesses employ Tucsonans, strengthen the resiliency of the region, and contribute to a sustainable economy. Investing in and supporting local businesses are key to fostering an inclusive economy.

Goal 1: Strengthen the small, local business sector in Tucson

- Facilitate stability and enhancement for businesses that are owned by and/or serve underserved populations and areas of the community, including through façade improvement programs and technical assistance
- Provide small business assistance (e.g., financial and technical help for microenterprises)

Goal 2: Cultivate an environment that fosters innovation and entrepreneurship and that is accessible and empowering to vulnerable populations

- Identify and reduce barriers to entrepreneurship in target communities, including by facilitating access to business incubators, banking and financial tools, training, data, and other resources that will increase the likelihood of business success
- Support re-skilling opportunities for displaced workers, formerly incarcerated individuals, and other facing barriers to employment
- Support social entrepreneurship and social enterprises that equally emphasize social benefit and financial goals
- Focus on endogenous, locally driven economic development that builds on local skills, cultures, and other assets
- Emphasize diverse viewpoints and input in economic planning and development plans, including opportunities for frontline communities and populations to articulate their own needs and plans
- Provide tools and resources in multiple languages, working with service organizations and community leaders to reach and support non-English-speaking entrepreneurs

Examples of Potential Performance Indicators: Increased numbers of businesses started or expanded by members of target populations; increased entrepreneurial activity in target neighborhoods; increased participation in internship programs, business incubators and other opportunities to develop entrepreneurship.

HOMES



Every Tucsonan has access to a safe, decent, and affordable home - the first steps toward life stability.



Photo Credit: City of Tucson Housing and Community Development



The Housing First approach to homelessness holds that a safe and affordable roof over one's head is a prerequisite to health, economic well-being, and self-sufficiency. As such, adequate supply of and access to affordable housing is a key pillar of the infrastructure of opportunity. Given the high housing-cost burden on households in Tucson, emphasis is placed on the importance of affordable housing.

“Affordable housing” is defined by the federal government as “Housing in which the occupant(s) is/are paying no more than 30% of their income for gross housing costs, including utilities.” To help address the need for housing that is affordable and available for low-income families, the U.S. Department of Housing and Urban Development (HUD) and other entities subsidize the development of units which are income-restricted to low- and moderate-income households. This subsidized or HUD-assisted housing is also often referred to simply as “affordable housing.”

A comprehensive Housing Plan is vital for the development of strategies and policies that expand and improve the affordable housing stock in Tucson, as well as address the inequities of affordable housing in our community. By utilizing the newest Housing Market Study, collaborating with the Commission on Equitable Housing and Development (CEHD) and other community partners, the City of Tucson will develop a robust Housing Strategy in the next two years.

In the meantime, the P-CHIP offers the following principles to build upon in future planning efforts.



Priority: Increase affordable rental housing

Affordable housing emerged as the most critical challenge and highest priority for funding in the P-CHIP survey. The Housing Market Study gap analysis is identifying the estimated number of affordable housing units needed to meet the demand. HCD is committed to using its resources to partner in a community-wide effort to address the current shortfall.

Goal 1: Preserve and improve existing affordable rental housing units

- Expand or optimize occupancy of existing affordable housing
- Develop a plan to continue affordability terms with expiring low-income housing tax credit (LIHTC) and other affordable units
- Improve or rehabilitate substandard affordable housing for efficiency, resiliency, safety, accessibility, and other barriers to safe, sustainable occupancy

“Affordable housing” is defined by the federal government as “Housing in which the occupant(s) is/are paying no more than 30% of their income for gross housing costs, including utilities.”

Goal 2: Expand the supply of affordable rental housing

- Facilitate the construction of affordable housing by reducing costs (impact fees, permits etc.), expediting permits, and exploring zoning and other code changes to promote denser residential construction in select locations
- Support zoning and development incentives that prioritize and encourage affordable and mixed-income developments
- Leverage local funding sources to best compete for state and national funding for affordable housing development, like Low-Income Housing Tax Credits
- Explore ways of minimizing costs and leveraging private funds to maximize the impact of public affordable housing dollars
- Research, compete for, support, and develop new funding sources for affordable housing development
- Increase participation in Section 8 and other housing assistance programs by landlords, including by identifying and addressing process barriers
- Experiment with innovative ways of expanding affordable rental options, including accessory dwelling units, tiny houses, etc.

“Purchase defunct malls and turn them into affordable housing apartments” - P-CHIP Survey Respondent



Priority: Expand affordable homeownership opportunities

Homeownership can have several benefits for households, including financial gains and security over time, stability, and a way to build intergenerational wealth. Investing in affordable homeownership opportunities, creating pathways to homeownership, and supporting current low-income homeowners are important components in addressing the affordable housing shortfall and advancing housing equity across the city.

Goal 1: Reduce barriers to homeownership

- Support down payment and closing cost assistance for low-income and first-time home buyers
- Provide homebuyer education and financial counseling to ensure success

“Provide options for first-time home buyers to lower monthly payments to an attainable level. While a credit is helpful for a down payment, unrealistic payments are still prohibitive for many.” - **P-CHIP Survey Respondent**

Goal 2: Reduce threats to stable homeownership

- Support and publicize financial assistance, property tax relief, utility assistance, etc. for low-income homeowners
- Expand Homeownership Rehabilitation and Repair Programs
- Promote and support ‘green’ and sustainable renovation programs such as the Tucson Water Rainwater Harvesting grant and free toilet replacement for low-income homeowners

Goal 3: Expand supply of affordable homeownership housing

- Explore ways to reduce the costs of housing development, including through permit fee waivers.
- Develop a tiered system of housing options, from low-barrier, low-cost “entry-level” housing, to mid-range and larger options that allow households to “graduate” as they become more established and self-sufficient
- Support and expand permanently affordable homeownership through land trusts and deed restrictions
- Explore innovative ownership arrangements including co-housing, cooperatives, community land trusts, etc. to expand ownership options to more people

“Launch a \$10 million Revolving Affordable Housing Loan Fund to help widen the capital pool for affordable housing projects.”
- **P-CHIP Survey Respondent**

Examples of Potential Performance Indicators: Number of affordable homeownership units, number of rehabilitated homes, Number of new homeowners; Increase in stability of ownership in target areas.



Priority: Ensure stable, healthy, and safe housing

In addition to being affordable, housing must also support families' health and safety by reducing exposure to environmental hazards and increasing climate resiliency. Similarly, reducing threats to stable housing like evictions or foreclosures, and increasing the ability of older adults to stay in their homes as they age are important priorities of Mayor and Council that P-CHIP implementation can help address.

Goal 1: Ensure access to healthy, safe, and sustainable housing

- Remediate lead-based paint and other lead hazards in low-income homes, especially households with children under six years of age
- Support work of regulators and code enforcement officers to ensure minimum housing conditions are met across Tucson, including in mobile or manufactured homes
- Quickly and safely rehouse families displaced due to unsafe living conditions
- Provide emergency home repair services for acute needs that threaten a household's stability, as well as comprehensive home repairs that ensure the safe functioning of a home's major systems in the long term
- Encourage housing developers, homeowners, and landlords to incorporate green building practices and energy efficiency into their units

“Environmentally-sound new construction that takes advantage of energy-saving design.” - P-CHIP Survey Respondent

Goal 2: Reduce and mitigate evictions and foreclosures

- Improve and expand current HCD tenant-based rental assistance program (monthly rental assistance and security and utility deposits)
- Eliminate barriers to accessing rental assistance programs such as by allowing landlords to apply on behalf of their tenants
- Improve collaboration and access to shared information for all organizations working to prevent evictions (this could include creating or supporting a "One Stop Shop" to access all available resources)
- Continue efforts to work closely with constables to prevent evictions when possible
- Support foreclosure prevention programs



Goal 3: Support the ability of older people to age in place

- Explore and support a range of affordable housing options for older adults
- Provide home modifications and accessibility upgrades to allow older adults to age in place, and support persons with disabilities to live independently.

Priority: Increase Housing Equity

Structural racism in U.S. housing policies has contributed to racial disparities and housing segregation. Data presented in Section 2 of this report show that Tucson's residents are still largely segregated by ethnicity. Hispanic or Latino residents are predominately located on the south and west sides of the city. The P-CHIP goals of this section aim to address housing segregation and advance the city's equity initiative.

Goal 1: Reduce housing segregation and its effects

- Explore policy and funding options to increase housing choice, including housing voucher mobility programs, which allow low-income families to live in the neighborhoods of their choosing
- Investigate and enforce fair housing law abuses and educate the public, agency staff, landlords, and lenders about illegal housing discrimination
- Collaborate with Southwest Fair Housing Council and others to affirmatively further fair housing

Goal 2: Target affordable housing investments in priority areas

- Strategically acquire property for affordable housing development
- Align city investment in affordable housing with other key city priorities such as the Thrive in the 05 Choice Neighborhoods Initiative
- Prioritize equitable affordable housing development in areas near transit, resources, and job centers, as well as neighborhoods at risk of displacement due to rising housing costs and high opportunity areas to promote housing choice

Examples of Potential Performance Indicators: Number of low-income households in high opportunity areas; Number of fair housing complaints; Affordable units developed in target areas.

“Address the racist legacy of housing segregation that continues to concentrate minorities in low-opportunity under-resourced neighborhoods.”

- P-CHIP Survey Respondent

SECTION 4: IMPLEMENTATION



Photo Credit: Chronis Yan on UnSplash



As our Challenges section demonstrates, the needs in Tucson are extensive, and the funds available are never enough to meet them. The COVID pandemic and associated economic downturn have created immediate priorities that will affect plan implementation, but we aim to look long-term, and to work with our community partners to imagine what more comprehensive solutions look like as well. These challenges are not small or simple, but we have the ability to tackle them.

The P-CHIP Priorities and Goals provide a structure to tailor investment to support Tucson's Infrastructure of Opportunity both in the near-term as well as the long-term. This section outlines the funding anticipated to be available for the activities outlined in P-CHIP that can best address Tucson's challenges. This section also outlines the Call for Projects process which will result in programs and projects that best meet the current needs of the region. Finally, the section outlines accountability measures HCD plans to build into the funding allocation processes.



FUNDING AVAILABILITY

The Housing and Community Development (HCD) Department receives both federal and local funding to support the activities identified in the P-CHIP. Many of these sources are U.S. Department of Housing and Urban Development (HUD) formula funds from the HUD Office of Community Planning and Development (CPD) passed onto the City of Tucson by direct allocation. It is important to note that each of these funding sources comes with requirements and restrictions. This Funding Availability section attempts to 'demystify' the funding that HCD receives by providing an overview of the anticipated funding sources along with information about each funding source. The summary is an oversimplification of the requirements and nuances of each of the federal funding sources. More detailed information is available on the HUD website.⁹⁷

This table below summarizes the total projected annual funding sources that the P-CHIP plan covers based on the City of Tucson/Pima County Consortium 2020-2024 HUD Consolidated Plan and the historical allocation of General Fund dollars for Human Services.

Funding Landscape

Revenue Source	Description	Annual Funding Estimate
PEOPLE		
CDBG Human/Public Services	HUD Community Development Block Grant Program (CDBG) 15% set-aside for Human Services	\$840,417
GF Human Services	City of Tucson General Funds (GF) for Human Services	\$1,400,000
ESG	HUD Emergency Solutions Grant Program (ESG)	\$447,381
HOPWA	HUD Housing Opportunities for People with AIDS (HOPWA)	\$727,527
		Estimated Total: \$3,415,325
COMMUNITIES		
CDBG Community Facilities and Improvements	HUD CDBG- Community Facilities and Improvements	\$1,840,000
		Estimated Total: \$1,840,000
HOMES		
HOME	HUD HOME Investment Partnership Program	\$2,255,039
CDBG Decent Affordable Rental and Homeowner Housing	HUD CDBG - Decent Affordable Rental and Homeowner Housing	\$1,801,806
		Estimated Total: \$4,056,845



Community Development Block Grant Funding – Low-Moderate Income Benefit Requirement

The section below outlines Community Development Block Grant (CDBG) funding in each of the P-CHIP Focus Areas because this funding source can fund a broad array of programs and projects.

However, one important requirement of CDBG funding is that each activity meets one of three national CDBG objectives. The national objective that the City of Tucson focuses on with its distribution is benefiting low- and moderate-income (LMI) persons.

HUD outlines different ways to meet the LMI objective. For example, if a program or an affordable housing project primarily serves low-to-moderate income individuals, that activity likely will meet the LMI requirements.

Another way to demonstrate the LMI rule is met is through a Low Mod Area Benefit. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of residents are LMI persons.

To help with identifying eligible projects and to ensure the funds are directed to areas of low-income concentration, the City of Tucson designated a target area with the largest proportion of low-and-moderate income households (see map below). The target area is current approximately 18% of the city (44 out of 242 square miles). At least 40% of the public facilities monies must be spent in the target area.

The term

Low to Moderate Income

("low-mod" or LMI) refers to those making less than 80% of the Area Median Income as defined by HUD. See Section 2 for information on the various measures of income.



Funding Sources by Focus Area

People

There are currently four different funding sources that fund activities within the People Focus Area.

1. CDBG Human/Public Services: HUD Community Development Block Grant (CDBG) 15% set-aside for Public Services⁹⁸

HUD allows for up to 15% of CDBG funding be set aside to fund Public Services. The adopted City of Tucson – Pima County Consortium 2020-2024 HUD Consolidated Plan directs the full 15% of the funding be directed to Public Services. In HUD's words, "Public Services can strengthen communities by addressing the needs of specific populations, and by supporting economic development."⁹⁹

CDBG Public Service Funds can address a range of individual needs including but not limited to:

- Job training and employment services
- Financial training
- Health care
- Child care
- Crime prevention and public safety
- Fair Housing activities
- Education programs
- Services for older adults
- Services for homeless persons
- Drug abuse counseling and treatment
- Recreation programs
- Homebuyer down payment assistance
- Emergency assistance payments

Examples of previously funded programs:

- Domestic Violence Hotline and Shelter
- Emergency Assistance and Emergency Shelter
- Homeless Youth Services Human Trafficking Program
- Investigative Services for Child Abuse Victims
- Home Delivered Meals and Home Care for Aging Adults



2. General Fund Human Services

The City of Tucson budget traditionally includes general fund dollars which HCD allocates to Human Services. This funding source tends to be one of the most flexible with the least restrictions but is also very competitive.

Examples of previously funded programs:

- Home Delivered Meals for Low-Income older adults and Adults with Disabilities
- Supportive Programs for Deaf and Blind Persons
- Homeowner and Tenant Legal Protection Project
- STEM Education
- Homeless Youth Parent Education Program
- After Hours Homeless Outreach



Photo Credit: Southern Arizona Research, Science and Engineering Foundation (SARSEF)



3. ESG: HUD Emergency Solutions Grants Program¹⁰⁰

Emergency Solutions Grants (ESG) funds support individuals experiencing homelessness to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. ESG funds can be used to provide a wide range of services and supports under five program components. HUD requires ESG priorities and awards be made with the Continuum of Care.

1. Street Outreach: Engage homeless individuals and families living on the street.
2. Emergency Shelter: Improve the number and quality of emergency shelters and help operate shelters.
3. Rapid Re-Housing: Rapidly re-house individuals and families experiencing homelessness.
4. Homelessness Prevention: Prevent families and individuals from becoming homeless.
5. Homeless Management Information System (HMIS): These activities are designed to fund ESG recipients' and subrecipients' participation in the HMIS collection and analyses of data on individuals and families who are homeless and at-risk of homelessness.

Examples of previously funded programs:

- Emergency Shelter Programs
- Rapid Rehousing Programs

In addition to ESG funding, the City of Tucson is also awarded Continuum of Care (COC) Grants from HUD. These funds are restricted to programs that assist the homeless and are administered through **Tucson Pima Collaboration to End Homelessness (TPCH)**. Approximately **\$8M** is allocated annually in COC funds.



4. HOPWA: HUD Housing Opportunities for Persons with AIDS (HOPWA)¹⁰¹

Housing Opportunities for Persons with AIDS (HOPWA) program funds housing assistance and support services for low-income persons with HIV/AIDS and their families. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs.

These include, but are not limited to:

- Acquisition, rehabilitation, or new construction of housing units
- Costs for facility operations
- Rental assistance and short-term payments to prevent homelessness
- Case management
- Substance abuse treatment
- Mental health treatment
- Nutritional services
- Job training and placement assistance
- Assistance with daily living

Examples of previously funded programs:

- Rent, mortgage, and utility assistance
- Case management and support services
- Transportation



Communities

There are currently two different funding categories that fund activities within the Communities Focus Area:

1. HUD Community Development Block Grant (CDBG) Community Facilities and Improvements Funding¹⁰²

CDBG can fund a variety of neighborhood and community projects that are integral to thriving communities. CDBG funding is designed to benefit low-to-moderate-income individuals, and the Community Facilities and Improvement Funding falls into two main categories:

Neighborhood Improvements:

These are improvements to publicly owned infrastructure that includes but is not limited to:

- Streets, including bicycling and walking facilities as well as bus shelters, signs, traffic and streetlights
- Underground utilities and fire hydrants
- Tree plantings
- Park improvements, including playgrounds, shade structures, and others
- Installation of broadband infrastructure
- Public art installations and aesthetic improvements such as decorative street lighting, sculptures, fountains, benches, and planters



Public Facilities: These are improvements to public facilities, or that are owned by a non-profit and open to the general public and provide services for low-to-moderate-income individuals.

Eligible public facility projects include but are not limited to:

- Centers for older adults
- Youth and child care centers,
- Neighborhood/community centers
- Health clinics
- Facilities/housing for persons with special needs (e.g. persons with disabilities, domestic violence shelters, nursing homes, homeless shelters, group homes, and halfway houses).
- Fire stations

Eligible costs associated with public facility activities include:

- Energy efficiency improvement
- Improvements to improve accessibility for Persons with Disabilities

Examples of recently funded projects:

- S. 12th Streetscape Project
- Solar Installation at a local women’s shelter
- Downtown Accessible Restrooms
- Accessible Bus Stop Shelters

2. HUD Community Development Block Grant (CDBG) Economic Development Funding¹⁰³

CDBG can fund select economic development projects including:

- Streets, including bicycling and walking facilities as well as bus shelters, signs, traffic and streetlights
- Underground utilities and fire hydrants
- Tree plantings
- Park improvements, including playgrounds, shade structures, and others
- Installation of broadband infrastructure
- Public art installations and aesthetic improvements such as decorative street lighting, sculptures, fountains, benches, and planters.



Homes

There are currently two different funding categories that fund activities within the Homes Focus Area:

1. HOME: HUD Home Investment Partnerships Program¹⁰⁴

The HUD HOME program provides funding to the City of Tucson to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low and very low-income households.

Eligible uses of funds include but is not limited to:

- Acquisition and/or rehabilitation of affordable rental housing, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation
- Construction of or acquisition/rehabilitation/resale of affordable homeownership housing
- Construction of new affordable rental housing including site acquisition, site improvements, and demolition
- Assistance for first time home buyers (Downpayment Assistance)
- Permanent supportive housing and transitional housing
- Tenant-based rental assistance (monthly rental assistance and security and utility deposits)

The adopted City of Tucson – Pima County Consortium 2020-2024 HUD Consolidated Plan directs 15% of HOME funds for development activities carried out by Community Housing Development Organizations (CHDO).

Examples of Recently funded Projects:

- Down Payment Assistance
- Tenant Based Rental Assistance
- Affordable Rental Housing Projects



2. CDBG Decent Affordable Rental and Homeowner Housing¹⁰⁵

Eligible uses of funds include but is not limited to:

- Homeowner Rehabilitation
 - Can include emergency repair programs, spot rehabilitation, or full house rehabilitation.
 - Energy Efficiency
 - Accessibility improvements (e.g. ramps, grab bars)
 - Weatherization
 - Lead Based Paint
- Homeowner Counseling
- Home Purchase Activities
 - Downpayment Assistance
 - Closing Costs
 - Principal write-down assistance
 - Subsidize interest rates
- Rental Housing Activities
 - Acquisition
 - Rehabilitation
- New Construction of rental housing by a Community Based Development Organization
- Services in Connection with Housing

Examples of Recently Funded Projects:

- Major and Minor Home Repair
- Home Accessibility Improvements
- Mobile Home Repair
- Lead Hazard Reduction
- Affordable Housing Rehabilitation



P-CHIP CALL FOR PROJECTS

People, Communities, and Homes Funding Allocation

The P-CHIP Priorities and Goals are implemented through the allocation of HCD funding. The designated funding will be allocated via a P-CHIP Call for Projects. The Call for Projects process will be used to allocate 1) human services and HOPWA funding; 2) community facilities funding, as described in the “Funding Availability” section above; and 4) Home Investment Partnerships Program (HOME) funds.

In previous years, a Request for Proposals (RFP) process occurred every two years to allocate the funding. The P-CHIP Call for Projects may continue to follow a two-year cycle or may occur

more frequently if new money becomes available (e.g., COVID-19 relief or stimulus dollars) or if emerging needs arise.

In alignment of the P-CHIP principles, throughout the P-CHIP Call for Projects, HCD will prioritize accountability and transparency with a public-facing decision process. Local nonprofits, community groups, neighborhoods, and developers will be encouraged to apply for these funds. A citizen-and-staff committee will review the applications and make funding recommendations to be finalized and adopted by Mayor and Council.

The full details of the process, including the application, funding available, scoring criteria, and the funding schedule will be included with the **P-CHIP Call for Projects**.

Evaluation Committee and Criteria

A scoring panel made up of citizens, City staff, Pima County staff, and persons with expertise in the different P-CHIP focus areas will evaluate the proposals and provide funding recommendations. To avoid a conflict of interest, no person associated or employed with an agency that applies for funding will participate on the committee.

Key features of the Call for Projects process:

- Community-facilities-eligible funding will be allocated via this open process
- There will be a minimum grant level of \$50,000
- The Call for Projects process will also gather information to help develop a longer-term vision. So many of the truly transformative approaches that are needed will take more than one funding cycle to develop. What do agencies see in our future, and how do we plan proactively to get there?
- Funding will be targeted toward Tucson’s most-vulnerable neighborhoods (as identified by the Neighborhood Vulnerability Index) and its CDBG-eligible area map (based on Census data)



Resolution No. 23260

Resolution No. 23260 adopted by the Mayor and Tucson City Council dated November 4, 2020 established policy relating to the awarding of funding for human services:

"As part of any agreements that the City enters into with providers for human services, the agreements shall include provisions that prohibit the provider from engaging in discrimination based on race, color, religion, ancestry, sex, age, disability, national origin, sexual orientation, gender identity, familial status, and/or marital status."

This policy language will be included in each Call for Projects that allocates human services dollars and will be incorporated into the contract agreements.

Evaluation Committee and Criteria

A scoring panel made up of citizens, City staff, Pima County staff, and persons with expertise in the different P-CHIP focus areas will evaluate the proposals and provide funding recommendations. To avoid a conflict of interest, no person associated or employed with an agency that applies for funding will participate on the committee.

Proposals will be evaluated according to the following criteria:

- Potential for meaningful positive impact on the target issue or population (results/outcomes)
- Project readiness
- Proposal and budget completeness, clarity, and quality
- Leverage of additional funding or resources, including commitment from other funding sources
- Organizational and team experience and capacity to support the proposed activity within the required time period
- Alignment with the highest funding priorities (outlined below)
- Inclusion of all required application elements and adherence to the Call for Projects requirements
- Other criteria as identified

Weights and other details will be shared as part of the P-CHIP Call for Projects.



Funding Priorities

Based on the review of guiding plans and existing community priorities, evaluation of data, and the feedback we received from our surveys, stakeholder meetings, and other public outreach, several issue areas emerged as clear priorities:

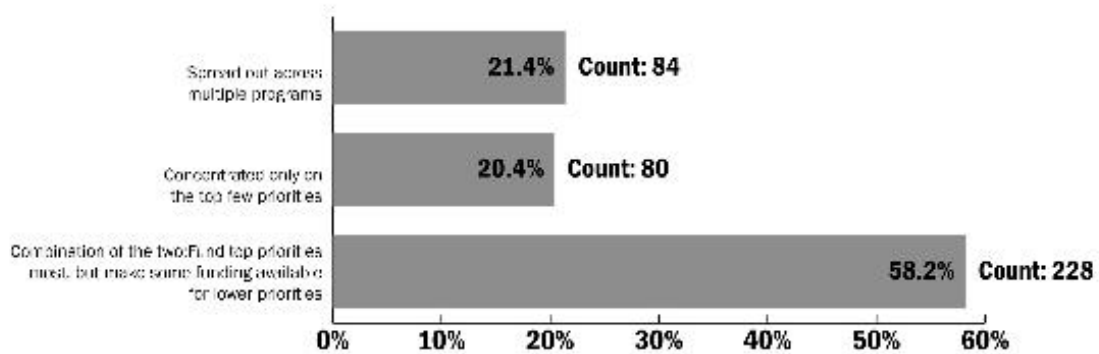
- Addressing and preventing **homelessness**, through the Housing First approach, both with improved services and improved access to shelters
- Access to **health care** (including behavioral and physical) and **food security**, both priorities exacerbated by the COVID pandemic
- Equitable access to opportunities for **training, education, and housing** as a pathway out of poverty
- **Transportation and mobility** for all forms of travel, including improved access to public transit, improved bike and pedestrian infrastructure, improved ADA compliance, and improved roadways (lighting, shade trees, etc.)
- Access to quality **affordable housing**, both through increasing the supply and through improving existing housing

Among the many target populations, **children and youth, people experiencing homelessness**, and **older adults** were identified by survey respondents as particularly high priority.



Balancing Needs

In the funding selection process, an attempt will be made to balance immediate needs with programs that look to address root causes and long-term solutions. Similarly, a goal of P-CHIP is to balance the conflicting interests of supporting a broad array of programs across numerous priority areas with more narrowly targeting investments on fewer high priority items for greater impact. This challenge was highlighted by the incredibly even split to the survey question, “Given the limited funding available, how should the City seek to distribute funds across priorities you have identified?” Responses below:



“There comes a point where we need to stop just pulling people out of the river. We need to go upstream and find out why they’re falling in.” – **Bishop Desmond Tutu**



Call for Projects Timeline

As mentioned, the details of the funding schedule and timeline will be released with the Call for Projects. Below is an Example of a Timeline for a Call for Projects with a contract start date the beginning of the fiscal year, July 1. The Timeline is connected to the HUD Annual Action Plan process.

HCD P-CHIP Call for Projects and HUD Annual Action Plan (AAP) Timeline*

September/October	Call for Projects released for People, Communities, and Homes Investment Plan Funding
October	Applicant orientation and technical assistance (CDBG, General Fund, ESG, HOPWA, and HOME)
October	Pre-application deadline (determines eligibility)
December	Application deadline
January/February	Selection committee reviews and recommends funding, incorporate into draft Annual Action Plan
February/March	HCD Annual Action Plan study session to review and provide tentative approval of final funding recommendations (public meeting)
March/April	30-day public comment begins for Annual Action Plan
April	Annual Action Plan public hearing and Mayor and Council approve Annual Action Plan
May 15	Annual Action Plan submitted to HUD
July 1	New fiscal year funding year begins

**The timeline for the fiscal year 2021-2022 funding will begin in January upon adoption of P-CHIP.*



Leveraging Opportunities

Creating the necessary impacts will require leveraging outside investment, seeking synergies among our many priorities that will allow us to achieve more than one goal at once, and tapping into innovative ideas everywhere. Leveraging opportunities may be available through the private sector, community foundations or community partners, or through related City of Tucson and other government initiatives. Below are examples of some of the related City of Tucson efforts that offer opportunities for leveraging investments for the implementation of the P-CHIP Priorities and Goals.

- **Community Public Safety Pilot Program:**
The Mayor’s Office will be launching this innovative program in 2021
- **Parks + Connections Bond Program (Prop 407):** Approved by voters in November of 2018, a \$225 million bond package to improve City parks amenities and connections
- **Green Stormwater Infrastructure Program:** Adopted by Mayor and Council via ordinance in February 2020, this program established a monthly fee for Tucson Water customers, which will raise an estimated \$3.2 million each year to fund capital investments in green infrastructure
- **Mayor of Tucson Million Trees Initiative:** Prioritizes tree planting throughout Tucson as an extreme heat, climate change mitigation and adaptation, and neighborhood investment measure
- **City of Tucson Community Wireless Program**
– A program to provide free wireless access to members of the community to support remote learning, telework, and access to virtual services
- **Complete Streets Ordinance:** City ordinance that requires transportation projects to accommodate all forms of transportation





- **Choice Neighborhoods:** A HUD-funded planning grant that is part of the Thrive in the 05 collaboration to support locally driven strategies that address challenges in a select Tucson area (Oracle/Miracle Mile) through a comprehensive approach to neighborhood transformation. Key improvements identified to-date that the transformation plan will focus on are rehabilitation of the Tucson House, neighborhood beautification and crime reduction, supporting local business, services, and schools
- **Slow Streets -** The Department of Transportation and Mobility (DTM) piloted Tucson Slow Streets, an initiative to reconfigure streets to support social distancing and encourage physical activity. The Slow Streets program temporarily closes certain streets to all but local traffic, giving Tucsonans more space to safely walk, bike, roll, and run



Accountability and Performance Monitoring

Another key principle of the P-CHIP, accountability, is critical to maintaining public trust. The City of Tucson is accountable to the taxpayer, to ensure the funding the City receives and distributes is well spent and leads to desirable outcomes. Agencies who receive funding from the Call for Projects process will be expected to co-develop performance indicators (both quantitative and qualitative) and regularly report on the status of the indicators. For programs using Emergency Solutions Grant funding, ESG services are to be evaluated using standard performance measures developed in partnership with the Continuum of Care and ESG partners at Pima County and the Arizona Department of Economic Security.

The P-CHIP website will be updated regularly to track progress on meeting the goals identified. The website will continue to host stories and pictures to highlight successful programs and projects.



P-CHIP NEIGHBORHOOD PILOT PROGRAM

In addition to the Call for Projects Funding Allocation Process, HCD is interested in partnering with local neighborhoods, other City departments, and community partners on a pilot program that focuses on community-led engagement and decision-making.

HCD understands that often, social and government programs are constrained by funding restrictions and agency practices rather than fully guided by community needs. For example, if the Department of Transportation and Mobility learns during a program targeting road safety that a community is most concerned about access to health care, there is little they can do. Tucson Water can't redirect funds intended for green stormwater infrastructure to affordable housing, even if that is a neighborhood's first priority.

While organizations and government agencies can gather and share this information with each other, it's rare that a program can immediately translate such communication into a response – there simply isn't enough flexibility in typical funding programs.

Also, the disparities referenced throughout this plan as well as historical decisions that has eroded trust in local government, often means there is low participation in planning processes led by government.

With the P-CHIP, we aim to explore ways to better understand and respond more effectively to the needs of our most-vulnerable populations and neighborhoods through a truly "community-driven" pilot program. As part of P-CHIP implementation moving forward, HCD is interested in partnering on a pilot program that will support community-based leaders to work with the residents of vulnerable neighborhoods to determine their key needs, identify key stakeholders, and identify solutions that work best for them.

HCD will explore using CDBG funds (and potentially other funds) to support the project(s) or program(s) the community identifies as most important. While no funding is completely without constraints, the intention is that the process will involve multiple partners that will enable maximum flexibility for a community-driven response.

Details of the program will be developed in full once the P-CHIP has been finalized.



MOVING FORWARD

Further Exploration

The P-CHIP is a starting point for HCD. The Priorities and Goals are not comprehensive and there will need to be updates moving forward. Comprehensive solutions – and the creation of a fairer, more just, more sustainable, and more equitable Tucson – will require a great deal more clarity about what we want to look like in the future, and more focus on root causes rather than crisis response. As part of the action plan emerging from the P-CHIP process, we'll build off of the P-CHIP development. The core focus areas: People, Communities, and Homes are the goalposts for HCD into the future. The P-CHIP identified major challenges looking at data, important Priorities and Goals, and outlined activities to continue to address the challenges. More needs to be done in terms of identifying metrics to track, obtaining more personal stories for greater understanding and public awareness, and collaborating on the next update of Plan Tucson, the General Plan, to help shape Tucson's long-term vision. The following questions are examples of need to be explored further:

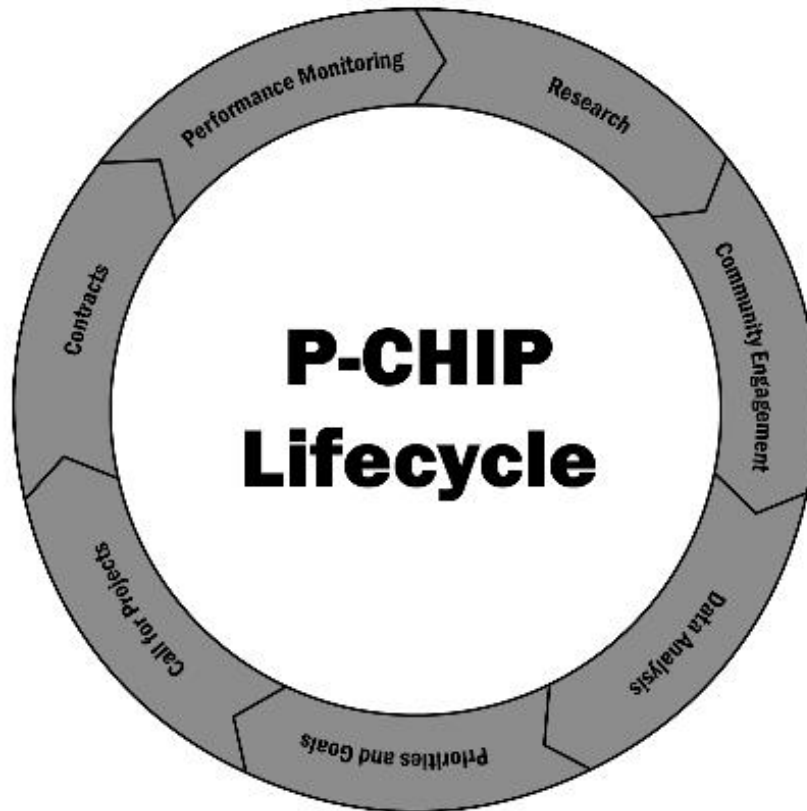
- How will Tucson create a sufficient system of decent transitional, affordable, and attainable housing to serve a mix of needs and incomes?
- What needs to happen to ensure everyone has access to the behavioral and physical health care they need?
- Are we truly reducing the disparities outlined in P-CHIP and eliminating the environmental justice issues associated with pollution, extreme heat and climate change, and making sure everyone can get where they need to go, safely, conveniently, and by whatever mode of transportation they choose?
- Will vibrant businesses and entrepreneurs in every corner of Tucson have access to opportunities over the next decade?

Whatever that Future Tucson looks like, we won't be able to get there without collaboration, innovation, and communication. How do we truly build an infrastructure of opportunity so that everyone can thrive?



P-CHIP Lifecycle

Given there is still much to do, P-CHIP should not be viewed as a one-time planning effort. P-CHIP is designed to allow for flexibility and changes in the way HCD does business to learn as we move forward. The P-CHIP website will serve as the hub for updates, performance monitoring, the Call for Projects, and more. Below is a graphic that represents the cyclical nature of P-CHIP and how the steps along the way will inform decisions and new programs.



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APPENDIX A, B, C:

**A: Mayor and Council 2020
Priorities – Strategies for HCD**

B: Guiding Plans

C: Public Engagement Summary



Photo Credit: Shelly Paul on UnSplash



APPENDIX A. MAYOR AND COUNCIL 2020 PRIORITIES

Create Housing First Coordinator

New: Will provide coordination with City departments on all homeless efforts and recommend best practices to reduce homelessness.

Cost/Resources: \$106,800, General funds or split GF/Federal Funds

Reduce Evictions

New: Develop coordination with Constables to connect persons who are evicted and have no other resources to homeless outreach staff who can provide connection to housing and services. Utilize vouchers committed for homeless or at risk of homelessness through existing set-aside vouchers with service providers called Specialty Vouchers.

Cost/Resources: Utilize Existing Specialty Vouchers

Reduce Evictions

Underway: Collaborate with Pima County who coordinates the Emergency Services Network. This is made up of Service Providers that assist with Eviction Prevention and look at how we can bring resources together to fund this program.

Cost/Resources: No financial costs but explore greater coordination

Reduce Evictions

Underway: We currently fund Interfaith Community Services \$50,000 to provide eviction prevention services which is used for deposits, utilities and eviction prevention.

Cost/Resources: \$50,000, Human Service Funds

Reduce Evictions

Underway: Currently provide move-in deposit assistance for persons experiencing homeless who get a Specialty Voucher. Without this assistance the individual could not get into the unit or could be evicted for failing to pay move-in deposit.

Cost/Resources: \$45,126, HOME Funds



Reduce Evictions

Underway: Fund Legal Aid for homeowner and tenant protection with evictions and foreclosures.

Cost/Resources: \$53,269, Human Service Funds

Expand Homeless Work Program

New: Expand the Tucson Homeless Work program operated by Old Pueblo Community Services from 4 days to 5 days. Would need to fund with General Funds due to CDBG Public and Human Service dollars not available until July 2021

Cost/Resources: \$34,000, General Funds

Focus on Housing First Model

New: Expand low barrier shelter beds- Acquisition of two properties in progress. One facility will provide shelter for adult (TPD/FD and Homeless Outreach referred) and the other for homeless youth. Sales price is \$1.9 million which will come out of CDBG funds. Need to identify funding for services to operate additional shelter beds. Estimated funding need is \$125,000/month, \$1,5 million/year.

Cost/Resources: \$1,900,000 Purchase, CDBG Funds, \$1,500,000 Services, Identify other federal/grant funds

Focus on Housing First Model

New: Hire two Homeless Navigators \$55,800/each. This function is valuable in connecting persons experiencing homelessness to housing and services. There is demonstrated success in other communities using navigators in the following areas/departments:

Courts

Police MIHST Unit

Homeless Protocol

Cost/Resources: \$111,600, General Funds or other Funds

Anti-Displacement & Gentrification

Underway: The Poverty Urban Stress report will be completed by 2/28.

Cost/Resources: Developed in coordination between HCD and IT.



Anti-Displacement & Gentrification

Underway: Additional work is being done by U of A Eller College to provide greater information on communities that are vulnerable to displacement and gentrification. The study titled, Vulnerable Neighborhood Index, will be done in phases. The first phase is a heat map identifying vulnerable neighborhoods which will be produced in March 2020. Two additional phases with additional information will be completed by Summer 2020.

Cost/Resources: Existing PDSO Contract with Eller College

Anti-Displacement & Gentrification

Underway: A Commission will be formed to address and recommend solutions to mitigate displacement and gentrification. The Commission will be overseen by HCD. Staff will present to Mayor and Council in March on the draft plans for the Commission.

M & C direction to City Staff

Increase Voucher Utilization

Underway: Increase Staffing

8 Temporary Staff – \$6,650/week – 6 months \$173,000

Temporary Assistance Quadel (Vendor) Experienced housing staff to assist with backlog – 5 staff members -Cost \$400,000 4 months (includes travel and lodging)

4 permanent Housing Specialist II new hires will start on March 9, 2020 which will leave 1 vacancy. Cert list has been exhausted.

Inspections – 3 vacancies. Estimate to open recruitment April. Using nonprofit, Old Pueblo, to assist us with inspections for Specialty/Homeless programs.

Housing Specialist I recruitment closes on 3/3/20 (3) vacancies

10 vacancies will remain for HCD after these hires

Cost/Resources: \$573,000, HCD Administrative Funds for Temporary Assistance, Filling of vacancies covered by HCD Budget

Increase Voucher Utilization

Underway: HCD has issued 191 vouchers since January. Will increase voucher issuance to 250 per month minimum from March through September. This will result in over 1,750 vouchers being issued but is necessary to reach 105% utilization by Dec 2020.

Cost/Resources: Utilize Existing Vouchers



Increase Voucher Utilization

New: There is a cost with the plan to issue vouchers as described above. The financial impact is as follows:

CY 2020 – Estimate to overspend by \$2,132,000. The excess will be covered by reserves which is at \$4,771,000. This will put us at 105% of budget authority and 98% of unit months eligible.

CY 2021 – Estimate to overspend HUD funding by \$2,100,000. There are enough HUD reserves to cover this but HUD may require us to use non-federal funds which is the HCD Reserve Funds to cover this amount because we will have exceeded the allowable units leased. We project the reserves for Section 8 at end of 2021 to be \$450,000.

CY 2022- Will maintain utilization at 100% of unit months eligible and 98.5% of budget authority. Will not require any non-federal funding. Project reserves at end of 2022 to be \$450,000.

Cost/Resources: \$2,132,000, Section 8 Reserve Funds (2020), \$2,100,000, Possible cost HCD Administrative Reserve Funds (2021)

Partnerships and Collaborations

New: HCD Department has many programs and partnerships with the County and nonprofits. There are additional collaborations that have not been explored such as the City and County Industrial Development Authorities that have a focus on housing. HCD will reach out to these organizations and explore ways to work together.

Cost/Resources: No financial costs but explore new collaborations

Grant Writer

Underway: HCD has a grant writer position that is tasked with identifying additional funding opportunities specific for TPCH and homeless programs. We have other staff who also provide grant writing for any new HUD funding opportunities.

Cost/Resources: Existing staff resources

Outreach and Retain Landlords

New: Hire one Housing Navigator. There is a segment of voucher holders who would be considered hard to house because of a variety of issues like credit, criminal or other challenges to finding units in the community. A Housing Navigator is someone who has made great relationships with landlords and knows landlords who will work with those who are hard to house.

Cost/Resources: \$55,800, HCD Administrative Funds



Current Commitments

Underway: Choice Neighborhoods / Thrive in the 05 Planning and Action Grant, HCD has committed to:

- A multi-year planning process to develop a community-driven Transformation Plan in the Oracle Road/Miracle Mile area, including redevelopment of the Tucson House,
- Participation and leadership in the Thrive in the 05 collaboration between Choice Neighborhoods, Community-Based Crime Reduction, and Workforce & Economic Development efforts,
- Applying for a \$35M Choice Neighborhoods Implementation Grant and other funding to achieve the vision set out through this planning.

Cost/Resources: \$1.3 million, HUD Funds, Existing staff resources and partners

Other Needs

New: HCD Leadership

In addition to the Deputy Director recruitment underway, add a second Deputy Director. This position would focus on strategic planning, building partnerships and collaborations, serve as Department's PIO.

Cost/Resources: \$150,000, HCD Administrative Funds



APPENDIX B. GUIDING PLANS

Guiding Plans

Eviction and Homelessness Prevention Task Force

Pima County

Plan Year: 2020

Source Background: A 23-member community-based Task Force on Evictions and Homelessness Prevention

Plan Background: Plan centers on five recommendations: 1) Preventing Evictions: Rental Assistance; 2) Mitigating Consequences of Evictions & Housing Insecurity; 3) Affordable Housing (Preservation and Production); 4) Improving the Delivery of Judicial Services; 5) Research and Evaluation

As Relates to the P-CHIP: Strategies in recommendations on increasing affordable housing

Where to Find It: https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/CSET/CSET%20newsroom/2020/Eviction%20Task%20Force/Final%20Task%20Force%20ereport1208.pdf

Community Data Report and Update on Homelessness in Pima County, Arizona

Tucson Pima Collaboration to End Homelessness

Plan Year: 2020

Source Background: Coalition of community and faith-based organizations, government entities, businesses, and individuals committed to the mission of ending homelessness and addressing the issues related to homelessness in Tucson and Pima County

Plan Background: Covers the existing homeless response system and key challenges

As Relates to the P-CHIP: Addresses challenges and implications involving outreach and engagement, coordinated entry, homeless prevention and diversion, emergency shelter and interim housing, behavioral health services, supportive and affordable housing, coordinated community planning

Research & Methodology: A synthesis of data reported through annual HUD Point in Time counts conducted in Tucson/Pima County, system performance reports that highlight trends and progress in key drivers of ending homelessness, inventories of temporary shelter and supportive housing capacity dedicated to individuals



and families experiencing homelessness, and counts of persons served through longer-term rapid rehousing and permanent supportive housing subsidy programs in the region.

Where to Find It: <https://tpch.net/wp-content/uploads/Tucson-Pima-County-2020-Community-Data-Report-Update-on-Homelessness.pdf>

Coordinated Community Plan to Prevent & End Youth Homelessness

Tucson Pima Collaboration to End Homelessness

Plan Year: 2020

Source Background: Coalition of community and faith-based organizations, government entities, businesses, and individuals committed to the mission of ending homelessness and addressing the issues related to homelessness in Tucson and Pima County

Plan Background: Created as a part of Tucson/Pima County Continuum of Care's selection as a Youth Homelessness Demonstration Program Round 3 Community in August 2019 by the U.S. Department of Housing & Urban Development

As Relates to the P-CHIP: Increase educational engagement and income generation among youth; increase access to and use of medical, behavioral, dental, and social/emotional well-being resources; better identify and immediately assist youth at risk of homelessness; improve housing permanency and decrease repeat homelessness among youth; engage youth in leading and implementing strategies to address youth homelessness

Research & Public Outreach: A core operations group guides more than 150 individuals representing dozens of community agencies, stakeholder groups, and youth communities to create this plan.

Where to Find It: <https://tpch.net/wp-content/uploads/Tucson-Pima-County-Coordinated-Community-Plan-to-Prevent-and-End-Youth-Homelessness.pdf>



Scaling Smart Resources, Doing What Works: A System-level Path to Producing Supportive Housing in Tucson and Pima County. TPCH Gaps Analysis

Tucson Pima Collaboration to End Homelessness

Plan Year: 2019

Source Background: Coalition of community and faith-based organizations, government entities, businesses, and individuals committed to the mission of ending homelessness and addressing the issues related to homelessness in Tucson and Pima County

Plan Background: Assessment of the community's efforts to reduce homelessness. Makes recommendations on strategies to improve outcomes and develops a unit goal to meet existing gaps in housing availability in the region

As Relates to the P-CHIP: Focuses on supportive housing (i.e., combining affordable housing with supportive services)

Research & Public Outreach: Uses the 2018 Point in Time Count of Homelessness (PIT Report), and Coordinated Entry System data

Where to Find It: <https://tpch.net/2019gapsanalysis/>



Age-Friendly Tucson

Pima Council on Aging, City of Tucson, ELDER Alliance, AARP Arizona

Plan Year: 2019

Source Background: In response to City of Tucson Mayor & Council resolution to participate in AARP's and the World Health Organization's Network of Age-Friendly Cities and Communities, the City formed a working group with ELDER Alliance, AARP Arizona, and Pima Council on Aging to research and compile report

Plan Background: From survey findings, key issues that impact the plan include: affordability and feasibility of aging in place; housing and transportation concerns; availability of shaded access; home upkeep and maintenance; rental costs; the need for affordable, safe, and accessible activities; lack of quality sidewalks and poorly maintained infrastructure leading to the risk of falling; difficulty in accessing preventative medical care

As Relates to the P-CHIP: Areas of infrastructure, housing costs, quality and safe infrastructure, affordable medical care; the plan's focus on the 8 Domains of Livability is incorporated into the Priority Framework

Research & Public Outreach: Both AARP Arizona and Pima Council on Aging conducted telephone surveys of residents age 50 and older. A total of 518 telephone interviews were conducted by Alan Newman Research in 2017.

Where to Find It: https://www.pcoa.org/wp-content/uploads/2019/04/Age-Friendly-Tucson-Plan_Web.pdf



Aging in Pima County; A Report to the Community

Pima Council on Aging

Plan Year: 2017, updated every three to four years

Source Background: Since 1975, Pima Council on Aging has conducted the only needs assessment of its kind in Pima County, identifying needs of individuals aged 60 and older

Plan Background: Through research, identifies the concerns facing Pima County's elderly

As Relates to the P-CHIP: Addresses aging well, affordability and accessibility of healthcare, home maintenance, community infrastructure

Research & Public Outreach: Data comprised of 2,269 written survey responses from individuals age 60 and older, four focus groups comprised of professionals working with and providing services to older adults, 12 public meetings held throughout Pima County

Where to Find It: https://www.pcoa.org/pdfs/PCOA_CommunityReport_2017.pdf

Comprehensive Economic Development Strategy

City of Tucson, Office of Economic Development

Plan Year: 2015

Background: A comprehensive analysis of Tucson's current economic position, and goals going forward

As Relates to the P-CHIP: Development and retention of a talented workforce; cultivation of an environment that fosters innovation and entrepreneurship; investment in key commercial areas, increasing the quality of life of Tucson residents

Research & Public Outreach: The Strategy report incorporated information and stakeholder input from numerous entities including: Sun Corridor, Inc.'s Strategic Analysis Report, Pima Association of Governments, Arizona Commerce Authority, Tucson Industrial Development Authority, Regional Transit Authority, Pima County Workforce Investment Board, Tech Launch Arizona, Downtown Tucson Partnership, Desert Angels, and Startup Tucson.

Where to Find It: <https://www.tucsonaz.gov/files/business/CEDS2015.pdf>



Pima Community Health Assessment

Pima County Health Department, Area Stakeholder Planning Committee

Plan Year: 2018, updated every five years

Background: Defines and analyzes health priorities and identifies opportunities for optimizing improvements for health and wellbeing in the community

As Relates to the P-CHIP: Behavioral health (suicide, alcohol, drug use, mental health providers), obesity and related chronic diseases (cancer and heart disease, tobacco use, diet, physical activity), access to services (provision of services, location and distance, availability)

Research & Public Outreach: 18 key informant interviews, 5 focus groups (n=48), 1 electronic survey (n=174), 2 community forums (n=134)

Where to Find It: <https://www.healthypima.com/community-health-needs-assessments>



Housing Market Study

Economic & Business Research Center at the University of Arizona, The City of Tucson, Pima County

Study Year: 2020

Source Background: Data driven process using American Community Survey, Zillow, and other sources

Plan Background: The study is made up of three phases:

Phase 1: Neighborhood Vulnerability Index: Identifies “vulnerable”, or stressed, neighborhoods within the region. Vulnerability meaning “differing ability of members of particular socio-demographic groups to withstand threats to their livelihoods, security, and social, economic, and political networks

Phase 2: Housing Market Assessment: Summarizes extensive housing market data for both rental and owner-occupied housing

Phase 3: Gap Analysis: Identifies gaps in the housing market based on existing and future demand

As Relates to the P-CHIP: Provides an updated baseline on housing conditions that is referenced in the P-CHIP; the Neighborhood Vulnerability Index is incorporated into the implementation processes.

Research & Methodology: The Neighborhood Vulnerability Index utilizes a statistical analysis, in the form of the City of Austin, Austin Uprooted, study. Methodology for that study can be found at <https://sites.utexas.edu/gentrificationproject/files/2018/10/app3.pdf>

Where to Find It: <https://mapazdashboard.arizona.edu/article/>



[neighborhood-vulnerability-study](#)

Pedestrian Safety Action Plan

City of Tucson Department of Transportation & Mobility

Plan Year: 2020, Five-Year Traffic Safety Plan

Plan Background: Developed as part of the overall City of Tucson Department of Transportation & Mobility (DTM) Five-Year Traffic Safety Plan, this plan outlines strategies to improve pedestrian safety, manage vehicular speeds, etc.

As Relates to the P-CHIP: Strategies to improve pedestrian safety, provide adequate street lighting for pedestrians, leveraging paving projects for cost-effective pedestrian improvements, etc. as well as a vision centered around accessibility and walkability for everyone with safety, equity, and connectivity key goal

Research & Methodology: Created from collected efforts of city staff, consultants, community members, and stakeholders

Where to Find It: https://www.tucsonaz.gov/files/bicycle/documents/23710_Tucson_Pedestrian_Safety_Action_Plan_20200408_Final.pdf



Analysis of Opportunity in the Tucson Metropolitan Area

Southwest Fair Housing Council

Plan Year: 2016

Source Background: Non-profit, tax exempt fair housing organization based in Tucson, AZ that provides services throughout Arizona. SWFHC advocates for and facilitates the enforcement of the Federal and State Housing Acts in addition to the Non-discriminatory Ordinances of different Arizonan municipalities

Plan Background: Spatial analysis of the level of opportunity throughout areas of Tucson created as an educational and policy-making tool

As Relates to the P-CHIP: Identifies areas within the city with low opportunity and prioritizes strategies to connect people to opportunity

Research & Methodology: Twenty-two different metrics, categorized by education, housing and neighborhood, economy, transportation, and health and the environment, were spatially mapped and analyzed. Data came from multiple sources - National Historical Geographic Information System, the U.S. Department of Housing and Urban Development, Pima County Geographical Information Systems, the U.S. Census and additional data was collected in-house and geocoded

Where to Find it: <https://static1.squarespace.com/static/50202d7584ae954efd2f646d/t/58585c65893fc0cdff4c63d5/1482185855472/Tucson+Opportunity+Index+-+Working+Draft+-+10,18,16.pdf>



Parks and Recreation System Master Plan

City of Tucson Parks & Recreation Department

Plan Year: 2016

Source Background: City of Tucson Parks & Recreation Department

Plan Background: Department Master Plan to guide decision making, provide insight into changing community needs and perspectives, assess the level of service being provided to the community, evaluate available resources and how to most strategically invest, develop a prioritized action plan that is Mayor and Council approved, reinforce Plan Tucson, support accreditation from CAPRA (Commission of Accreditation of Park & Recreation Agencies)

As Relates to the P-CHIP: Covers open space, shade, and improving parks

Research & Methodology: Review of four regional plans related to parks and recreation, 44 in-person meetings consisting of staff focus groups, stakeholder focus groups, city-wide public open houses, City of Tucson public events. Questionnaires, comments cards, and email comments were received. Survey of 1,225 households conducted by ETC Institute

Where to Find It: https://www.tucsonaz.gov/files/parks/masterplan/Tucson_Parks_and_Recreation_System_Master_Plan_10_5_16.PDF



APPENDIX C. PUBLIC ENGAGEMENT SUMMARY

Public meeting summaries

The following are topics that were mentioned by more than one participant, agreed upon by multiple participants, or generated discussion from participants.

Public Meetings

- Size of the budget for the P-CHIP vs the amount of need in Tucson
- Length of the public input period
- When and how will the survey results be made public
- How citizens can help with the P-CHIP goals
- How can homeless individuals participate in the P-CHIP
- Opportunity Zones and their relation to affordable housing in Tucson
- How nonprofits can make a plea of consideration for funding
- The follow-up functions to ensure the success of funded projects

Stakeholder Meetings

- The need for community provider collaboration and integration of data efforts
- Leveraging data usage overall
- Special needs pertaining to elderly Tucsonans
- The need for creative and outside-the-box solutions and thinking
- Issues with the traditional discrepancies in neighborhood investments
- The effect COVID has had on providing services to clients
- The balance between funding core services and funding emerging needs
- The need for facility infrastructure improvements



- Improvements they've seen within the City of Tucson
- Areas they'd like to see improved within the City of Tucson
- Issues and solutions for the City of Tucson to consider regarding affordable housing development
- Financing affordable housing
- HOME Investment Partnership funding
- Low-Income Housing Tax Credit
- Assessing the affordable Housing stock in Tucson
- How the RFP process affects their business
- Housing vouchers

Spanish Meeting

- Housing is the biggest need across the board. Issues discussed are as follows:
 - Lack of affordability
 - Landlords raising rents during pandemic
 - People at risk of eviction
- History of discriminatory practices towards persons of color has had an impact on poverty and housing choice. Example used that loans were not given to people with a Hispanic surname.
- Lack of equity in providing services to the community. Need to evaluate existing programs to ensure underserved communities have knowledge and access to the programs.
- There are barriers for residents to get into rental units and programs. Example of barriers include:
 - Requirement to have three times the monthly rent in income to qualify for rental unit. This makes it impossible for many who have low wage or limited income like Social Security.
 - Policies for social service programs often have a lot of bureaucratic requirements that make it difficult for residents to navigate.



- Transportation is difficult especially for seniors. Many don't know how to get information on how to plan their routes and usage of transit.
- Education issues were raised which included:
- Need for internet and computers for families with children
- Pandemic has made it difficult for many families and children with limited classes and no ability to get assistance or tutoring with schoolwork
- Need more investment in youth and sports activities for them
- Seniors have the most barriers and needs which include affordable housing, health and medical services
- Down payment mortgage assistance is needed and more education to the public on its availability
- Need centralized location to get information on programs and services for the community
- Need more protections for tenants who are being taken advantage of by landlords

Public Survey

Total Number of Responses: 392

Question 1

What do you see as Tucson's biggest challenges in creating equitable access to opportunity for all its residents?

Please rank your top 5 choices below.

1. Lack of affordable or attainable housing options
2. Inequitable access to services and community resources, including education
3. Poverty
4. Homelessness
5. Lack of safe, connected, convenient transportation options for all
6. Barriers to good health (inadequate access to health care, barriers to healthy lifestyles, etc.)



7. Crime and safety
8. Lack of economic mobility and opportunity
9. Struggling small, local businesses
10. Extreme heat, drought, and other environmental impacts
11. Racial and social injustice
12. Gentrification and displacement
13. Lack of Digital Access (devices, internet service, and training)
14. Lack of welcoming, livable parks and public spaces
15. Other

Question 2

IF you selected “Other” above, what challenge(s) would you add to the list?

69 total responses summarized with the word cloud



Question 3

Would your rankings above change in light of the COVID-19 pandemic? If yes, please explain how and/or discuss additional COVID-19-related challenges you would add to the list.

Approximately 150 responses to this question indicated COVID-19 has impacted their ranking of the greatest challenges Tucson faces. Here are common themes that emerged from the responses:

- COVID-19 has exacerbated Tucson’s key challenges.
- Access to good healthcare is more important than ever.



- More support for small businesses is needed given the impact the pandemic has had.
- COVID-19 has spotlighted disparities

Question 4

What should the P-CHIP fund to address the challenges you listed above? Please list up to 5 programs, human services, neighborhood enhancements, and/or housing opportunities you think would make an impact.

There were 1,000 individual responses provided on projects, programs, or ideas that the City of Tucson should consider funding.

Responses per Priority Area:

People

Homelessness: 107

Health:

- Access to Health Care: 94
- Food Security and Physical Activity: 43
- Social Isolation: 7

Poverty:

- Education and Training: 97
- Economic Training/Support: 29
- Reducing other barriers (childcare, etc.): 67

Specific Target Population Comments:

- Older Adults: 22
- Domestic Violence Survivors: 6
- Children/Youth: 35
- Other: 56



Communities

Equity and Inclusion: 64

- Prevent Displacement: 22
- Environmental Justice/Equitable Access: 41

Transportation and Mobility Options: 94

Public Space Enhancements (includes climate resilience, shade, parks): 73

Beautification/Cleaning Up Neighborhoods: 37

Reform Criminal Justice System: 27

Reduce Crime/Enhance Safety: 39

Improve Public Facilities (including internet access): 59

Support Local Businesses/Economic Development: 43

Homes

Affordable Housing: 177 (most of these did not specify rental vs. homeowner but only indicated the need for more affordable units)

Homeownership Affordable Housing: 42 (separate from above, these did specify home ownership rehabilitation and construction)

Emphasis on Sustainable Design for affordable homeownership: 10

We received a huge number of thoughtful responses. Examples include:

- “[L]aunch a \$10 million Revolving Affordable Housing Loan Fund to help widen the capital pool for affordable housing projects.”
- “[A]s a community we could better serve homeless populations and criminals by taking the time to ask them what happened. Taking the time to do this could potentially give the city valuable data points to address common problems. I also think this would go a long way for the individual, as most people just want to be heard in the end.”
- “Build the missing middle housing. Find ways to incorporate small scale development into neighborhoods, flexible zoning, ADUs, etc. Provide the resources, education, to put it into the hands of existing, local property owners instead of depending on developers to do all the work.”
- “Minneapolis made a homeless shelter that allowed those living there to work their way up in society and earn better accommodations and privileges, this seems like it could be beneficial to Tucson.”



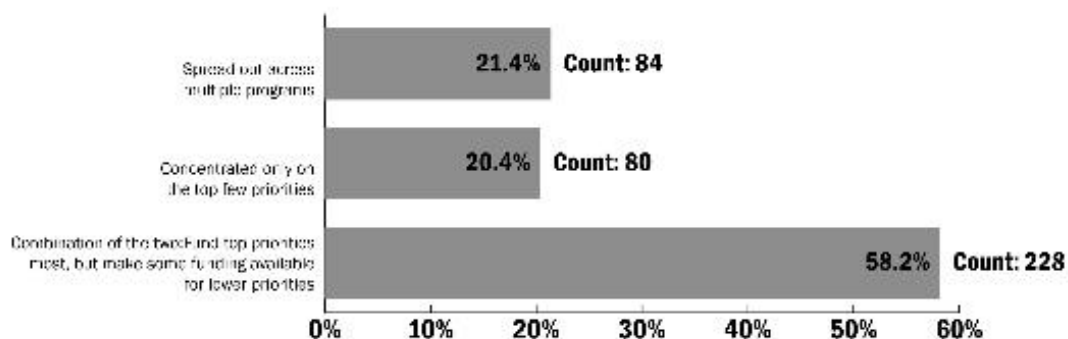
- “There should be emphasis on tree planting and maintaining trees in Tucson, both in parks and in neighborhoods, to combat the brutal heat of six months of the year.”
- “Fund collaborative partnerships to provide wrap-around services to improve economic mobility: job readiness training and other employment services + further education and certification + financial education, counseling and coaching to build assets + childcare
- “Establishing a “mobile social/city services” on wheels that could actually move from neighborhood to neighborhood with a team that supports neighborhood networks to “check-in” on each other and connect people to critical social services resources. People are going to be hurting and a “one-stop” shop with as little bureaucratic loop-holes would be amazing.”

In addition to impacting the priority areas in the Implementation Section, the open-ended responses resulted in:

- Adding a strategy related to a livable wage
- Added a strategy to support neighborhood and community clean ups
- Enhanced the language around affordable housing construction incorporating Sustainable/green design
- Adding language to the affordable housing goal to explore zoning changes to promote denser residential construction in select locations

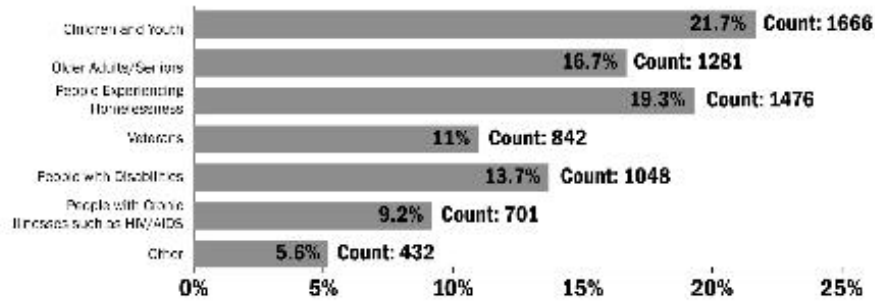
Question 5

Given the limited funding available, how should the City seek to distribute funds across the priorities you have identified?



Question 6

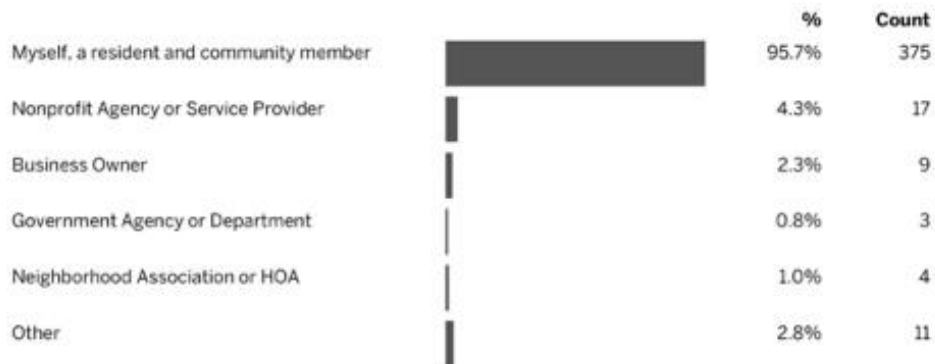
How would you allocate funds for services that support the following vulnerable low-income populations? You have 20 dots to 'spend'



Participant Demographic Information

Question 8

I represent...



Question 9

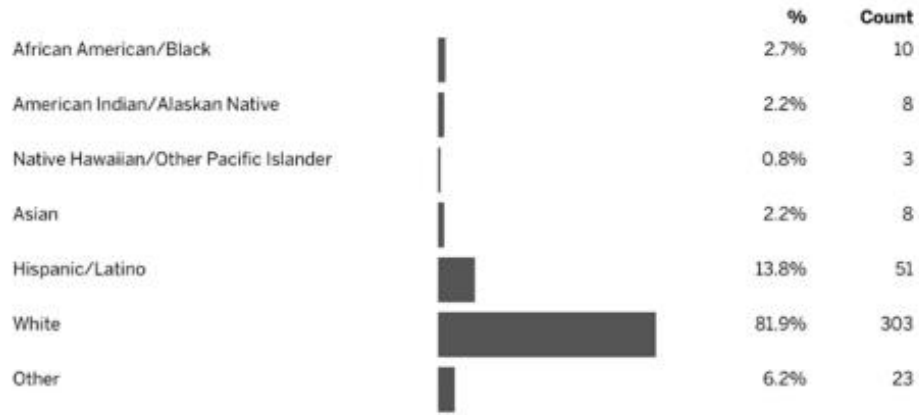
Do you identify as Hispanic or Lantino/a/x





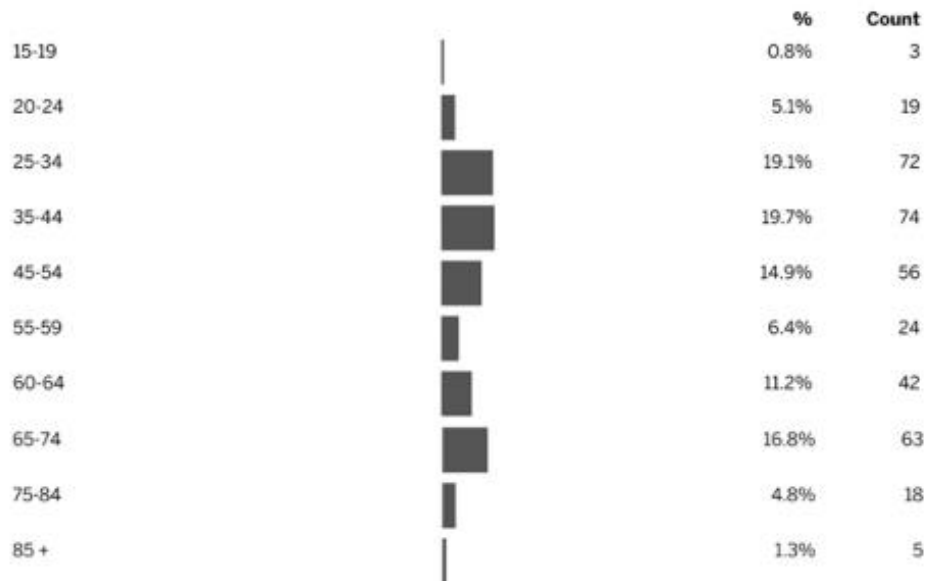
Question 10

Ethnicity/Race:



Question 11

Age:





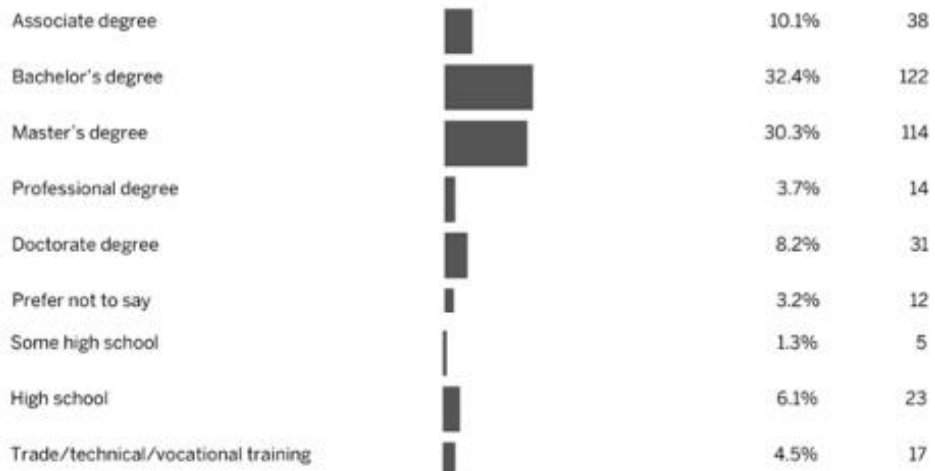
Question 12

Gender:



Question 13

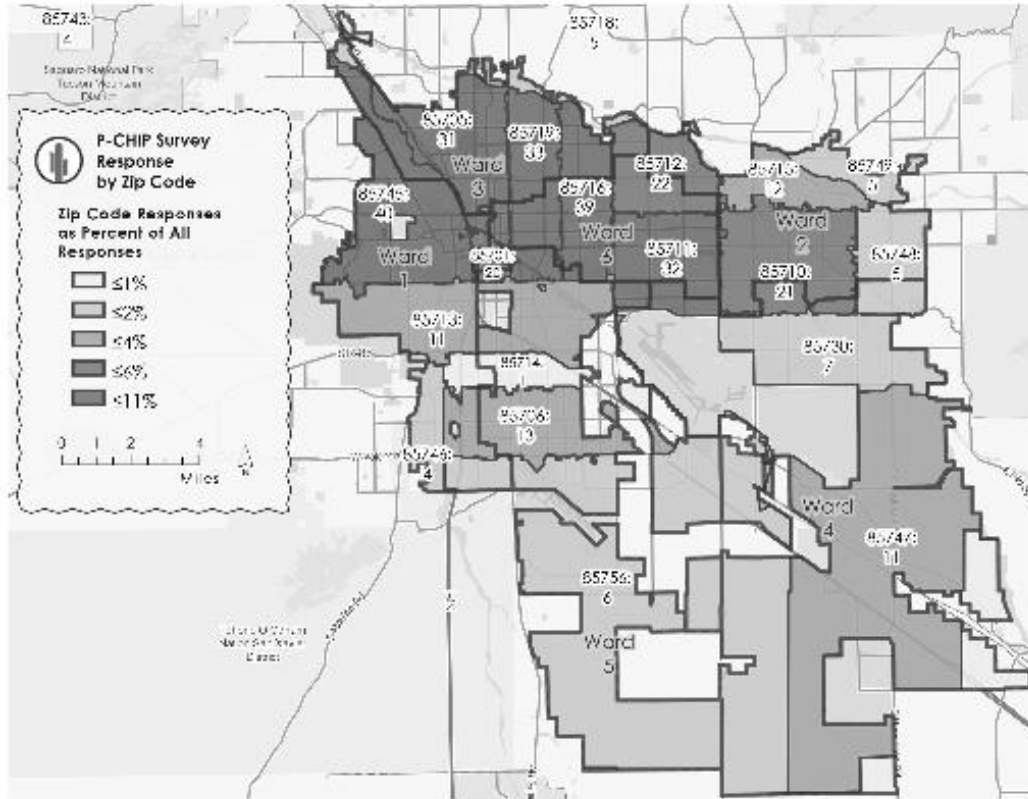
What is the highest level of education you have completed?



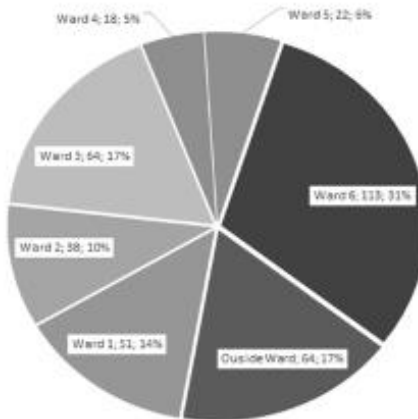


Question 14

Responses by Zip Code Map



Responses by Ward



***It is important to note this is an estimate as zip codes do not align with ward boundaries.**

Appendix E
Housing Affordability Strategy for Tucson (HAST)

HOUSING AFFORDABILITY STRATEGY FOR TUCSON (HAST)



City of Tucson
Housing & Community
Development Department

**ADOPTED BY TUCSON
MAYOR AND COUNCIL
ON DECEMBER 21, 2021**



**LETTER
FROM
MAYOR
ROMERO**



Dear Neighbors,

For many, the COVID-19 pandemic has emphasized the importance of home as a safe place to work, learn, and spend time with loved ones. For others, the current health crisis has deepened our understanding of housing instability. The dream of a stable place to call home is out of reach for many Tucsonans facing rising rents and home prices.

Housing affordability is a key priority for both myself and the City Council. To ensure all Tucsonans have a safe and affordable roof over their heads, we need to build and preserve a broad array of housing options through a diverse range of policy and funding initiatives. Equitable housing solutions are vital to achieving overarching city goals like climate resiliency, racial justice, and community safety.

In order to be successful, the Housing Affordability Strategy for Tucson will require support from all stakeholders including our state and federal partners, local builders, developers, nonprofits, and neighbors.

Together, we will implement housing solutions that ensure Tucson is an inclusive and affordable place to call home for generations to come.

We are One. Somos Uno.

Mayor Regina Romero



**CARTA
DE LA
ALCADESA
ROMERO**

Queridos vecinos,

Para muchos, la pandemia del COVID-19 ha enfatizado la importancia del hogar como un lugar seguro para trabajar, aprender y pasar tiempo con la familia. Para otros, la crisis de salud ha profundizado nuestra comprensión de la inestabilidad de obtener un hogar. El sueño de un lugar estable para llamar hogar, está fuera del alcance de muchos Tucsonenses que enfrentan el aumento de rentas y los precios de casa alrededor de Tucson.

La asequibilidad de la vivienda es una prioridad clave tanto para mí como para el Cabildo de la Ciudad de Tucson. Para garantizar de que todos los habitantes de Tucson tengan un techo seguro y asequible, necesitamos construir y preservar una amplia red de opciones de viviendas a través de una amplia formación de políticas e iniciativas de financiamiento. Las soluciones de viviendas equitativas son vitales para lograr los objetivos de la ciudad, como la resiliencia climática, la justicia racial y la seguridad comunidad.

Para tener éxito, la estrategia de asequibilidad de viviendas para Tucson requerirá el apoyo de todos interesadas, lo cual incluye a nuestros socios estatales y federales, constructores locales, desarrolladores, organizaciones sin fines de lucro y nuestros vecinos.

Juntos, implementaremos soluciones de viviendas que garanticen que Tucson sea un lugar inclusivo y asequible y que las generaciones que nos sigan puedan llamar nuestra ciudad su hogar.

We are One. Somos Uno.

Alcaldesa Regina Romero

ACKNOWLEDGEMENTS

Mayor and Council

Regina Romero, Mayor
Lane Santa Cruz, Ward 1
Paul Cunningham, Ward 2
Karen Uhlich, Ward 3
Nikki Lee, Ward 4
Richard Fimbres, Ward 5
Steve Kozachik, Ward 6

City Manager's Office

Michael Ortega, City Manager
Tim Thomure, Assistant City Manager

Commission on Equitable Housing and Development (CEHD)

Michael Edmonds
Olga Flores
Sharayah Jimenez
Jim Tofel
Liz Wilshin
Jay Young
Mindy Bernstein
Laurie Mazerbo
Maggie Amado-Tellez
Wendy Ascher
Maryann Beerling

W. Mark Clark
Vicki Cuscino
Marcos Ysmael
Betty Villegas
Koren Manning
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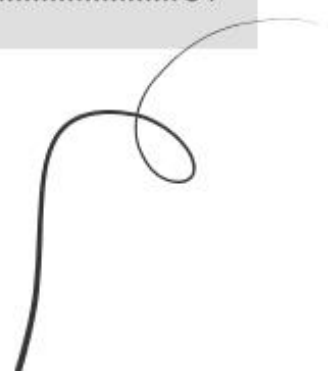
Department of Housing and Community Development

Liz Morales, Director
Ann Chanecka, Deputy Director
Terry Galligan, Deputy Director
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Nona Eath, Public Housing Agency Administrator
Alison Miller, Principal Planner
Rachel Hutchinson, Planning Technician
Laura Sharp, Lead Planner
Jeremiah Dean, Lead Planner

TABLE OF CONTENTS

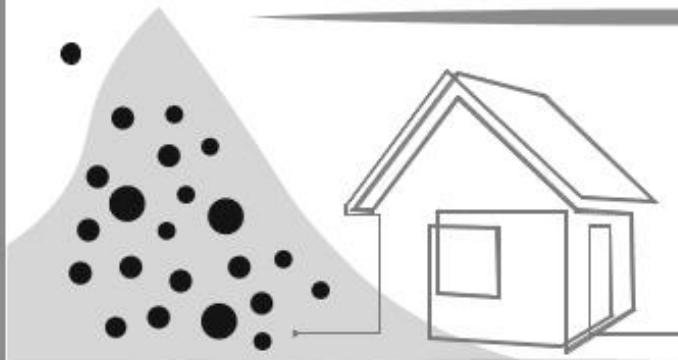


1. Introduction to Housing Affordability.....	6
2. Data Snapshot.....	14
3. Policy Initiatives & Actions.....	23
4. Funding & Resource Overview.....	45
5. Short-Term Action Plans.....	50
6. Appendix.....	67





1. INTRODUCTION
TO HOUSING
AFFORDABILITY



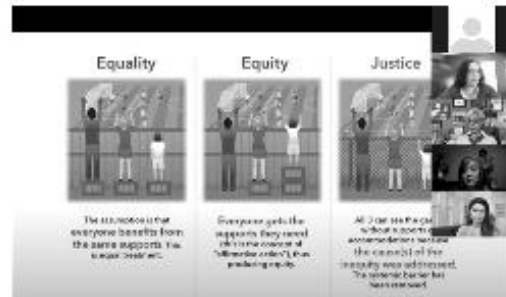
1. INTRODUCTION TO HOUSING AFFORDABILITY

BACKGROUND

Over the past several years, the cost of housing has risen dramatically in Tucson and throughout the Pima County region. Since 2017, median rent in Tucson rose 40% and today is over \$1,200. Typical home values have increased at an even greater pace, from \$176,199 in 2017 to over \$287,000 this year. Household incomes are not keeping up with the rising costs of housing and the global COVID-19 pandemic has further exacerbated existing socio-economic disparities.

On the ground in Tucson, this can look like rising eviction rates, landlords refusing to accept Housing Choice Vouchers (Section 8), and a lack of resources communitywide to meet the demand for affordable housing units. Over 75,000 Tucson households pay too much of their income on housing.

This housing crisis affects nearly all Tucsonans. Throughout the past couple of years concerns over housing costs, homelessness, and racial equity have been a central theme at nearly every public meeting, town hall, and City Council meeting.

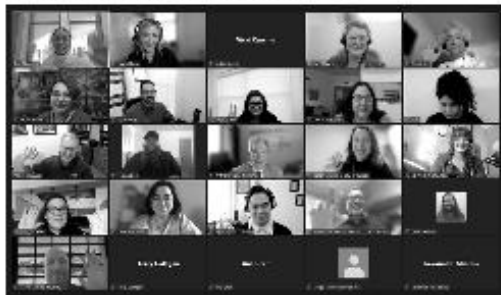


Screenshot from the City of Tucson Community Safety Budget Town Hall in March 2021

Understanding these concerns, the Tucson Mayor and Council has made housing a top priority. However, housing is interrelated with other critical issues including climate resiliency, community safety, and social equity. Therefore, investments in housing must be strategic and impactful. As such, the Tucson Mayor and Council directed the Department of Housing and Community Development to develop a comprehensive affordable housing strategic plan with an emphasis on actionable goals. This Housing Affordability Strategy for Tucson (HAST) is focused on specific actions the City can take to support the preservation and construction of housing units.

COMMISSION ON EQUITABLE HOUSING AND DEVELOPMENT

Recognizing the importance of housing and the growing concerns around a lack of affordability, the Tucson Mayor and Council established the Commission on Equitable Housing and Development (CEHD) on July 7, 2020 by Ordinance No. 11760.



Meeting of the Commission on Equitable Housing and Development

The mission of the CEHD is to review, investigate, and recommend actions to the Mayor and City Council, based on research, data, and inclusive input, to increase housing affordability. As such, the CEHD has been a critical partner in the development of the HAST Plan.

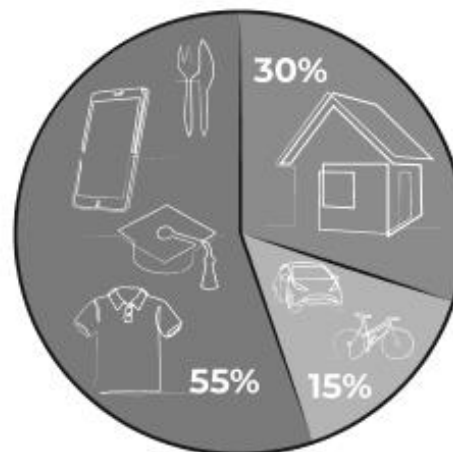
HAST PUBLIC ENGAGEMENT AND OUTREACH

As just mentioned, the Housing Affordability Strategy for Tucson (HAST) was developed based on input from the Commission on Equitable Housing and Development. In addition, interested stakeholders and Tucson residents were invited to three different public meetings with focused

breakout sessions to allow an opportunity to have more detailed conversations on the strategies identified in the plan. Appendix C provides more details regarding the HAST Outreach and Engagement.

WHAT IS HOUSING AFFORDABILITY?

We consider housing to be **affordable** when a household can pay for it while still having money left over for other necessities like food, transportation, and health care. Typically, we use a metric called **“housing cost burden”** to indicate when a household is paying more than 30% of its income on housing-related expenses.



The Center for Neighborhood Technology's **“Housing and Transportation Index”** provides a more comprehensive approach in that it considers transportation as an essential household expense. **“Affordable Housing”** often refers to units that are subsidized by government sources to ensure they are affordable specifically for low-income families. This can be public

housing, Housing Choice Vouchers (often known as Section 8), and other rental housing funded through programs like the Low-Income Housing Tax Credit.

In this plan, we focus on strategies that impact the affordability of housing more broadly, i.e., **housing affordability**. While this plan primarily focuses on housing for low-income individuals and families, the current housing crisis impacts moderate-income and even higher income households alike. By centering low-income households in these strategies and expanding housing affordability solutions for them, we anticipate a ripple effect that will help relieve

the squeeze on higher income Tucsonans. Some of the strategies identified in this plan are intended to help nearly all Tucsonans. For this reason, the plan is entitled a "Housing Affordability Strategy for Tucson" or HAST.

KEY TERMS DEFINED

There are several other housing-related terms that are often used without clear meanings. This plan includes a glossary as "Appendix A: Glossary" with housing-related definitions. A brief overview of definitions used throughout this plan is included to the right.



Income Category Definitions

This plan presents data on household income-categories as defined by the United States Department of Housing and Urban Development (HUD). HUD uses income categories to determine eligibility and subsidy levels for various affordable housing programs.

Area Median Income (AMI) is the midpoint of a region's income distribution, meaning that half of the households in a region earn more than the median and half earn less than the median. HUD defines and calculates different levels of AMI by household size. This means that the AMI for a one-person household is smaller than the AMI for a four-person household. Below are some of the more common income categories and terms often used to describe the various income levels based on AMI.

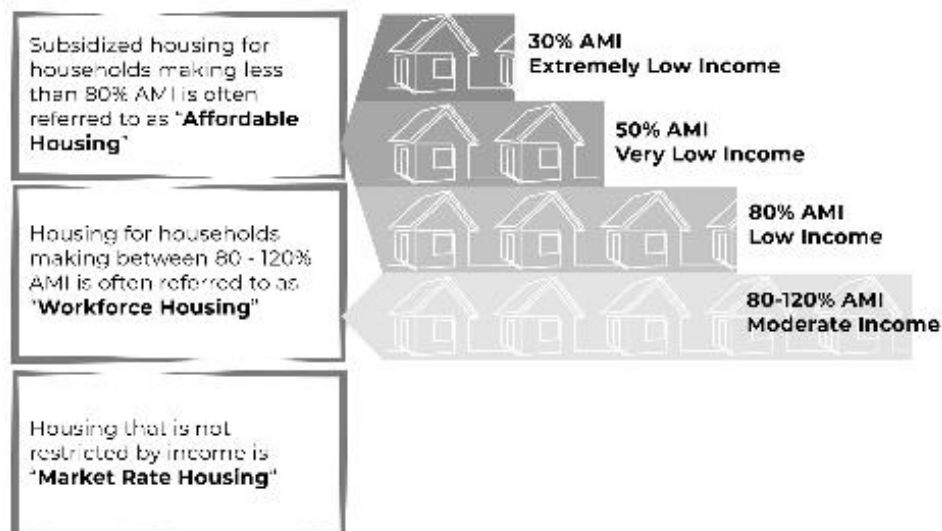
Each year, the U.S. Department of Housing

and Urban Development (HUD) sets income limits based on area median income (AMI) for the Tucson area that determines eligibility for assisted housing programs including Public Housing, Housing Choice Vouchers (Section 8), Section 202 housing for older adults, and HOME funding.

Other Key Terms

The City of Tucson promotes both mixed-income housing as well as mixed-use development.

Mixed-Income Housing: Housing that is comprised of a mix of both affordable and market-rate units to serve a range of incomes. There are several advantages to mixed-income housing including providing high-quality housing opportunities for lower-income households, deconcentrating poverty, and increasing social diversity.



Mixed-Use Development: Mixed-use describes a development that contains two or more types of uses (such as residential, retail, office, hotel, or other functions). The variety of uses allows for people to meet several needs (live-work-play-shop-etc.) in one place, which can have economic, community, and environmental benefits.

Equitable Transit-Oriented Development (eTOD): Equitable TOD (eTOD) is development near transit hubs that enables all people regardless of income, race, ethnicity, age, gender, immigration status, or ability to experience the benefits of mixed-use, pedestrian-oriented, infill development. Incorporating Affordable Housing into eTOD projects is vital to the overall goals of eTOD corridors.



Example of a Mixed-Use Development in downtown Tucson with apartments above commercial ground floor businesses

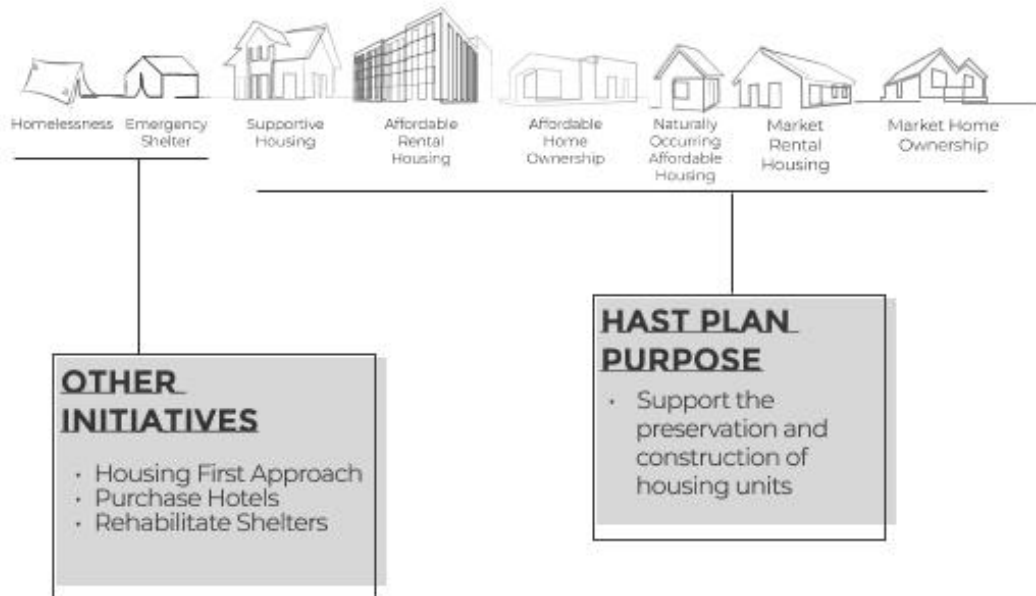
HOUSING DELIVERY AND NEED CONTINUUM

Housing affordability solutions differ greatly depending on the specific needs and interests of residents. From ending chronic homelessness to preventing evictions to supporting new homeowners, the City of Tucson collaborates with community partners on strategies across the housing continuum.

In recent years, the City of Tucson has redoubled its efforts to address and end homelessness. The City of Tucson is the Continuum of Care Lead Agency and Collaborative Applicant -- a key partner -- in the regional coalition to end homelessness, the Tucson Pima Collaboration to End Homelessness (TPCH). The Tucson Mayor

and Council has adopted a Housing First Approach to ending homelessness and recently hired a Housing First Director to oversee the City's efforts to assist the unhoused. In addition, the City of Tucson is purchasing hotels to add needed transitional shelter beds. The City of Tucson works closely with Pima County to support existing shelters with needed improvements and energy efficiency upgrades. These strategies and solutions are driven by the [Tucson/Pima County Community Plan to Prevent and End Homelessness](#) and supported by the [City of Tucson's People, Communities, and Homes Investment Plan \(P-CHIP\)](#).

One key component of preventing and resolving homelessness is to ensure an abundance of affordable housing options.



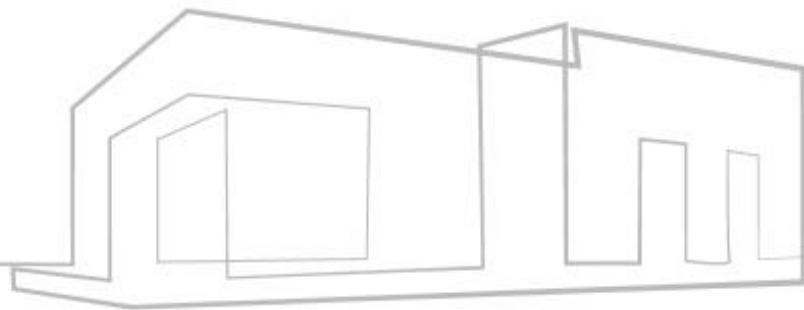
Affordable units paired with wraparound supportive services are needed for some exiting homelessness. Meanwhile, stable attainably priced units help prevent the housing instability that pushes some into homelessness in the first place. This HAST plan focuses on the City of Tucson's strategies to achieve affordability in permanent housing solutions, as shown on the right side of the illustration above.

IT TAKES A VILLAGE

There are numerous policy initiatives and actions outlined in the HAST plan. The City of Tucson is committed to make progress on the goals identified but also recognizes we are just one agency in the region working on housing issues. It will take countless partners working collaboratively to meet the demand for housing. The City of Tucson will continue to work closely with Pima County, the City of South Tucson, and the Arizona Department of Housing to maximize limited resources, avoid duplicating efforts, and to create efficiencies with service deliver. In addition, the City of Tucson will look for opportunities to reinforce existing partnerships and expand the network community partners as we believe "It Takes a Village" of agencies working together to best meet the needs of regional residents.



2. DATA SNAPSHOT





2. DATA SNAPSHOT: HOUSING NEEDS ASSESSMENT AND GAP ANALYSIS

BUILDING ON PREVIOUS DATA ANALYSIS EFFORTS

Given all the major challenges and needs in our community it is more important than ever to have reliable and timely data to inform our policy solutions. HCD has worked on several comprehensive data efforts that include key housing information over the past couple of years.

The Housing Market Study

The [Housing Market Study](#) was a partnership with the University of Arizona Eller College of Management's Economic and Business Research Center and Pima County. The Study provides detailed information on the past and present housing conditions in the region. The three phases of the study are:

- A Neighborhood Vulnerability Index that identified neighborhoods within in the region that are more vulnerable to changes such as rising housing costs;
- A detailed market assessment that focuses on the current housing

market looking at both rental and owner-occupied housing; and

- A gap analysis that ties the study together and illustrates the housing need.

Poverty and Urban Stress

The [Poverty and Urban Stress Interactive Website](#) builds on the Poverty and Urban Stress Reports and highlights trends and indicators of neighborhood stress including poverty, incomes, crime data, and more.

People, Communities and Homes Investment Plan (P-CHIP)

The "Current Conditions and Challenges" section of the [People, Communities, and Homes Investment Plan \(P-CHIP\)](#) identifies six main challenge areas for Tucson and includes data to highlight and track each issue. Homelessness and Housing Instability are two of the six challenge areas.

The HAST plan summarizes data from these initiatives to illustrate the current housing needs and why housing affordability is such an important issue. For a deeper dive

into the data, we encourage you to visit the resources listed above.

POPULATION GROWTH

Since 2009, the population of Tucson has grown 6.5%, adding 34,200 to the community. At the same time, Pima County has increased by 9.8%, 95,790 individuals. More individuals and families means more households and higher housing demand.

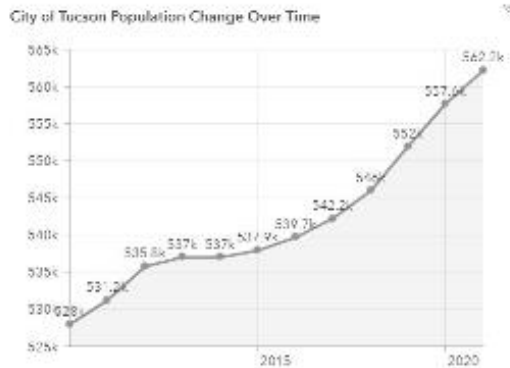


Figure 2.1: City of Tucson Population Change Over Time (ACS 5-Year Estimates)

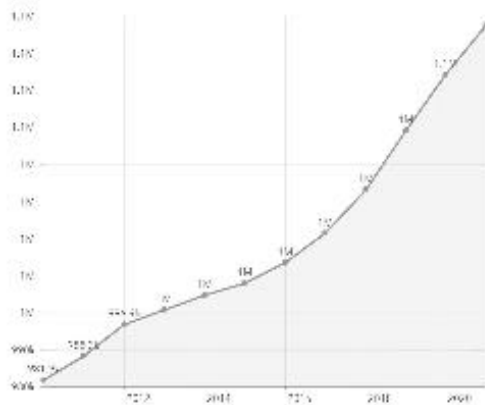


Figure 2.2: Pima County Population Change Over Time (ACS 5-Year Estimates)

SLOWED HOUSING PRODUCTION

Housing development in the region was keeping pace with population growth from 2000-2009. However, since the Great Recession, there has been a slowdown in housing production, which has still not recovered to previous levels. The lack of production compared to population and household growth results in low supply compared to demand and is one contributor to increased housing costs.

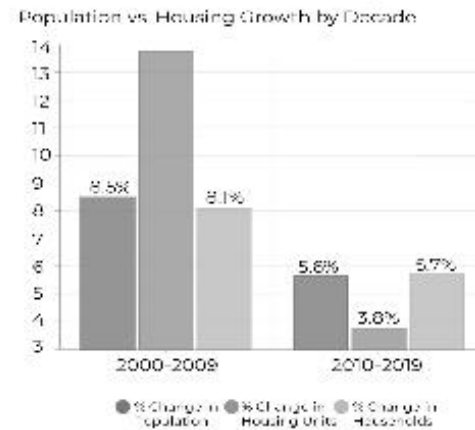


Figure 2.3: Change in Population, Housing Units, and Households by decade (ACS 5-Year Estimates)

Percent of Total Housing Stock Built by Decade in Tucson, AZ

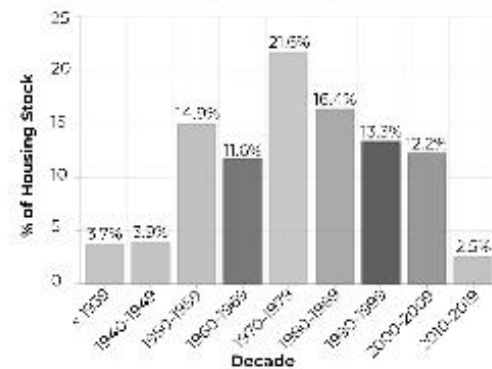


Figure 2.4: Percent of Tucson's Total Housing Stock Built Each Decade (ACS 5-Year Estimates)

INCREASING HOUSING COSTS

Between 2017 and today, median rent rose 40% and the typical home value in Tucson rose 60%. In 2017, the estimated annual median rent was \$860 for rental units in Tucson whereas in September of 2021 it was estimated at \$1,208. Similarly, the Tucson Typical Home Value estimated by Zillow in 2017 was \$176,199 whereas in September 2021 it was estimated at \$287,288.

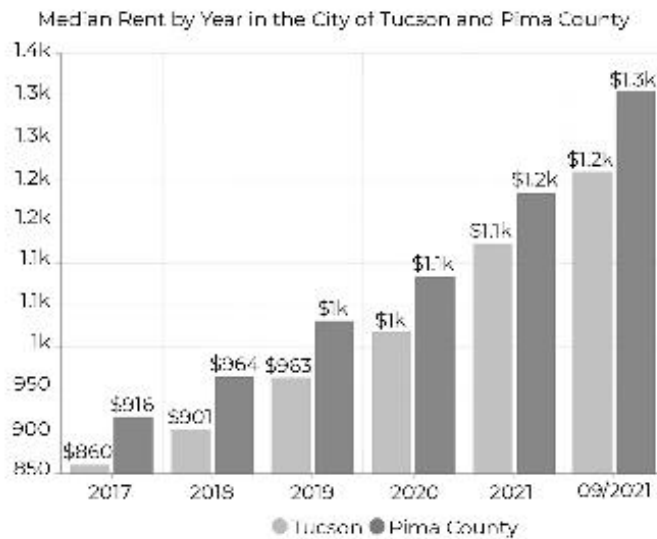


Figure 2.5: Median Rent by Year in Tucson and Pima County (Source: Apartment List)

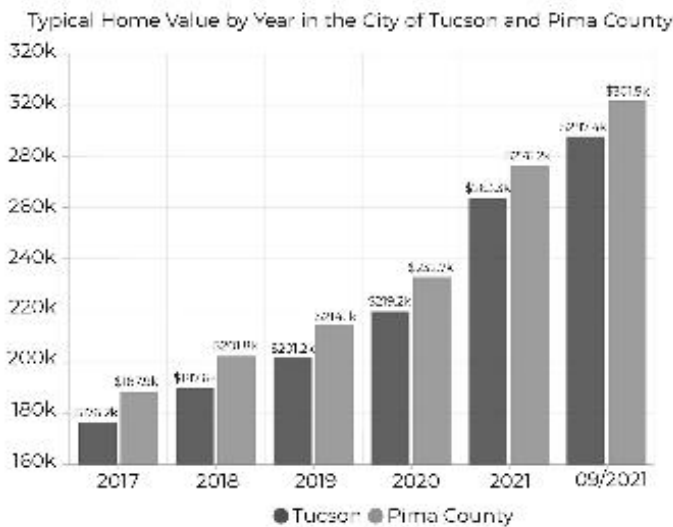


Figure 2.6: Typical Home Value by Year in Tucson and Pima County (Source: Zillow)

LOW INCOMES AND HIGH POVERTY IN TUCSON

Housing prices in Tucson and the Pima County region have long been considered “affordable.” However, our persistently low incomes and corresponding high poverty rates make it hard for many Tucsonans to afford the cost of housing.

The Median Household Income in Pima County is \$53,379 and in Tucson is \$43,425. With incomes comparatively low, this means poverty rates are higher in Tucson

than Pima County and Arizona. The poverty rate in Tucson had been decreasing in the five years leading up to the COVID-19 pandemic but was still nearly 20% compared to a statewide rate of 13.5%.

Low-Income Households Most Likely to be Housing Cost Burdened

The HUD Area Median Income Chart below provides the income category and income limits for households of various sizes in Tucson and Pima County.

AMI Range	AMI Category	1 Person	2 Person	3 Person	4 Person
<30%	Extremely Low Income	\$14,450	\$16,500	\$18,550	\$20,600
30-50%	Very Low Income	\$24,050	\$27,450	\$30,900	\$34,300
50-80%	Low Income	\$28,860	\$32,940	\$37,080	\$41,160
80-100%	Moderate	\$38,450	\$43,950	\$49,450	\$54,900

Figure 2.9: HUD Area Median Income by household size and income category for Pima County

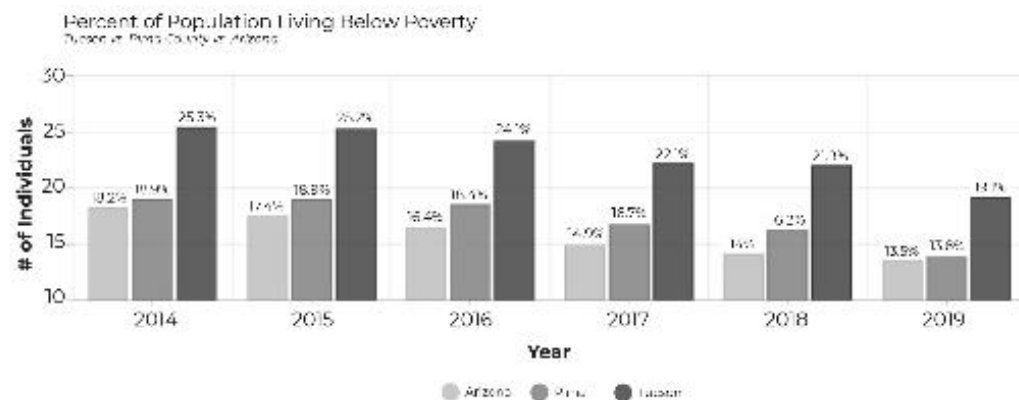


Figure 2.10: Source: ACS 1-Year Estimates

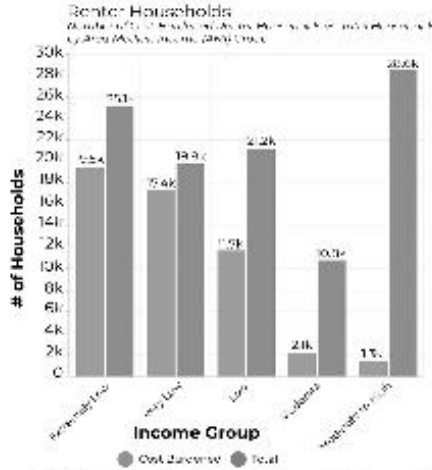


Figure 2.11: Cost-Burdened Renter Households vs. Total Households By Area Median Income (AMI) Category

Not surprisingly, renters and homeowners living in the lower-income categories are more likely to be housing cost-burdened than higher income households by spending over 30% of their income on housing. The data shows that for both renter and owner households, there are over 33,000 households that are considered extremely low-income and over 25,000 of them are housing cost burdened (77%). Whereas there are 88,340 households in the moderate to high-income category and only 4,225 of them are housing cost burdened (5%). Overall, there are over 75,000 households in the City of Tucson that are housing cost burdened.

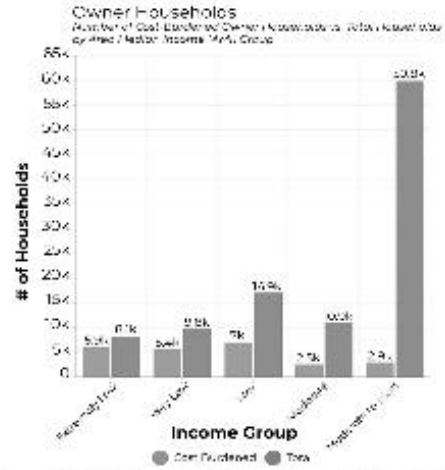


Figure 2.12: Cost-Burdened Owner Households vs. Total Households By Area Median Income (AMI) Category

INCOMES NOT KEEPING PACE WITH HOUSING COSTS

Over the past three years (2019 – Sept. 2021), estimates suggest that incomes in Tucson increased by almost 4% whereas median rent has increased by over 25% and Typical Home Values increased by nearly 42%. This trend puts even more households at risk of becoming housing cost burdened.

Percent Change in Income, Median Rent, and Typical Home Value from 2019 to 2021

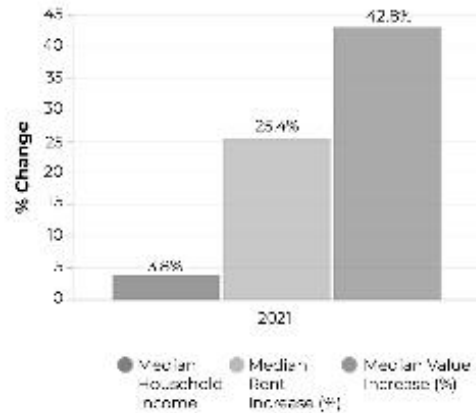


Figure 2.13: Percent Change in Income, Median Rent, and Typical Home Value from 2019 and 2021 (Source: Esri 2021 Median Income Estimates; Estimated Rent: Apartment List; Zillow Estimated Home Value)

Impact on Tucsonans

The graphic below illustrates what housing affordability looks like for a few common occupations in the Tucson and Pima County area, with varying family size. The current rental prices and home values are out of reach for many Tucsonans.

	Part-time Retail Worker	Health Care Support Worker	Single Parent Car Mechanic	Family with Businessperson Primary Earner	Family with Two Educators
No. in Household	1	1	2	4	4
Estimated Household Income	\$13,000	\$27,000	\$40,000	\$64,000	\$80,000
% of Area Median Income	30%	60%	80%	100%	>120%
Max Rent They Can Afford	\$325	\$675	\$1,000	\$1,600	\$2,000
Average Rent	\$842 Studio	\$940 1-Br	\$1,257 2-Br	\$1,700 3-Br	\$1,974 4-Br
Max Home Price	\$37,000	\$78,300	\$116,000	\$185,600	\$232,000
Typical Home Value					\$287,388

Figure 2.14: What affordable housing looks like for some common occupations in the Tucson MSA with varying family sizes

HOUSING'S RACIST LEGACY

Housing Segregation

Racism in housing practices has produced systemic inequalities and contributed to the housing segregation pattern of Tucson. The map here shows the predominant ethnicity of each Census tract in the City and a clear divide between where Hispanics and Latinos versus non-Hispanic whites live. As described in the P-CHIP and Poverty and Urban Stress reports, areas where people

of color have historically been segregated correspond with areas of lower access to opportunity like quality schools and good-paying jobs. The federal Fair Housing Act requires localities to not simply eliminate discrimination in housing practices, but to “take meaningful actions to overcome patterns of segregation and foster inclusive communities.”

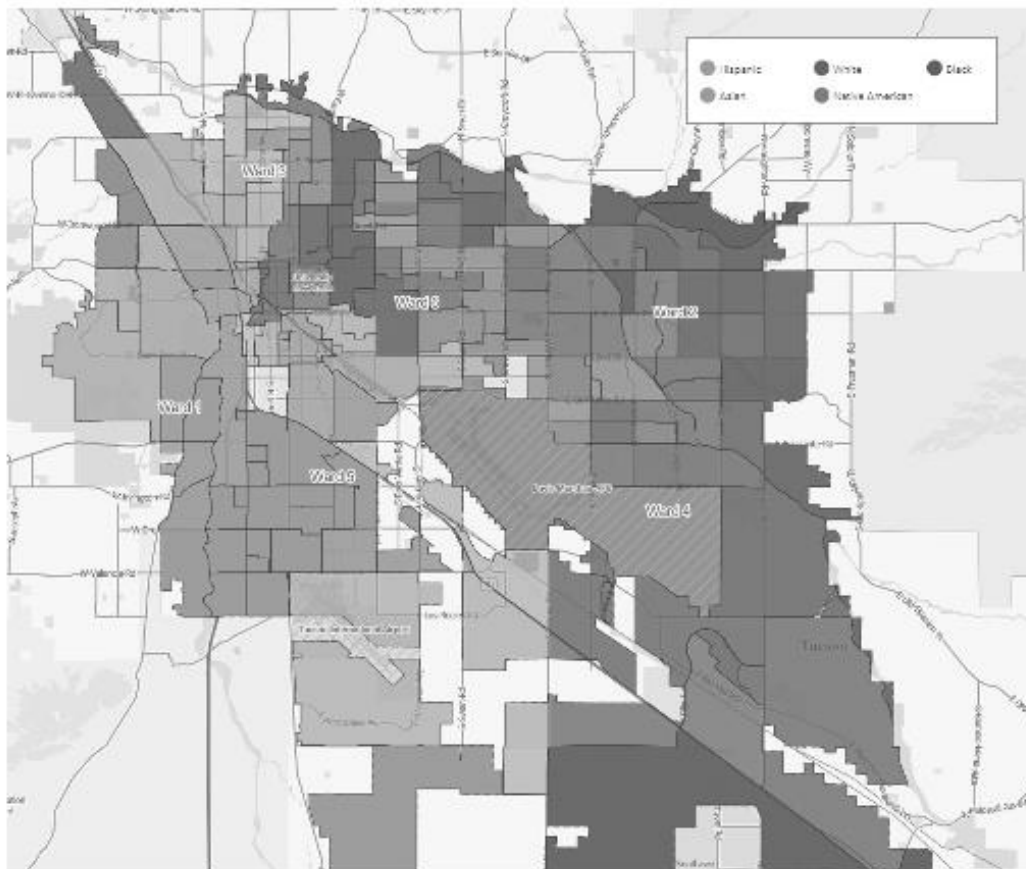


Figure 2.15: Predominate Ethnicity by Census Tract in the City of Tucson (2019)

Homeownership Rates by Race & Ethnicity Tucson vs. United States

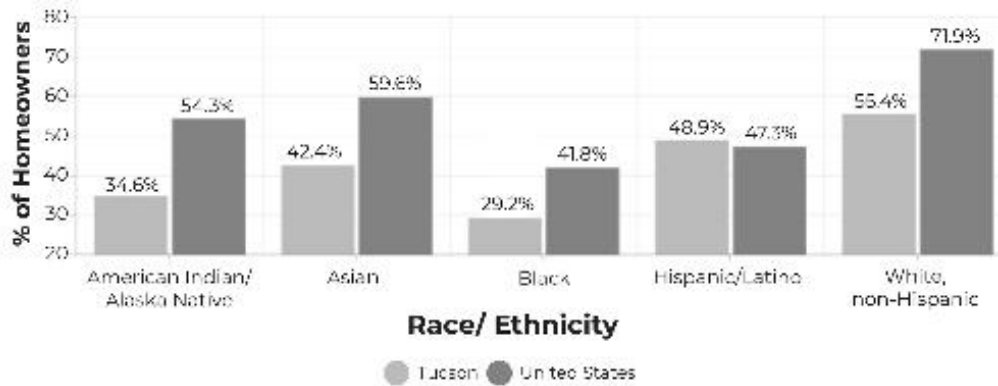


Figure 2.16: Homeownership Rates by Race & Ethnicity in the City of Tucson and the United States

Homeownership Disparity

Racism in housing practices and unequal access to economic opportunity has also created a disparate impact on homeownership, America's biggest intergenerational wealth building tool. Homeownership rates in the U.S. and locally here in Tucson vary significantly by race and ethnicity. Actions are needed to support more households of color to gain access to homeownership.

- Many higher-earning households take units at lower rents, creating a crunch for lower-earning households
- Housing affordability solutions are needed for over 75,000 households
- Solutions to expand housing affordability must be targeted to reduce the long-standing effects of housing segregation

GAP ANALYSIS AND DATA SUMMARY

Analyzing income categories and number of units available at various price points, a few conclusions can be drawn:

- There are not enough affordable units for lower-income households



3. POLICY
INITIATIVES &
ACTIONS

3. POLICY INITIATIVES & ACTIONS

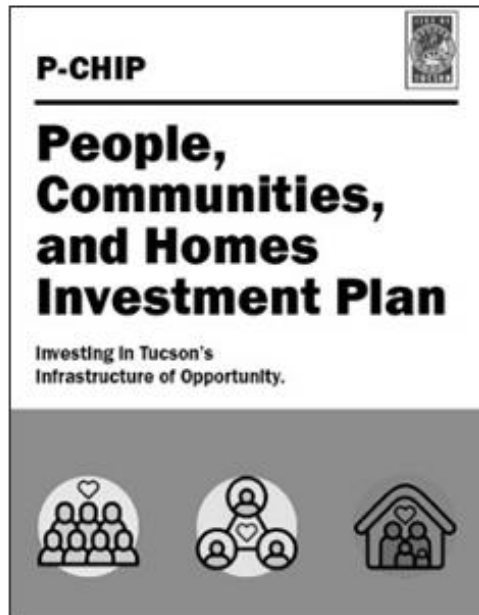
P-CHIP HOMES FRAMEWORK

The Tucson Mayor and Council adopted the People, Communities, and Homes Investment Plan (P-CHIP) on January 20, 2021 by Resolution No. 23292. The P-CHIP plan serves as a road map for the programs and funding allocations of the Department of Housing and Community Development (HCD). P-CHIP is a general planning effort that focuses on the inter-

connectedness of human services, neighborhood and community development, and housing stability. P-CHIP envisions an overall



"Infrastructure of Opportunity" that allows everyone a pathway to health, dignity, and success in order to ensure a thriving Tucson.



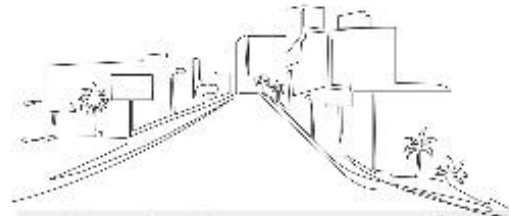
The P-CHIP HOMES section provides a framework of strategies to improve the infrastructure of housing in our community. Its vision is that, "Every Tucsonan has access to a safe, decent, and affordable home – the first steps toward life stability." This Housing Affordability Strategy for Tucson (HAST) builds from the P-CHIP HOMES section but is focused on specific actions the City can take in the short and mid-term to create and preserve housing units in Tucson. The City of Tucson strongly believes housing is one of the basic components of the region's physical infrastructure. A safe and affordable roof over one's head is a prerequisite to health, economic well-being, and self-sufficiency. As such, an adequate

supply of and access to affordable housing is also a key pillar of our "infrastructure of opportunity."

P-CHIP HOME Priorities

1. Increase affordable rental housing
Preserve, enhance, and expand the supply of affordable rental housing.
2. Expand affordable homeownership
Reduce barriers to entry and threats to stable homeownership, while also increasing supply.
3. Ensure stable, healthy, and safe housing
Support programs that keep residents in their homes, help older adults age in place, and that support safe living conditions.
4. Increase equitable housing
Reduce housing segregation and other impacts of housing's racist legacy

The P-CHIP identified the need to develop a robust Housing Strategy by utilizing the Housing Market Study and collaborating with the Commission on Equitable Housing and Development and other partners. The HAST is that strategy.



HAST POLICY INITIATIVES AND ACTIONS

HAST Plan Purpose

Support the preservation and construction of housing units.

HAST Pillars

- Focus on residents most vulnerable to housing instability
- Align actions with other key city initiatives such as climate resiliency, advancing racial and social equity, and supporting older adults

HAST Policy Initiatives

The HAST Plan identifies **ten policy initiatives** and specific short-term, medium-term, and ongoing actions the City of Tucson will take to support the preservation and construction of housing units.

SHORT-TERM

Less than 2 years

MEDIUM-TERM

2-5 years

ONGOING

Currently working on and will continue to work on for at least the next 5 years

1. TRANSFORM PUBLIC HOUSING

The City of Tucson owns and operates over 1,500 units of public housing; with an average age of 41 years. HCD recently had a physical needs analysis which reports that we will need \$48 million to address the physical needs over the next 20 years, the immediate need is \$13 million. The average amount of funding needed is \$44,000 per unit. The funding currently received by HUD under the Capital Improvement Program is about \$2 million per year. And these cost estimates do not include the Tucson House, which is estimated to need over \$70 million in and of itself.

Therefore, the City of Tucson needs to transform its public housing through a process that HUD calls Asset Repositioning. Asset Repositioning changes the regulatory and funding platform of the public housing and provides greater flexibility and options than currently available through the current program. The City of Tucson has received HUD Technical Assistance to develop a plan that will achieve the following goals:

- **PRESERVE AND/OR RENOVATE RENTAL UNITS THAT PROVIDE THE BEST HOUSING OPTIONS AND LOCATIONS FOR TUCSON RESIDENTS WITH A HOUSING SUBSIDY**



Martin Luther King Apartments, a public housing site located at 55 N. 5th Avenue in downtown Tucson

- **CREATE HOMEOWNERSHIP OPPORTUNITIES FOR SELECT SINGLE FAMILY HOMES THAT WILL INCLUDE LONG TERM AFFORDABILITY REQUIREMENTS**
- **REALLOCATE PUBLIC HOUSING SUBSIDIES FROM HOMES SOLD AND PLACE AT NEW RENTAL DEVELOPMENTS.**

1.1 CREATE A REPOSITIONING PLAN TO MEET THE OBJECTIVES OF INCREASED AFFORDABLE HOUSING FOR PHA BOARD OF COMMISSIONERS APPROVAL

Short-Term

1.2 SUBMIT FIRST RENTAL ASSISTANCE DEMONSTRATION APPLICATION TO HUD

Short-Term

2. BUILD CAPACITY IN TUCSON AROUND AFFORDABLE HOUSING

2.1. CREATE AN HCD DEVELOPMENT ARM

Short-Term

In order to facilitate aspects of the Public Housing Asset Repositioning and support more affordable housing units, the City of Tucson is in process of creating a development arm. In the short and medium-term, the City of Tucson intends to co-develop city-owned properties. This type of development entity is not uncommon across the nation as many Public Housing Agencies work on development projects to boost their overall mission.

2.2. SUPPORT COMMUNITY PARTNERS IN DEVELOPMENT

Ongoing

The City of Tucson supports affordable housing development partners primarily through providing gap funding. HCD will continue to do this and is developing a consistent, transparent application process to provide more clarity for the development community and to better align with the state funding cycles. In addition, the City of Tucson will look for opportunities to build capacity and support new local developers and existing non-profit organizations interested in development. This includes trainings focused on small scale development and missing middle housing.



Example of an affordable housing project in downtown Tucson

3. PRIORITIZE AND FACILITATE AFFORDABLE HOUSING IN AREAS OF OPPORTUNITY

3.1 CREATE A CHECKLIST Short-Term

The City of Tucson is developing a checklist tool to objectively score affordable housing projects to inform decisions such as property acquisitions and funding allocations. The draft checklist criteria is listed in Appendix B, and HCD will work with the Commission on Equitable Housing and Development to refine and test the tool.

The proposed checklist has two parts:

• PART 1: SITE CONSIDERATIONS

The site considerations section prioritizes locations that are located near needed services and that align with other city goals such as climate resiliency and social equity. For property acquisition applications, the tool also considers key site factors such as lot size, zoning, and flood zone characteristics. The Site Considerations graphic shows some of the criteria to be considered as part of this tool.

SITE CONSIDERATIONS

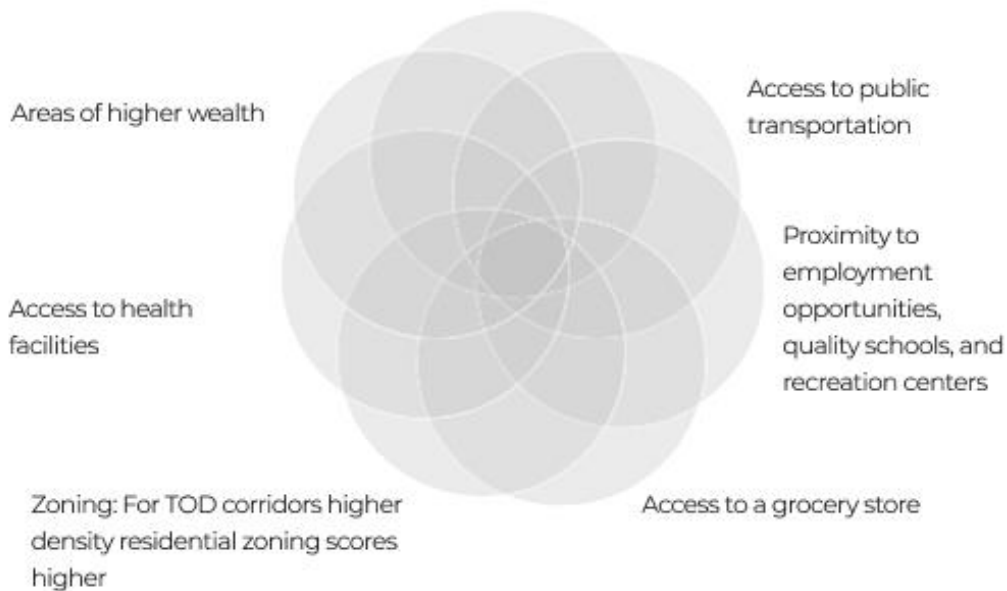


Diagram of site consideration factors for choosing new affordable housing projects

• PART 2: PROJECT CONSIDERATIONS

The second aspect of scoring affordable housing projects is focused on the aspects of the projects themselves. Projects that guarantee longer affordability periods or that serve extremely-low and very-low income households will score higher. Similarly, projects that serve persons experiencing homelessness, veterans, persons with disabilities, older adults etc. will also score higher. The Project Considerations graphic shows some of the criteria to be considered as part of this tool.

3.2 EVALUATE CHANGES TO THE CITY'S HUMAN RELATIONS ORDINANCE, TUCSON CODE - CHAPTER 17

Short-Term

Under the City's Human Relations Ordinance, Tucson Code – Chapter 17, it is unlawful for housing providers to discriminate on the basis of race, color, national origin, ancestry, disability, age, sexual orientation, gender identity, religion, sex, familial status, and marital status. Many states and local governments have passed ordinances prohibiting housing discrimination on the basis of source of income. A source of income protection would make it unlawful to refuse to rent

PROJECT CONSIDERATIONS

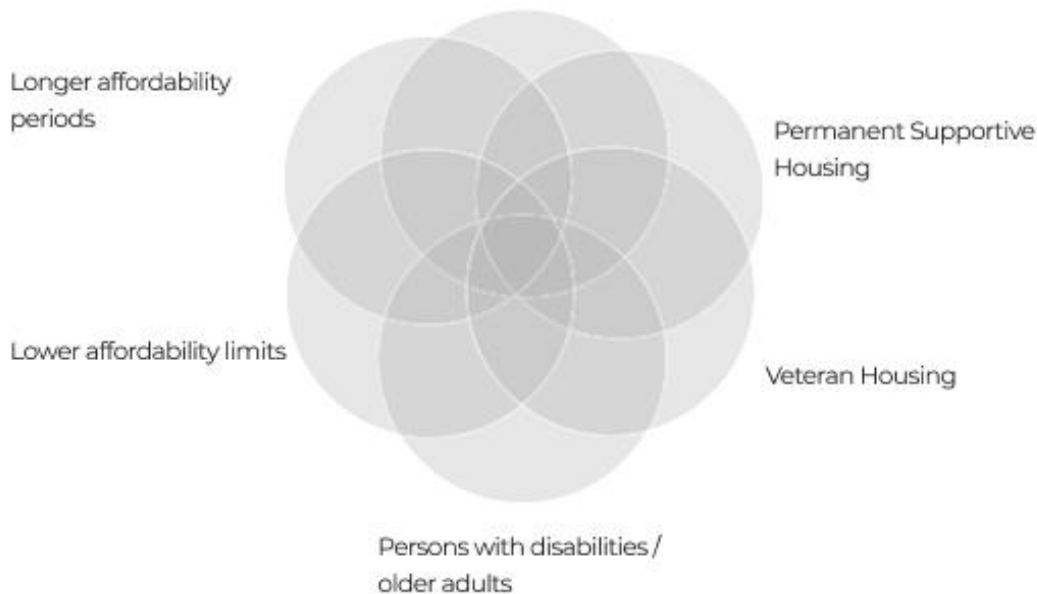


Diagram of factors for prioritizing housing projects

an apartment to a tenant because they receive lawful, regular and verifiable income from any source, including social security or other federal benefits such as a Housing Choice Voucher (formerly known as Section 8), spousal support, child support, or Veteran's benefits. In addition, some communities have prohibited questions related to criminal background from rental applications. Creating these updates can help expand housing choices and provides housing options in areas of opportunity for low-income families and older adults.

3.3 PROMOTE HOUSING IN KEY REVITALIZATION AREAS

Ongoing

The City of Tucson has several major efforts underway that align closely with the Housing Affordability Strategy for Tucson. There have been several investments made already in these areas to spur economic development, improve infrastructure, and support cultural vibrancy. The City of Tucson is committed to supporting affordable housing development in the following specific geographic areas:

• THRIVE IN THE 05

Thrive in the 05 is a collaboration of Innovations in Community-Based Crime Reduction, Choice Neighborhoods, and Workforce & Economic Development in the Oracle Road/Miracle Mile area of 85705 zip code.

• SUNSHINE MILE OVERLAY/ BROADWAY BLVD (DOWNTOWN TO HOUGHTON ROAD)

The primary purpose of the Sunshine Mile District is to support economic vitality along a multi-modal transportation corridor that forwards community values, embraces its historic features, and enhances the character of the Sunshine Mile. The recently approved overlay on a two-mile stretch of Broadway from Euclid to Country Club includes an affordable housing incentive. The City is currently developing a rapid transit service that will extend from downtown to Houghton Road.

• GRANT ROAD INVESTMENT DISTRICT (AND POTENTIAL FUTURE EXPANSION)

Ordinance 11581 established the Grant Road Urban Overlay District entitled the Grant Road Investment District (GRID) to balance uses along the corridor to meet the economic revitalization and community character goals for Grant Road; protect the historic architectural styles along Grant road, and guide new development. The GRID allows flexible for zoning regulations such as parking, building height, setbacks, and more. Residential development is a key component to building a vibrant Grant Road corridor.

• CENTRAL BUSINESS DISTRICT

The City recently worked with stakeholders to expand the Central Business District (CBD) and update our policies regarding

the Government Property Lease Excise Tax (GPLET). One of the priorities that emerged was promoting affordable and workforce housing in the downtown area. Much of the CBD is covered by the Infill Incentive District, a zoning tool designed to spur transit-oriented development along the streetcar route.

• **LA DOCE S. 12TH REDEVELOPMENT STRATEGY**

S. 12th Avenue has been a revitalization focal point for several years and there have been key strategies developed to “support a successful business district and neighborhoods, while preserving the cultural heritage in the area and building upon its contribution in Tucson as part of UNESCO City of Gastronomy.”

• **FTA EQUITABLE TRANSIT-ORIENTED (E-TOD) DEVELOPMENT PLANNING GRANT**

The City of Tucson Department of Transportation and Mobility is overseeing a [federal grant](#) to develop land use policies around a new bus rapid transit line from the Tucson Mall to downtown and from downtown to the Tucson International Airport. The plan will incorporate equitable TOD strategies to improve physical, social, and economic conditions while addressing community concerns, including displacement. Affordable Housing is essential for preventing displacement and providing housing access to lower-income households in highly desirable locations.

• **PLACE NETWORK INVESTIGATIONS (PNI)**

PNI is a citywide strategy to substantially reduce violence. The strategy is grounded in evidence that persistent crime patterns and violent hot spots are visible indicators of underlying crime-place networks. Offender groups use crime-place networks that provide the infrastructure necessary to operate illicit markets and promote violent interactions. Skilled PNI investigators, working in chronically violent micro-locations, identify crime-place networks and build cases against individuals who own and operate network locations. Eradicating deeply entrenched crime-place networks produces the sustained crime reductions needed to support community redevelopment and long-term economic growth. Tucson Police Department is a participating PNI agency and the PNI locations listed on the map are in need of revitalization investments.

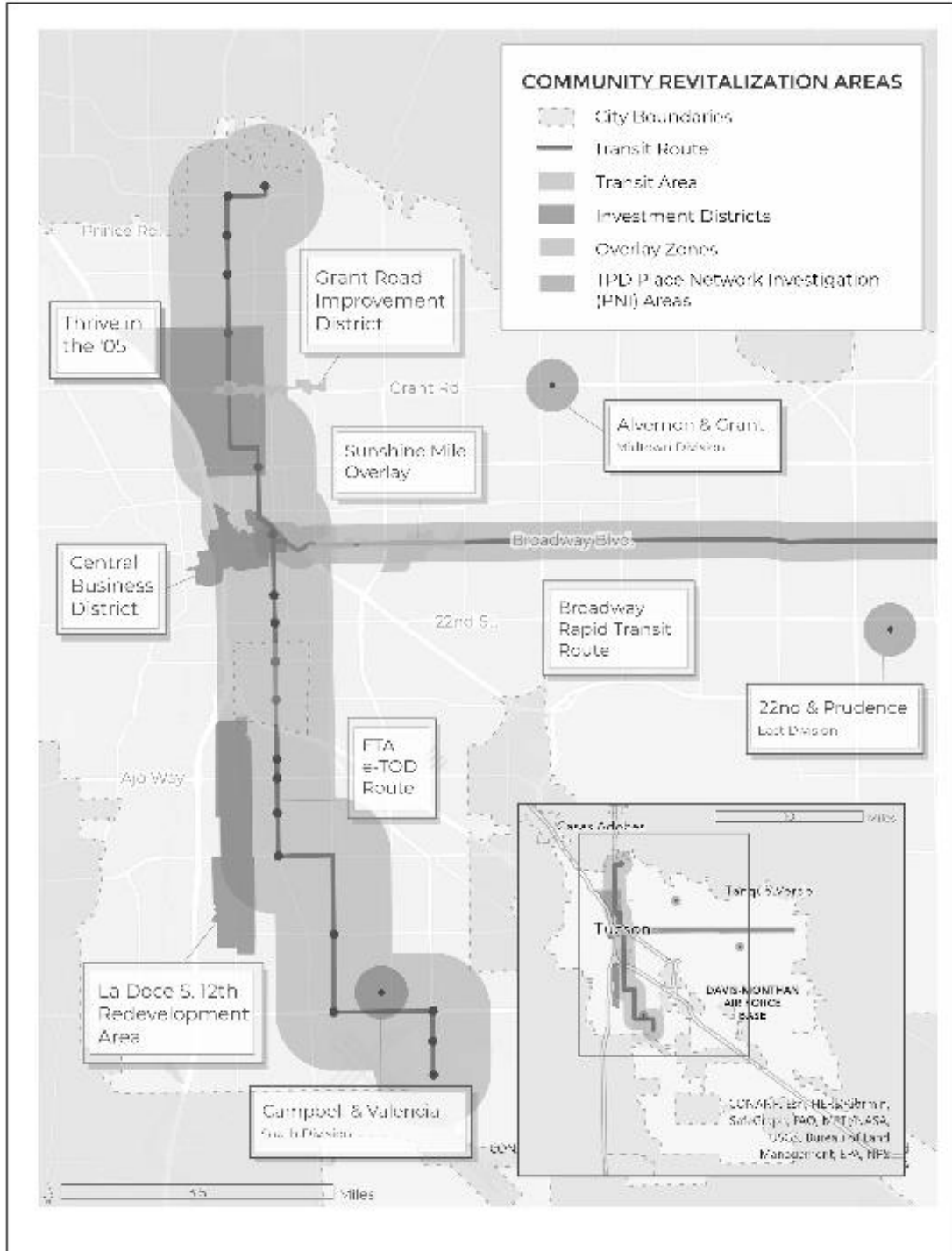


Figure 3.4: Map of Tucson Community Revitalization Areas where Affordable Housing will be prioritized

4. EXPAND EFFORTS TO PRESERVE AND ENHANCE EXISTING HOUSING.

4.1. LAUNCH PILOT ACCESSORY DWELLING UNITS IMPROVEMENT PROGRAM.

Short-Term

The Mayor and Council recently passed a code amendment to allow Accessory Dwelling Units or Casitas on single-family zoned lots in Tucson. The purpose of this Pilot Program is to provide financial and technical assistance to low-income homeowners within the City of Tucson to improve an existing Accessory Dwelling Unit (ADU) or accessory structure that can be converted to an ADU on owner-occupied properties. Improvements can include needed repairs and/or minor kitchen and bathroom upgrades that make the ADU more inhabitable.

4.2 DEVELOP MANUFACTURED HOUSING REHABILITATION INITIATIVE TO SUPPORT AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES.

Short-Term

Manufactured homes make up a significant portion of the naturally occurring affordable housing inventory in Tucson. However, many manufactured homes are in need of repair and some are currently vacant. The City of Tucson will partner with a community organization(s) to preserve existing housing opportunities through manufactured home rehabilitation or to rehabilitate vacant units that will then be sold to low-income homeowners.



Casita, a type of Accessory Dwelling Unit (ADU) commonly found in Tucson

4.3 CREATE A NEW REHABILITATION PROGRAM FOR MULTI-FAMILY RENTAL BUILDINGS.

Medium-Term

Many multi-family apartment buildings in Tucson are aging and in need of investment. HCD will explore the feasibility of offering loans or grants to help rehabilitate existing affordable housing buildings that meet criteria consistent with HCD's funding regulations. Improvements could include safety enhancements, structural systems, energy efficiency upgrades, landscaping, and exterior façade improvements.

4.4 WORK WITH ARIZONA DEPARTMENT OF HOUSING TO IDENTIFY AND SUPPORT CONTINUING AFFORDABILITY TERMS OF EXPIRING PROJECTS.

Ongoing

In 1989, Congress extended the affordability use restrictions for Low-Income Tax Credit Properties (LIHTC) to 30-years. At the end of the use-period, those properties are eligible to for conversion market-rate rentals. In the Tucson region, from 1989-1999 approximately 31 LIHTC properties with over

2900 units were built. Given how many of these buildings are reaching their 30 years, it is critical that the city, state, and affordable housing developers ensure these units remain affordable.

5. UPDATE ZONING REGULATIONS TO ENCOURAGE AFFORDABLE HOUSING.

5.1 INCORPORATE INCENTIVES INTO PLANNING AND OVERLAY ZONING ON TRANSIT CORRIDORS.

Short-Term

The Tucson Mayor and Council recently adopted the first affordable housing density bonus in Tucson as part of the Sunshine Mile Overlay District. HCD will be evaluating the terms of the density bonus and will also explore additional incentives that can be incorporated into this and future transit overlays to encourage affordable and mixed income housing on key transit corridors.

5.2 PROMOTE HIGH-QUALITY, CLIMATE-ADAPTED, AND ATTRACTIVE DESIGN OF NEW HOUSING.

Medium-Term

As Tucson and our region warms, new development that is climate-adapted can also be more cost-effective, with lower energy needs for cooling and heating. Some of the existing tools that support high-quality, attractive design of new housing are Planned Area Developments and Flexible Lot Developments. These tools can be reviewed and updated



The Sunshine Mile Overlay includes the first affordable housing density bonus incentive in Tucson

to better promote affordable, climate-adapted development. New tools including regulations as well as incentive-based programs should also be explored.

As the City unlocks significant new growth areas, such as the Southlands, the planning and entitlement process should promote a diverse mix of uses and densities, to deliver a variety of housing types and affordability levels, and ensure that new development is climate-resilient.

Additionally, affordable housing projects that receive City funding or incentives should be reviewed to ensure that the design is of high quality, creating attractive, livable spaces for tenants.

5.3. UPDATE DEVELOPMENT STANDARDS AND CREATE TOOLS TO INCENTIVIZE AFFORDABLE HOUSING.

Ongoing

Affordable Housing projects typically require subsidies to pencil out given the limited rent payments that come in from tenants. Therefore, identifying ways to help these projects' bottom lines will help ensure more projects happen. Relief from standards such as setbacks, lot coverage,

parking requirements, etc., and additional height/density for affordable housing developments are some avenues to make affordable housing projects more feasible.

There is also a need to allow more diverse housing types that even at market-rate can be attainable to middle-income households. This includes housing types such as bungalow courts, duplexes, and rowhouses, often termed 'missing middle' housing for their moderate density as well as cost. Many of Tucson's current zoning regulations makes it difficult to build this type of housing – updating our standards to provide more flexibility could allow our housing market to better serve the needs of Tucson households.



Prefabricated ADU that runs entirely on solar panel (Photo: dezeen.com)

6. FACILITATE DEVELOPMENT BY REDUCING COSTS AND THROUGH INNOVATION.

6.1 STREAMLINE DEVELOPMENT REVIEW PROCESS FOR AFFORDABLE HOUSING PROJECTS

Short-Term

The City of Tucson makes every effort to support developers through the permit process in a timely fashion. One of the actions that Mayor and Council can take is to dedicate resources to expedite the review of affordable housing projects to ensure these projects are prioritized through the permitting process. Another action the City of Tucson can consider is reducing the cost of development review fees for affordable housing projects.

6.2 EVALUATE EXPANSION OF THE AFFORDABLE HOUSING IMPACT FEE PROGRAM.

Short-Term

Ordinance 11624 incentivizes affordable housing by offering a subsidy on impact fees to nonprofit affordable housing developers for the non-public investment portion of an affordable housing project. The project must be affordable to households that earn 80% of Area Median Income or less for at least fifteen (15) years. Each year the City of Tucson budgets the impact fee waiver fund for affordable housing, for FY 2022 it is \$780,000. Mayor and Council could consider amending the ordinance to be focused on the terms of affordability (80% AMI and 15 years) rather than the corporate structure of the developer and allow for

any developer to receive the relief if they build a project that meets or exceeds the affordability terms.



The first home constructed by Habitat for Humanity using 3D printing in Tempe, Arizona

6.3 INCENTIVIZE ADU CONSTRUCTION TO ADD AFFORDABLE RENTAL UNITS TO THE MARKET.

Medium-Term

Several cities across the U.S. have teamed up with community partners and financial institutions to support the construction of Accessory Dwelling Units to provide housing for low-income residents and for older adults. Program examples include:

[A Place for You](#) in Multnomah County, OR brought prefab ADUs to the backyards of homeowners, which then provided housing for formerly homeless individuals

The [LA ADU Accelerator Program](#) pairs older adults with homeowners willing to offer their ADUs as rentals

[LA MAS Backyard Homes Projects](#) supports homeowners in building an ADU in exchange for renting their unit affordably to a Section 8 voucher holder for a minimum of 5 years

These and other models could be replicated in Tucson through community partnerships

6.4 PROMOTE LOW-COST DEVELOPMENT AND OWNERSHIP METHODS SUCH AS MODULAR HOMES, 3D-PRINTED HOMES, SHARED HOUSING, HOUSING COOPERATIVES, ETC.

Ongoing

There are several trends emerging to help address the shortfall in housing and reduce housing costs. For instance, developing model plans to help make ADUs easier and cheaper is one way to make this tool more affordable. Modular homes are growing in use and are another way to reduce costs. Many areas are experimenting with 3D-printed homes, including the City of Tempe where Habitat for Humanity just built the first 3D-printed home in Arizona. Tucson can make sure that our codes allow these types of construction and consider promoting these methods as part of an affordable housing development on a designated city-owned site, in order to serve as a pilot and demonstration project.

There is also a growing interest and examples of living arrangements that both help keep costs down for owners or renters and offer companionship and support to residents. Housing cooperatives can offer permanent affordable homeownership opportunities for low-income households, older adults, and for manufactured home park residents. Shared housing for older adults is also an emerging practice where unrelated or non-partnered people choose to live together.

7. DEVELOP AFFORDABLE AND MIXED-INCOME HOUSING ON CITY-OWNED PROPERTIES.

HCD focuses on housing for low-income households. However, there are also several advantages to mixed-income housing. Market rate units help offset the cost of the affordable housing units and increase social diversity. The City's development arm will utilize city-owned sites to build affordable and mixed-income housing projects.

7.1 DEVELOP A PHASED DEVELOPMENT PLAN FOR EXISTING CITY SITES.

Short-Term

The City already owns several properties and given the shortage of housing, it is important that housing be a priority for city land. HCD will develop a phased plan to advance housing projects on city-owned sites. This will involve an analysis of all city-owned properties using the checklist mentioned in priority #3.



A concept by Poster Mirto McDonald for a city-owned site in Barrio Anita

**7.2 EXPLORE FEASIBILITY OF CITY-
SITES ON SUNSHINE MILE**

Short-Term

The City of Tucson acquired properties along Broadway Boulevard for the road-widening project west of Country Club Road. There are a few remnant parcels the city owns adjacent to the roadway that might be viable sites for affordable housing projects. The City of Tucson will evaluate the feasibility of affordable or mixed-income housing on these sites.

**7.3 STRATEGICALLY ACQUIRE NEW
PROPERTIES TO ADVANCE THE
CITY'S AFFORDABLE AND MIXED-
INCOME HOUSING GOALS**

Short-Term

The City of Tucson is increasing its efforts on affordable housing development and as part of that, will consider acquiring land in key areas that align with the city's overall efforts at climate resiliency, social equity, community safety, and more. This includes considering properties in the city's "Key Areas to Revitalize" including Thrive in the 05, along key transit corridors, and currently vacant or underutilized shopping centers in areas of opportunity as described in Policy Initiative #3.

**7.4 ADVANCE DEVELOPMENT ON
PHASE 1 SITES**

Short-Term

HCD is actively working on plans to develop affordable housing on four city-owned sites. Two of the sites will advance the Thrive in the 05 goals while two are in historic neighborhoods where affordable housing is important to allow low-income

families access to historic, culturally rich neighborhoods.

• THRIVE IN THE 05 SITES

- Contzen Ave in Barrio Anita
- Navajo/Mohave Roads in Ward 3, Permanent Supportive Housing Project
- Stone and Speedway

**• HISTORIC, CULTURALLY
VIBRANT NEIGHBORHOODS**

- 11th Ave in Dunbar Spring
- Westmoreland in Menlo Park

**8. ENHANCE EFFORTS AIMED
AT HOUSING TUCSONANS
MOST VULNERABLE TO
HOUSING INSTABILITY**

There are several existing efforts that target persons experiencing homelessness, older adults, persons with disabilities, veterans, youth, and victims of domestic violence. The City of Tucson can support these efforts and initiate additional efforts focused on these individuals and families most vulnerable to housing instability.

**8.1 SUPPORT EMERGE TO
EXPAND INTERIM HOUSING FOR
INDIVIDUALS AND FAMILIES
FLEEING DOMESTIC ABUSE**

Short-Term

Emerge Center Against Domestic Abuse is expanding its interim housing solutions for individuals and families fleeing domestic abuse. This is being accomplished by

converting existing congregate shelter space into temporary non-congregate housing for survivors with high risk of lethality. The City of Tucson has committed \$1M in HOME American Rescue Plan funding to match the contributions of Pima County and a family foundation.

8.2 SUPPORT THE WORK OF THE AFFORDABLE HOUSING ALLIANCE (AHA)

Short-Term

In January of 2021, the Affordable Housing Alliance for Older Adults hosted an Affordable Housing Summit that provided community members with cutting-edge information about creating affordable, innovative, and sustainable housing for older adults. The Alliance is now focused on creating an Affordable Housing Action Plan for older adults with funding from Vitalyst Foundation. The City of Tucson has already demonstrated its commitment through the Age Friendly Plan that was adopted in May 2019 and will continue to collaborate with the Affordable Housing Alliance for Older adults in the development of the Action Plan.

8.3 SUPPORT SMALL SCALE HOUSING FOR YOUTH AND OLDER ADULTS

Short-Term

A variety of housing options is an important aspect of meeting the housing needs in the region. Small scale development of typically 10 or less units, can be duplexes, triplexes, townhomes, or other innovative models of housing. The City of Tucson is committed to supporting community partner efforts to

construct this housing type for older adults or youth 18-24 years of age.



Esperanza En Escalante, 44 one-bedroom units for housing for homeless veterans (Photo: AZ Daily Star)

8.4 REHABILITATE THE TUCSON HOUSE

Medium-Term

Tucson House was constructed in 1963 as a 17-story luxury apartment complex with large floor plans, attractive amenities, and sweeping desert views. In the mid-1970s, Tucson House occupancy declined as the area deteriorated and the federally insured mortgage was foreclosed. The property was auctioned in October 1976 to HUD, which provided a grant to the City of Tucson to purchase it and transition it into 408 units of public housing. Tucson House is now Home to over 450 residents, many of whom are older adults or disabled and represents 27 percent of the City's public housing inventory. Yet, at 60 years old, Tucson House needs a full rehabilitation. The City of Tucson has selected Gorman & Company (Gorman), to serve as the co-developer in the redevelopment. Gorman is an experienced affordable housing developer and will lead the project by developing a phased rehabilitation plan and develop the financing needed to complete the project.



Tucson House, Tucson's largest public housing site

8.5 SUPPORT NEW PERMANENT SUPPORTIVE HOUSING PROJECTS

Ongoing

The Commission on Equitable Housing and Development believes that one of the City's efforts should be to increase permanent supportive housing that is not dependent on the private market that often have high barrier requirements for tenancy. CEHD also knows that the housing first approach is the best practice to address the need of housing for persons experiencing homelessness. As a result, CEHD submits to Mayor and Council the following recommendation to be carried out by Housing and Community Development Department.

Starting in January 2022, HCD will open funding opportunities to develop at least one PSH project a year for the next five (5) with a maximum of 50 PBV vouchers or \$500,000 in HOME Funds committed to PSH projects. The developer or the service provider partner will be required to have a non-profit designation and the owner/ service provider must be committed to using a Housing First approach, serving individuals and families who meet HUD's definition of chronically homeless or literally homeless, participating in the Coordinated Entry System.

9. PURSUE ADDITIONAL AND MORE SUSTAINABLE FUNDING STREAMS FOR AFFORDABLE HOUSING IN THE REGION

There is more need to build and preserve affordable housing in our region than there is funding available to meet that need. The annual funds the City of Tucson receives to support housing for low-income housing is only enough to support a few projects each year. Fortunately, the American Rescue Plan Act has some additional resources to support the region's housing efforts but it is not a sustainable funding source in the long-term. More funding for affordable housing is a huge need in Tucson and throughout the country. Identifying new funding opportunities for affordable housing is one of the areas of focus for the Affordable Housing Subcommittee of the Commission on Equitable Housing and Development.

9.1 REINSTATE THE TUCSON HOUSING TRUST FUND

Short-Term

Housing Trust Funds are one tool to fund affordable housing by using dedicated sources of public revenue to support housing. At the federal level, Congress passed the Housing and Economic Recovery Act of 2008. In 2016 the first \$174 million in HTF dollars were allocated to states. In 2021, Arizona received slightly over \$11 million primarily for the development of affordable housing.

Many local municipalities, including the City of Tucson, also adopted local housing trust funds. When Mayor and Council established the Tucson Housing Trust Fund (Tucson-HTF) in 2006, they identified the following funding streams: sale of city-owned properties, a fee on the conversion of rental properties, and unexpended funds from the utility service low-income assistance program. The Tucson-HTF was used to support downpayment assistance, employer-assisted housing, rental rehabilitation and security deposits, and homeowner repairs. The Tucson-HTF Citizens' Advisory Committee oversaw the collection and distribution of the funds. During the Great Recession, the identified sources for the Tucson-HTF were used to cover the budget deficits, leaving no dedicated funding source. The Commission on Equitable Housing and Development (CEHD) has developed a subcommittee to explore new potential funding streams to revive the Tucson-HTF.

With Mayor and Council support and direction, the Tucson-HTF can be reinstated and CEHD can continue to work on identifying potential funding streams and can serve in the role of overseeing the fund.

9.2 EVALUATE ADDING HOUSING IN A FUTURE BOND OR TAX MEASURE TO GO TO VOTERS.

Medium-Term

Many cities and counties add affordable housing to voter-approved funding initiatives. Pima County's previous general obligation bond measures included affordable housing funding. In November

of 2020, the City of Austin voters passed a property tax increase to raise an estimated \$7.1 billion for a major transit expansion; the measure includes \$300 million in Anti-Displacement funding to support affordable housing near the transit corridors. The Affordable Housing Subcommittee of the Commission on Equitable Housing and Development has expressed interest in advocating for a sustainable funding source for housing via a voter approved measure.

9.3 ADVOCATE FOR MORE STATE AND FEDERAL FUNDING FOR HOUSING.

Ongoing

Tucson is not unique in its housing challenges. Nearly every town and city across the country is experiencing a housing crisis. The crisis is the result of inequitable systems and it is important that the City support federal and state legislation that will increase the amount of funding available for affordable housing. A recent example of this was Mike Edmonds, a Tucson House resident and the Vice-Chair of the Commission on Equitable Housing and Development testified in front of the House Committee on Financial Services in support of public housing funding in the Build Back Better legislation.



Mike Edmonds testifying virtually for the Build Back Better legislation

In addition to federal advocacy, there is an opportunity to advocate on the state level. Every year, the Arizona State Legislature sets priorities, and this year, housing has been proposed under priority item 3i, which states:

- Invest in Local Economies and Infrastructure: Support the ability of cities to utilize strong economic development tools and increase infrastructure investment:
 - i. Increase affordable housing and reduce houselessness by supporting “Housing First” programs, additional funding for the State Housing Trust Fund and down payment assistance programs, and additional state personnel, technology and funding for the Arizona Department of Housing to implement affordable housing programs more quickly and efficiently

With Mayor and Council direction, the City can voice its support to the proposed priority.

10. EXPAND EDUCATION, OUTREACH, AND RESEARCH EFFORTS

In a tight housing market, it’s critical that we effectively and efficiently utilize the resources that are currently available and understand emerging trends to respond to evolving needs. This includes new initiatives

to more successfully connect residents and landlords to resources and information as well as better outreach and education about existing programs.



Section 8 Landlord discussing his positive experience working with voucher tenants

10.1 HOUSING RESOURCE CONNECTION PROGRAM

Short-Term

As discussed throughout this plan, housing is a fundamental need for all individuals, yet it can also be extremely difficult to obtain, especially if the individual has limited income and other challenges such as poor rental and criminal history. The City will partner with Pima County and other community organizations to create a Housing Resource Connection program designed to help individuals navigate and secure housing.

10.2 EXPAND HOUSING EDUCATION EFFORTS

Ongoing

While existing programs to help Tucsonans afford housing are not enough to meet the current need, expanded education and outreach would help ensure they are readily available to those who need assistance.

• **HOUSING CHOICE VOUCHERS (SECTION 8)**

Colloquially known as "Section 8," Housing Choice Vouchers (HCV) are a flexible form of rental assistance that typically follow a household as they rent a private unit of their choice. The HCV program can help deconcentrate poverty and allow families to rent units in areas of higher opportunity than they would normally be able to afford, helping to create mixed-income neighborhoods. The vouchers help to subsidize regular units on the market and therefore don't require expensive new construction. They also provide consistent market rate rent to the property owner. However, Housing Choice Vouchers have long received a bad rap. "Section 8" tenants have been stigmatized and landlords are discouraged from accepting vouchers due to past delays in receiving rent payments and other red tape. The city needs more landlords who will willingly accept Housing Choice Vouchers so voucher holders can more quickly find a suitable unit.

While resources are limited, it's important to target these programs to those most in need. Education and outreach for these programs will also be focused towards high vulnerability areas.

• **PROPERTY TAX REDUCTION / EXEMPTION PROGRAMS**

Rising housing prices can become a burden to low-income, older homeowners who cannot afford the increased property taxes on a fixed income. The Pima County Assessor offers a Senior Property Valuation

Protection or "Senior Freeze Program" to freeze the value of older adults' property from increases. The City of Tucson will work with Pima County to promote this program and target residents in areas of the county most vulnerable to economic shocks using the Neighborhood Vulnerability Index.

• **HOME REPAIR PROGRAMS**

The City of Tucson's City Home Advocacy Rehabilitation Modification (CHARM) programs offer repair and rehabilitation services for mobile homes, minor and major home repair, and lead paint abatement in partnership with community agencies: DIRECT Center for Independence (DIRECT), Community Home Repair Projects of Arizona (CHRP), Tucson Metropolitan Ministry (TMM), and FSL Home Improvements. These programs preserve existing unsubsidized affordable housing and ensure that low-income Tucsonans can remain in their homes.

While resources are limited, it's important to target these programs to those most in need.

• **FAIR HOUSING**

Under the federal Fair Housing Act, the City of Tucson has an obligation to "affirmatively further fair housing" by not only seeking to eliminate discrimination in rental and mortgage practices, but also to take meaningful actions to overcome longstanding patterns of segregation. Working with the Commission on Equitable Housing and Development's (CEHD)

Housing Segregation Subcommittee and community partners like the Southwest Fair Housing Council and SERI (Sonora Environmental Research Institute), the City of Tucson will explore ways to better educate Tucson landlords and the general public about fair housing practices and housing segregation.

In addition to the actions proposed under Policy Initiative 3 to help undo patterns of housing segregation, the City of Tucson again under the direction of the CEHD Housing Segregation Subcommittee will work to build awareness among policy makers and the public about the racist policies used to segregate housing nationally and in Tucson. This common knowledge base will serve as a platform for informed policy recommendations to affirmatively further fair housing in the city.

10.3 CONTINUE RESEARCH INTO TRENDS IN THE HOUSING MARKET

Ongoing

As discussed in the Data Snapshot in Section 2 of this plan, the City of Tucson has recently undertaken numerous data gathering efforts to better understand the recent changes and long-term trends in the housing market across Tucson and the region. However, we know this is an ongoing need. Not only do key indicators like housing cost burdened households change over time, but new trends and concerns also emerge. For example, over the past year or so, Tucson has anecdotally seen an increase in outside investors purchasing residential properties, contributing to rising housing prices. The

extent of this issue and potential policy initiatives to make housing more attainable for local residents is unknown. The City of Tucson will continue to update existing metrics to track trends in housing like the Neighborhood Vulnerability Index and Poverty and Urban Stress Report. Additionally, the City will seek out new data and research on emerging trends on an ongoing basis.



**4. FUNDING &
RESOURCE
OVERVIEW**



4. FUNDING & RESOURCE OVERVIEW

It is important to understand the cost of developing housing when discussing funding and resources needed to add housing units to the City of Tucson. The cost to construct or rehabilitate an affordable housing unit varies depending on several factors including location, building materials, size, requirements, labor costs, and more. Recent large-scale multi-family affordable housing, that receive Low Income Housing Tax Credit funding, report that the average cost to develop new multifamily units is \$200,000 per door. In some projects, this has been significantly higher due to recent increases in costs in labor and materials. The additional challenge is ensuring the property is sustainable once it is open because the rents are set by Arizona Department of Housing and are below market rents. Funding units often requires many layers of financing and has complex compliance requirements. The City of Tucson is one of the funders that supports housing development to assist low to moderate income households. It is imperative that the City of Tucson maximizes the available funding and ensure it is strategic in supporting as many projects as possible for Tucson.

ANNUAL FUNDING

This section shows the approximate annual funding that Housing and Community Development (HCD) receives each year to support housing for low-income families.

HOME Program - \$2.5M

Housing Choice Voucher \$47M
(includes Project Based Vouchers)

Housing for Persons with
HIV/AIDS (HOPWA) \$850K

CDBG Decent Affordable Rental
and Homeowner Housing \$1.8M

Public Housing \$10M

Approximate Annual Funding for Available Housing

Committed Funding

However, it is important to understand that most of the funding that HCD receives is committed to the HUD-assisted residents — public housing residents or Housing Choice Voucher recipients. HCD supports over 17,000 individuals who have an average income of approximately \$11,038. Some of the funding goes towards programs to help low-income homeowners with needed repairs, downpayment assistance for new homeowners, and tenant-based rental assistance such as security and utility deposits. The images and charts below provide a snapshot of Tucson's HUD-assisted residents.

Available Annual Funding

Examining what is already committed, HCD has approximately \$1.75M in HOME funding each year to support affordable housing development. Fifteen percent of

the total annual HOME funding, which is approximately \$370,000, must go to a Community Housing Development Organization (CHDO). A CHDO is a non-profit, community-based organization that has staff with the capacity to develop affordable housing for the community it services. There is a HUD-required qualification process to be designated as a CHDO that considers factors such as organizational structure, capacity, and experience.



Approximate Annual Resources that are Available for Affordable Housing

SNAPSHOT OF TUCSON'S HUD-ASSISTED RESIDENTS



Snapshot of Tucson's HUD-Assisted Residents

In addition to HOME funding, HCD is committed to supporting affordable housing by committing up to 50 Project Based Vouchers (PBVs) per year for the next five years.

Annual HOME funding and PBVs will be allocated by a competitive RFP process that will align with the Arizona Department of Housing Qualified Allocation Plan (QAP) process that determines Low Income Housing Tax Credit allocation.

American Rescue Plan Act Funding Restricted for Housing

In addition to supporting general government and community recovery from the COVID-19 pandemic, The American Rescue Plan Act (ARPA) appropriated federal funds for the specific purposes of preventing and responding to housing insecurity and homelessness. Through these appropriations, the City of Tucson and Pima County received an additional \$12.7M in HOME American Rescue Plan (HOME-ARP) funds. Congress also funded a new program called Emergency Housing Voucher Program (EHV). The City and County received a total of 202 Housing Choice Vouchers under this new EHV program. The City received a second round of Emergency Rental Assistance Program (ERAP) funds in the amount of \$32 million.

The City of Tucson and Pima County act as a consortium for the implementation of HOME funds. The supplemental HOME-ARP allocation has been made under this consortium and can be used to support

housing for qualified populations such as persons experiencing homelessness and victims of domestic abuse. The City of Tucson and Pima County anticipate expanding non-congregate shelter/ bridge housing options and affordable rental housing units for use in permanent supportive projects with these funds.



American Rescue Plan (ARPA) Funding dollars restricted for Housing

The Emergency Housing Voucher funding provided an additional 202 vouchers to help both those who are homeless and persons fleeing domestic violence. This includes services not traditionally provided with Section 8 voucher programs such as housing search assistance, furnishings, limited supportive services, landlord incentives, and other aid to promote rapid entry and success.

The ARPA funding for Emergency Rental Assistance provided additional rent and utility assistance for households facing eviction. This funding is administered by the Community Investment Corporation

(CIC) and between this funding and the previous Rent and Utility funding over 6,400 households have received support and over \$33M has been distributed in the region.

ARPA State and Local Fiscal Recovery Funding (SLFRF)

The American Rescue Plan Act also included Local Fiscal Recovery Funding to meet pandemic response needs and rebuild a stronger, more equitable economy. The Mayor and Council adopted the following framework to guide decisions around the city's SLFRF allocation.

At the October 5, 2021 Study Session, Mayor and Council approved \$9.25M in funding to promote Affordable and Stable Housing. The following is a preliminary distribution of the funding, though there is flexibility built into the process to allow for changes in the funding between these categories to best meet the needs of the community. For the categories that are shown as 'Partner Funding', the City of Tucson will facilitate a grant application process that will be scored using the framework criteria that Mayor and Council established.

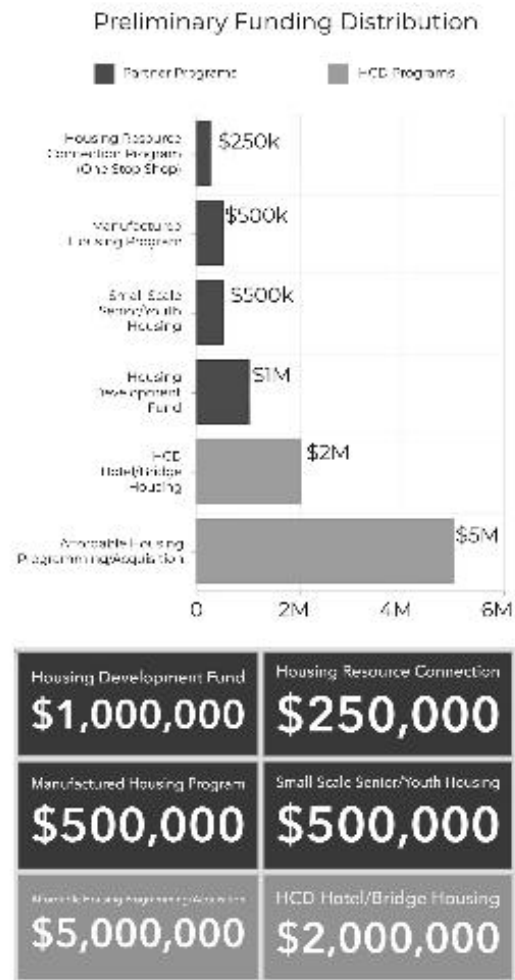


Figure 4: Preliminary Affordable and Stable Housing SLFRF distribution



5. SHORT-TERM ACTION PLANS



5. SHORT-TERM ACTION PLANS

The motion passed by Mayor and Council regarding the creation of this housing plan included direction to focus on *'developing specifics for short-term goals so that the Mayor and Council, as the governing body, can take immediate action and to incorporate any ARPA dollars identified or any other funding sources for affordable housing into the plan'*.

All ten policy initiatives included in the HAST Plan has an 'action plan' that lays out specific steps the City of Tucson will take to ensure the short-term and ongoing actions are achieved. A few of the initiatives suggest an action that Mayor and Council can consider immediately to support the initiative.

The action plans are built into the HAST website in a way that will track progress overtime. We encourage anyone interested in this topic to check the website periodically to see updates on the initiatives and actions described in this plan. By doing this, the HAST plan is a living and breathing document and ultimately the city actions will ensure more housing gets built in the region.

IMMEDIATE MAYOR AND COUNCIL ACTIONS FOR CONSIDERATION

- 1. Direct HCD to return to Mayor and Council with resolution to adopt the Housing Affordability Strategy for Tucson, with the added direction and changes discussed**

(Overall HAST Action)

- 2. Approve and adopt the geographical areas outlined in the Community Revitalization Areas map**

(HAST Policy Initiative 3: Prioritize Affordable Housing in Areas of Opportunity)

- 3. Direct Planning and Development Services (PDS) that is currently developing an amendment to the commercial parking code to include affordable housing projects as eligible projects to request a parking reduction**

(HAST Policy Initiative 5: Update Zoning Regulations to Encourage Affordable Housing)

- 4. Direct staff to develop language to amend the affordable housing impact fee waiver program for any affordable housing project that meets affordability terms; subject to available funding**

(HAST Policy Initiative 6: Facilitate Development by Reducing Costs and Through Innovation)

- 5. Direct HCD to implement the CEHD recommendation to issue an annual funding process to develop at least one Permanent Supportive Housing project per year for the next five (5) years with a maximum of 50 Project Based Vouchers and/or \$500,000 in HOME Funds for such projects starting January 2022**

(HAST Policy Initiative 8: Enhance Efforts Aimed at Housing Tucsonans Most Vulnerable to Housing Instability)

- 6. Support the inclusion of Affordable Housing and Homelessness Support in the 2022 City of Tucson State Legislative Agenda, including advocacy for more LIHTC funding allocated to Tucson projects and to remove the State's preemption against local adoption of inclusionary zoning.**

(HAST Policy Initiative 9: Pursue Additional and More Sustainable Funding Streams for Affordable Housing in the Region)

HAST POLICY INITIATIVES	Short Less than 2 years	Medium 2-5 years	Ongoing Over 5 years
1. Transform Public Housing			
a. Create a repositioning plan to meet the objectives of increased affordable housing for PHA Board of Commissioners Approval	✓		
b. Submit first Rental Assistance Demonstration Application to HUD	✓		
2. Build Capacity in Tucson around Affordable Housing Development			
a. Create an HCD Development Arm	✓		
b. Support community partners in development			✓
3. Prioritize and Facilitate Affordable Housing in Areas of Opportunity			
a. Create a Checklist	✓		
b. Evaluate changes to the City's Human Relations Ordinance, Tucson Code - Chapter 17	✓		
c. Promote Housing in Key Revitalization Areas			✓
4. Expand Efforts to Preserve and Enhance Existing Housing			
a. Launch pilot Accessory Dwelling Units Improvement Program	✓		
b. Develop manufactured housing rehabilitation initiative to support affordable homeownership opportunities	✓		
c. Create a new rehabilitation program for multi-family rental buildings		✓	
d. Work with Arizona Department of Housing to identify and support continuing affordability terms of expiring projects			✓
5. Update Zoning Regulations to Encourage Affordable Housing			
a. Incorporate incentives into planning and overlay zoning on transit corridors	✓		
b. Promote high-quality, climate-adapted, and attractive design of new housing		✓	
c. Update development standards and create tools to incentivize affordable housing			✓

HAST POLICY INITIATIVES	Short Less than 2 years	Medium 2-5 years	Ongoing Over 5 years
6. Facilitate Development by Reducing Costs and through Innovation			
a. Streamline development review process for affordable housing projects	✓		
b. Evaluate expansion of the affordable housing impact fee program	✓		
c. Incentivize ADU construction to add affordable rental units to the market		✓	
d. Promote low-cost development and ownership methods such as modular homes, 3D-printed homes, shared housing, housing cooperatives, etc.			✓
7. Develop Affordable and Mixed-Income Housing on City-Owned Properties			
a. Develop a phased development plan for existing city sites	✓		
b. Explore feasibility of city sites on Sunshine Mile	✓		
c. Strategically acquire new properties to advance the city's affordable and mixed-income housing goals	✓		
d. Advance development on Phase I sites	✓		
8. Enhance Efforts Aimed at Housing Tucsonans Most Vulnerable to Housing Instability			
a. Support Emerge to expand interim housing for individuals and families fleeing domestic abuse	✓		
b. Support the work of the Affordable Housing Alliance	✓		
c. Support small scale housing for youth and older adults	✓		
d. Rehabilitate the Tucson House		✓	
e. Support new Permanent Supportive Housing Projects			✓
9. Pursue Additional and More Sustainable Funding Streams for Affordable Housing in the Region			
a. Reinstate the Tucson Housing Trust Fund	✓		
b. Evaluate adding housing in a future bond or tax measure to go to voters		✓	
c. Advocate for more state and federal funding for housing			✓
10. Expand Education, Outreach, and Research Efforts			
a. Housing Resource Connection Program	✓		
b. Expand housing education efforts			✓
c. Continue research into trends in the housing market			✓

I. TRANSFORM PUBLIC HOUSING

INITIATIVE 1 ACTION PLAN

TASKS	TENTATIVE DEADLINE	FUNDING	NOTES
Receive technical assistance from HUD to develop general repositioning strategy	12/31/2021		In Progress
Work with an on-call consultant to implement Repositioning Plan	1/1/2022	PHA	
Present Repositioning Plan to PHA Board of Commissioners	4/1/2022		
Submit first Rental Assistance Demonstration to HUD	6/1/2022		

**2. BUILD CAPACITY IN TUCSON
AROUND AFFORDABLE HOUSING**

INITIATIVE 2 ACTION PLAN			
TASKS	TENTATIVE DEADLINE	FUNDING	NOTES
Work with Co-Developers to assist with current projects	Varies		See initiative #7 for more details
Hire a dedicated staff person for affordable housing development	2/28/2022	Grant funded	
Establish a development entity	7/1/2022		Legal Counsel assisting with this
Develop a clear process to allocate gap funding / Project Based Vouchers that aligns with the state QAP timing	12/31/2021	HOME HOME-ARP Housing Choice Voucher	First RFP expected to be released in January 2022
Provide technical assistance and other support to build capacity for more incremental development as well as larger scale development	Ongoing		HCD staff receiving 3-part training fall 2021
Select partners for Affordable and Stable Housing SLFRF ARPA Projects	2/1/2022	SLRF-ARPA	

3. PRIORITIZE AFFORDABLE HOUSING IN AREAS OF OPPORTUNITY

INITIATIVE 3 ACTION PLAN

TASKS	TENTATIVE DEADLINE	FUNDING	NOTES
Develop a draft quantitative checklist that reflects the City's interrelated priorities to help site new affordable housing	1/15/2022		See Attachment B for draft criteria
Work with CEHD to refine the checklist	3/1/2022		
Finalize checklist	6/30/2022		
Discuss source of income protection with Mayor and Council	12/21/2021		
Research source of income protection ordinances			
Develop enforcement plan for income protection ordinance if code amendment is pursued			

Immediate Mayor and Council Action:

Approve and adopt the geographical areas outlined in the Community Revitalization Areas map.

4. EXPAND EFFORTS TO PRESERVE AND ENHANCE EXISTING HOUSING

INITIATIVE 4 ACTION PLAN			
TASKS	TENTATIVE DEADLINE	FUNDING	NOTES
Build new ADU Improvement Program into the Homeowner Rehabilitation Website / Application Process	3/1/2022	CDBG	See Attachment C for program summary
Start advertising ADU program and accepting applications	6/1/2022	CDBG	See Attachment C for program summary
Select partners for Affordable and Stable Housing SLFRF ARPA Manufactured Home Rehabilitation Program	2/1/2022	SLFRF-ARPA	
In quarterly meetings with ADOH, identify upcoming expiring projects and discuss options on continuing affordability terms	Ongoing		

5. UPDATE ZONING REGULATIONS TO ENCOURAGE AFFORDABLE HOUSING

INITIATIVE 5 ACTION PLAN			
TASKS	TENTATIVE DEADLINE	FUNDING	NOTES
Study the Tucson market and the Sunshine Mile Overlay affordable housing incentive and develop recommendations for revised or new incentives	2/1/2022	CDBG	ECONorthwest is currently working on this
Look for ways to update our code to incentivize affordable housing development by providing relief from standards which could include: parking requirements, setbacks, lot coverage, and to possibly include additional height/density options.			
Explore ways to promote a range of "missing middle" housing types such as bungalow courts and rowhouses			
Support climate-adapted development by revamping existing tools and exploring new regulations and incentives			
Ensure a mix of housing types and densities in major growth areas such as the Southlands			The Atterbury Trails Planned Community Development allows a range of uses and densities; discussions with ASLD for future development areas will also incorporate this goal



**Immediate Mayor and
Council Action:**

Direct Planning and Development Services that is currently developing an amendment to the commercial parking code to include affordable housing projects as eligible projects to request a parking reduction

**6. FACILITATE DEVELOPMENT
BY REDUCING COSTS AND
THROUGH INNOVATION.**

INITIATIVE 6 ACTION PLAN			
TASKS	TENTATIVE DEADLINE	FUNDING	NOTES
Initiate a formal policy to expedite permitting for affordable housing projects.			Tied to larger resource discussions/ PDSD staffing and requires coordination with departments involved in development review
Explore expanding the eligibility for Impact Fee waivers and/or reducing permit fees for affordable housing projects.			
Collaborate with AIA Southern Arizona chapter on a design competition for model plans for ADUs in Tucson			In progress
Talk to community partners about funding opportunities to make ADUs more affordable			Discussions with Community foundation in progress; need to reach out to IDA

Immediate Mayor and Council Action:

Direct staff to develop language to amend the affordable housing impact fee waiver program for any affordable housing project that meets the affordability terms; subject to available funding

7. DEVELOP AFFORDABLE AND MIXED-INCOME HOUSING ON CITY-OWNED PROPERTIES.

INITIATIVE 7 ACTION PLAN

TASKS	TENTATIVE DEADLINE	FUNDING	NOTES
Prioritize acquisition opportunities on TOD Corridors and in the Thrive in the 05	Ongoing	SLFRF-APR	EcoNorthwest studying TOD opportunities; Co-Developer exploring Thrive in 05
Develop a strategy for each of the Phase 1 sites	1/1/2022	CDBG	BAE Urban Economics currently working on this
Site feasibility study for Sunshine Mile sites	2/1/2022	CDBG	EcoNorthwest currently working on this

8. ENHANCE EFFORTS AIMED AT HOUSING TUCSONANS MOST VULNERABLE TO HOUSING INSTABILITY

INITIATIVE 8 ACTION PLAN

TASKS	TENTATIVE DEADLINE	FUNDING	NOTES
Develop a clear process gap funding/PBVs allocation that aligns with the state QAP timing	12/31/2021	HOME HOME-ARP	First RFP expected to be released in January
Coordinate with Emerge to ensure current project meets all the federal requirements	3/1/2022	HOME-ARP	Funding commitment letter sent
Select partners for Affordable and Stable Housing SLFRF ARPA Small Scale Housing for Youth and Older Adults	2/1/2022	SLFRF-ARPA	
Coordinate with the Affordable Housing Alliance on HAST and their Action Plan	2/1/2022		

Immediate Mayor and Council Action:

Direct HCD to implement the CEHD recommendation to issue an annual funding process to develop at least one Permanent Supportive Housing project per year for the next five (5) years with a maximum of 50 Project Based Vouchers or \$500,000 in HOME Funds for such projects starting January 2022.

9. PURSUE ADDITIONAL AND MORE SUSTAINABLE FUNDING STREAMS FOR AFFORDABLE HOUSING IN THE REGION

INITIATIVE 9 ACTION PLAN

TASKS	TENTATIVE DEADLINE	FUNDING	NOTES
Evaluate revenue source options for reinstating a Housing Trust Fund	12/31/2022		
Mayor and Council support housing as a key priority in the annual Legislative Agenda	12/31/2022		

Immediate Mayor and Council Action:

Support the inclusion of Affordable Housing and Homelessness Support in the 2022 City of Tucson State Legislative Agenda, including advocacy for more LIHTC funding allocated to Tucson projects and to remove the State's preemption against local adoption of inclusionary zoning.

**10. EXPAND EDUCATION, OUTREACH,
AND RESEARCH EFFORTS**

INITIATIVE 10 ACTION PLAN

TASKS	TENTATIVE DEADLINE	FUNDING	NOTES
Select partners for Affordable and Stable Housing SLFRF ARPA funds for the Housing Resource Connection Program	2/1/2021	SLRF-ARP	
Update online Poverty and Urban Stress maps and Neighborhood Vulnerability Index with 2020 data	6/1/2022		HCD staff will update
HCD staff attend community resource fairs and neighborhood meetings to share information about home repair and HCV programs	Ongoing		
CEHD Housing Segregation Subcommittee coordinate educational campaign about housing segregation in Tucson	12/31/2022		
Work with Pima County and ward offices to continue to host Housing Resource Fairs around the area	Ongoing		



6. APPENDIX A:
GLOSSARY OF
KEY TERMS



6. APPENDIX A: **GLOSSARY OF** **KEY TERMS**

ADA Accessible – The Americans with Disabilities Act, or ADA, requires individuals with disabilities have equal opportunity access to public areas. Apartment and rental properties fall under this category.

Affordable Housing – Housing that a household can pay for, while still having money left over for other necessities like food, transportation, and health care. An affordability metric often used is 'Housing Cost Burden' or housing in which the occupant(s) is/are paying more than 30% of their income on housing.

Affordable Housing Developer – A person or entity that performs professional work in the development of housing projects to provide affordable housing to those with low incomes including families, seniors, people with disabilities and people experiencing homelessness. The Housing Developer takes the lead role in managing the development process—e.g., identifying sites, evaluating project feasibility, securing financing, and supervising construction.

Aging in Place – The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Area Median Income (AMI) – The mid-point of a region's income distributing, meaning that half of the households in a region earn more than the median and half earn less than the median.

Asset Repositioning – HUD has made various strategies available to public housing agencies (PHAs) to reposition public housing developments. These strategies may enable PHAs to provide thousands of families across the country with better-maintained units while creating opportunities to leverage public and private resources, easing administration, and preserving affordable housing. Repositioning moves families from a public housing platform to other forms of HUD rental assistance, such as Housing Choice Vouchers (HCV), or Project-Based Vouchers (PBV). This change can help PHAs preserve affordable housing units, address rehabilitation and physical needs, and place properties on a more stable financial foundation.

City – The City of Tucson

Displacement – Changes in the aspects of a neighborhood that have provided long-time residents with a sense of belonging and allowed residents to live

their lives in familiar ways. As the scale of residential change advances, and shops and services shift to focus on new residents, remaining residents may feel a sense of dislocation despite physically remaining in the neighborhood. This may also reflect the changing racial or ethnic character of the neighborhood—not just its class composition.

Emergency Shelter – Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.

Equity – An equity strategy is one that addresses people's needs based on their life and historical context. Equity is achieved when race can no longer be used to predict life outcomes and outcomes for all groups are improved.

Eviction – Eviction is the civil process by which a landlord may legally remove a tenant from their rental property. Eviction may occur when the tenant stops paying rent, when the terms of the rental agreement are breached, or in other situations permitted by law.

Extremely Low Income – A very low-income household whose income does not exceed the higher of the poverty guidelines or 30% of the Area Median Income.

Fair Market Rent (FMR) – The rent amount, including utilities, to rent privately owned,

decent, safe, and sanitary rental housing of a modest (non-luxury) nature.

Foreclosure – A legal process that allows lenders to recover the amount owed on a defaulted loan by taking ownership of and selling the mortgaged property.

Gentrification – A process of neighborhood change in a historically disinvested neighborhood. This change may include cultural change, income levels, demographic change, education level, and neighborhood appearance or character.

HAST – Housing Affordability Strategy for Tucson

HCD – The City of Tucson's Housing and Community Development Department

Homelessness – When a person lacks a fixed, regular, and adequate nighttime residence, and if they sleep in a shelter designated for temporary living accommodations or in places not designated for human habitation.

Housing Choice Voucher – The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants can find their own housing, including single-family homes, townhouses, and apartments.

Housing Cooperatives – An alternate form of ownership of homes and property,

in which the property is owned by an organization and then sold as shares to the residents of the community. Cooperative housing splits costs on shared housing amenities, and is frequently used as a part of an intentional community initiative.

Housing Discrimination – Arizona law protects your right to have a place to live and makes it unlawful for any person to discriminate in connection with housing because of an individual's race, color, religion, sex, national origin, familial status or physical or mental disability.

Housing and Transportation Index – The Center for Neighborhood Technology's Housing and Transportation Index provides a more comprehensive understanding of housing affordability by including transportation as a key household expense.

Housing First – An approach to connect individuals and families experiencing homelessness quickly and successfully to permanent housing without preconditions and barriers to entry [...] Supportive services are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatment goals prior to permanent housing entry.

Housing Segregation – Housing segregation refers to the discriminatory treatment practiced on African American or other minority groups in U.S. It is the practice of denying equal access to housing or available units through the process of misinformation, denial of realty and

financing services, and racial steering.

Housing Stock – The terms housing stock and housing inventory [...] are defined as the total number of dwelling units standing at a given time within a specific area.

HUD – United States Department of Housing and Urban Development

Landlord – A property owner who rents or leases that property to another party in exchange for rent payments.

Lease – A lease is a contract outlining the terms under which one party agrees to rent an asset—in this case, property—owned by another party. It guarantees the lessee, also known as the tenant, use of the property and guarantees the lessor—the property owner or landlord—regular payments for a specified period in exchange.

Low Income – A household whose income does not exceed 80% of the Area Median Income.

Low Income Housing Tax Credit (LIHTC) – A tax incentive to construct or rehabilitate affordable rental housing for low-income families. LIHTC subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low and moderate-income tenants.

9% Credit – a competitive tax credit allocation for the construction of affordable rental housing. It typically covers most of the cost of new construction. Tax credit units have set rents and prospective tenants must meet income limit requirements.

4% Credit – is not competitive and does not cover the total cost of new construction. As a result it is typically claimed for rehabilitated affordable housing and new construction affordable units that are financed with tax-exempt bonds or other subsidies.

Manufactured Homes – completely constructed in a factory and then transported to the home site. Once they arrive at their destinations, they are indistinguishable from site-built homes. They are not usually moved again.

Market Rate Housing – Housing that is not restricted by income.

Missing Middle Housing – A range of multiple-unit or clustered housing types that is compatible in scale to single-family homes that help meet the growing demand for walkable urban living.

Mixed-Income Housing – Housing that is comprised of a mix of both affordable and market-rate units to serve a mix of incomes.

Mixed-Use Development – Mixed-use describes a development that contains two or more types of uses such as residential, retail, office, hotel, or other functions.

Moderate Income – a household whose income is between 80% and 120% of the Area Median Income.

Moderate to High Income – a household whose income is higher than 120% of the Area Median Income.

Multi-Family Housing – Multifamily housing is defined as a building that houses more than one family at a time.

Apartments, condos, townhouses, duplexes, and quadruplexes are all examples of multifamily housing options. The building can be owned by one person who rents out the units, or each unit can be owned individually.

Naturally Occurring Affordable Housing – refers to residential rental properties that maintain low rents without federal subsidy.

Occupied Units – a house, an apartment, a group of rooms, or a single room occupied as separate living quarters.

Project Based Vouchers – Project-based vouchers are attached to a specific unit whose landlord contracts with a housing agency to rent the unit to low-income families. Unlike old-style project-based rental assistance, PBVs do not require families to live in a particular location to receive help paying the rent.

Public Housing – established to provide decent and safe rental housing for eligible low-income families, the elderly and person with disabilities.

Qualified Allocation Plan (QAP) – describes the process for allocation of Low-Income Housing Tax Credit (LIHTC).

Rapid Rehousing – Rapid rehousing is a form of supportive housing which provides time-limited rental subsidy and supportive services for periods of time ranging from 1-24 months.

Rental Assistance Demonstration (RAD)

– allows public housing agencies to convert public housing to project-based Section 8 housing.

Section 8 – A federally funded rental assistance program that pays private landlords the difference between what a low-income household can contribute and the fair market rent.

Supportive Housing – combines non-time-limited affordable housing assistance with wrap-around supportive services for people experiencing homelessness, as well as other people with disabilities.

Transitional Housing – A project that provides temporary lodging and is designed to facilitate the movement of homeless individuals and families into permanent housing within a specified period, but typically no longer than 24 months.

Very Low Income – a household whose income does not exceed the higher of the poverty guidelines or 50% of the Area Median Income.

Workforce Housing – Housing for households making between 80-120% Area Median Income.

APPENDIX B: CITY OF TUCSON AFFORDABLE HOUSING CHECKLIST - DRAFT NOV 2021

Affordable Housing has been identified as a high priority area by the Tucson Mayor and Council. As such, it is important that investment in affordable housing is strategic and aligns with other important priority areas such as climate resiliency and advancing social equity. The checklist below is designed to help prioritize city investment for affordable housing.

FACTORS CONSIDERED BY THE CITY OF TUCSON IN SELECTING AFFORDABLE HOUSING PROJECTS

The following list show factors that the City of Tucson considers before acquiring properties or investing in affordable housing projects. This list will be turned into a point-based system and will be used to inform locations for acquisition, asset repositioning strategies, HOME and project-based vouchers application processes, and more. This scoring criteria could also be integrated into policies such as the impact fee waiver or lowering permit fees for affordable housing projects.

Checklist Criteria

Part 1: Site Considerations

• ACCESS TO PUBLIC TRANSPORTATION

• COMMUNITY ASSETS

- Employment
- Grocery Stores
- Libraries and Recreation Centers
- Health Care Facilities
- Quality Schools

• KEY SITE FACTORS

- Zoning
 - Along TOD projects, higher density residential zoning scores higher
- Flood Zone
- Size of lot

• AREAS OF OPPORTUNITY

- De-concentration of subsidized housing (Public Housing/LIHTC)
- De-concentration of communities of color (reducing housing segregation)
- De-concentration of low-income households

Part 2: Project Considerations

Other factors to be included in application processes for city investments or incentives

- Permanent Supportive Housing
- Veteran Housing
- Persons with Disabilities/Older Adults
- Lower Affordability Limits (projects with lower AMI score higher)
- Longer Affordability periods (projects with longer affordability requirements score higher)
- If not PSH, providing some additional services

APPENDIX C: HAST OUTREACH AND ENGAGEMENT

Background

The Housing Affordability Strategy for Tucson (HAST) was developed based on input from stakeholders and Tucson residents. This included engagement efforts focused specifically on the HAST Plan but also based on conversations and public meetings related to other efforts including the People, Communities, and Homes Investment Plan (P-CHIP) and Central Business District boundary expansion.

HAST Public Meetings

During the end of October 2021, Housing and Community Development (HCD) held a virtual meeting focused on housing developers and then two meetings to gather feedback from local residents and other stakeholders; one of the public meetings was virtual while the other one was in-person.

Many great questions and comments were made during the public meetings. The HAST website includes a Question and Answer section that posts comments and questions related to the plan. In addition, the website also hosts a recording of the virtual public meeting.

[HAST Public Engagement Webpage](#)

Developer Stakeholder Meeting

October 26th, 2021 10:00 – 11:30 a.m., Zoom Meeting

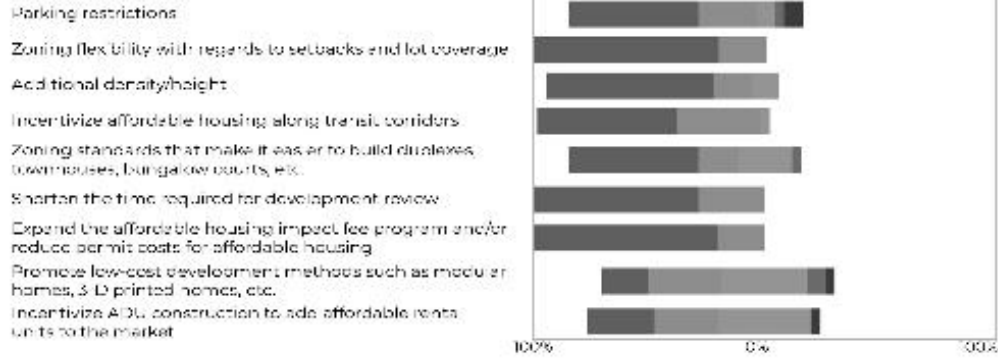
Over thirty (30) participants attended the virtual meeting for developers. Staff presented on the plan and answered overall questions related to the plan. Substantial time was given for zoom breakout rooms where developers were asked to provide input on specific actions the city can take to support affordable housing development. The breakout rooms provided rich conversations and input that was included as part of the policy initiatives and actions.

During the presentation developers were asked to take a poll regarding which of the HAST strategies were the most useful for encouraging more affordable housing development. The results of the poll are shown below.

HAST Developer Meeting Poll

Please rate the following strategies according to their usefulness in regard to your ability to build and preserve affordable housing.

■ Very Useful ■ Useful ■ Neutral ■ Not Useful ■ Really Not Useful



HAST Public Meeting #1

October 26th, 2021 4:30 – 6:30 p.m., Zoom Meeting

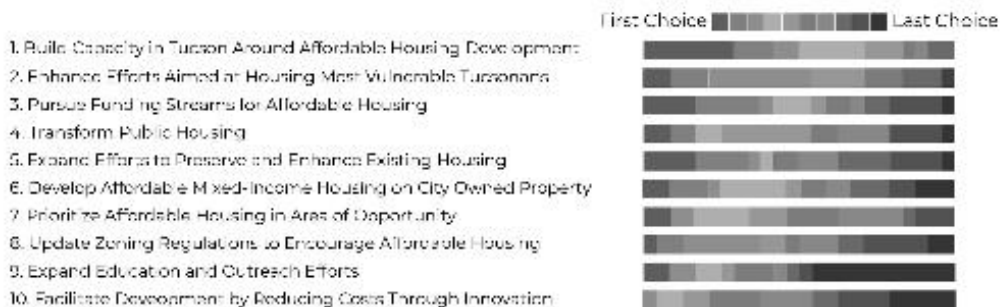
The virtual public meeting was attended by 32 participants who gave constructive feedback on the plan strategies and goals. The attendees were given an opportunity to join a break-out session to discuss the draft policy initiatives and actions in more depth. The attendees were asked to prioritize the 10 HAST Policy Initiatives based on the presentation. The results of this poll are below.



Figure 6.x: Screenshot from the Virtual HAST Public Meeting

HAST Public Meeting Poll

Please prioritize the 10 HAST Policy Initiatives in order from most important to least important.



HAST Public Meeting #2

October 27th, 2021 4:30 – 6:30 p.m., In-person Meeting

The in-person public meeting was attended by 38 residents who gave quality feedback and asked a lot of good questions.



Figure 6.x: Attendees at the In-Person HAST Public Meeting listen to a presentation from HCD staff about the draft plan

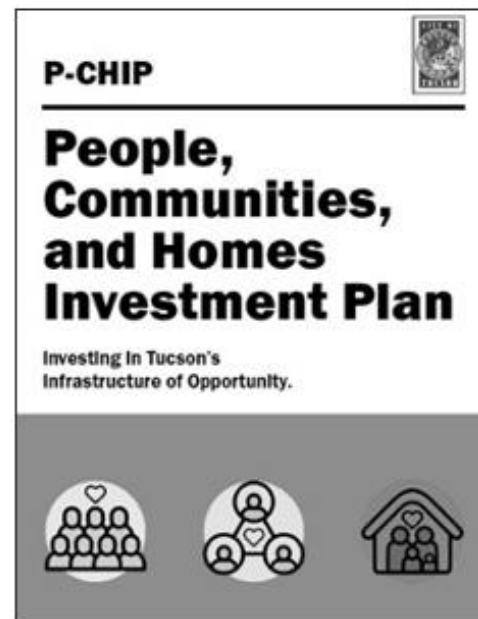
Commission on Equitable Housing and Development

The Commission on Equitable Housing and Development (CEHD) with its three subcommittees, discussed and provided specific input into the HAST plan throughout its development. The full Commission and two of its subcommittees (the Housing Segregation Subcommittee and Housing First Subcommittee), passed motions supporting the HAST plan. The motions were made to recommend to Mayor and Council approval of the strategies in the Draft HAST Plan with a focus on permanent supportive housing strategies and capacity building for non-profit housing providers and developers. The Housing Segregation Subcommittee specifically supported policy initiatives #3 and #10 as potential ways to affirmatively further fair housing and reduce housing segregation. The videos of the CEHD and

subcommittee meetings can be found on the [City of Tucson Housing and Community Development YouTube channel](#).

People, Communities, and Homes Investment Plan Engagement

A recent HCD effort, the People, Communities, and Homes Investment Plan (P-CHIP) also underwent a significant public engagement process resulting in meaningful feedback regarding the affordable housing situation in Tucson. Four virtual public and stakeholder meetings were held between October 2020 and January 2021 resulting in feedback much of which was centered around affordable housing.



Some of the topics brought up during the P-CHIP meetings included:

- Historic and current practices of discrimination in housing; financing; the need for innovation and outside-the-box solutions and thinking; funding mechanisms for housing (including the Low-Income Housing Tax Credit, HOME, vouchers, etc.).
- The need to address past and current inequities in service provision and access to housing through outreach to underserved communities, remedying barriers to housing, and other means.
- Improved use of data to understand challenges (such as assessing affordable housing stock) and monitor impacts.

The P-CHIP community outreach efforts also included an online survey to gather feedback on priorities and population groups most important to respondents. Nearly 400 respondents completed the survey. The number one challenge identified in the survey was a lack of affordable or attainable housing options. The number one response for P-CHIP funding priorities by a significant amount was affordable housing. To view these survey results, go to the [P-CHIP website](#).

Appendix F

AP-90 City of Tucson and Pima County HOME Resale and Recapture Provisions

Summary 2022 Survey Single Family Sales

Pima County Single Family Home Market Study 2022

HOME Resale and Recapture Summary

Scenario	Amount Owed Back to HOME Account	Income to PJ Considered	HOME Requirement Discussion	Examples
Recapture				
Owner remains in unit and repays HOME mortgage principal and interest to PJ over time	Periodic loan payments— Receipt the program income (PI) in IDIS	Program income	None	<ul style="list-style-type: none"> • Homebuyer gets \$20,000 HOME loan from PJ. Owner repays \$200 per month in principal plus interest to PJ. • Monthly \$200 is program income
Owner remains in unit but elects to pay off outstanding balance of HOME loan	Loan payoff—Receipt the PI in IDIS	Program income	The repayment of the HOME loan does not terminate the affordability period. The period remains in effect for written agreement timeframe unless the unit is sold. Significant impacts of this are principal residence requirement and shared appreciation at sale (if this option is chosen by PJ).	<ul style="list-style-type: none"> • Homebuyer gets \$18,000 HOME loan from PJ. In year 3, owner decides to pay off existing loan balance and pays \$15,000 to PJ to pay off the HOME loan. • \$15,000 is program income • Owner is still subject to principal residence and if the PJ stipulated it in its original agreement with the buyer, any net proceeds agreement for shared appreciation until the 10 year affordability period is complete.
Owner does not sell but moves out and fails to occupy as principal residence during the afford period (subleases the home)—assumes that the owner does not return to the unit or sell it	Total outstanding HOME investment. This is HOME investment minus HOME principal payments received from owner to date. Repayment process involves wiring funds back to HUD and/or paying by check (if less than \$2,000) and amending draws within IDIS.	Repaid funds	PJ must attempt to bring unit into compliance and enforce the HOME written agreement. First, the PJ should try to get the owner to reoccupy the unit. Second, if re-occupancy doesn't occur, the PJ must try to recoup the amount owed back by the owner. The PJ must have a clause in its HOME written agreement that states repayment is triggered if the principal residency requirement. If the PJ does not, they are unlikely unable to enforce the principal residence requirement and the PJ itself may have to repay the outstanding HOME investment (in essence it becomes an ineligible project).	<ul style="list-style-type: none"> • Homebuyer gets \$16,000 HOME forgivable loan from PJ. \$1600 is forgiven for each year of occupancy. In year 8, owner moves out and rents the home. • Of the \$16,000 HOME loan, \$12,800 has already been forgiven (8X\$1600). • However, owner and/or PJ owes program back the whole \$16,000 in initial HOME investment since none has been repaid by owner to date. • If instead the loan was amortizing and the owner had already paid the PJ \$10,000 in HOME principal + interest, the PJ/owner would only owe \$6,000 back to the HOME account.

HOME Resale and Recapture Summary (cont'd)

Scenario	Amount Owed Back to HOME Account	Income to PJ Considered	HOME Requirement Discussion	Examples
Recapture				
Owner voluntarily sells during affordability period	Net proceeds—Receipt process identical to PI in IDIS	Recaptured funds	PJ must stipulate recapture approach, subject to net proceeds, in its agreement with buyer (PJ paid first, owner paid first, forgiveness over time, or proportional + shared appreciation option).	<ul style="list-style-type: none"> Homebuyer gets \$27,000 HOME loan from PJ. In year 5 owner decides to sell. Outstanding HOME loan balance is \$22,000. Net proceeds are \$12,000. Owner repayment to PJ capped at \$12,000 \$12,000 divided between PJ and owner according to PJ's selected net proceeds approach
Unit is foreclosed and sold to another owner	Net proceeds—Receipt process identical to PI in IDIS	Recaptured funds	PJ must stipulate recapture approach, subject to net proceeds, in its agreement with buyer (PJ paid first, owner paid first, forgiveness over time, or proportional + shared appreciation option).	<ul style="list-style-type: none"> Homebuyer gets \$32,000 HOME loan from PJ. In year 8, private lender forecloses and home is sold. Outstanding HOME loan balance is \$28,000. After bank is paid at foreclosure, remaining net proceeds are \$2,000. PJ gets \$2,000 in net proceeds and no additional money is owed

HOME Resale and Recapture Summary (cont'd)

Scenario	Amount Owed Back to HOME Account	Income to PJ Considered	HOME Requirement Discussion	Examples
Resale				
Owner remains in unit and repays HOME mortgage principal and interest to PJ over time	Periodic loan payments—Receipt the PI in IDIS	Program income	None	<ul style="list-style-type: none"> Homebuyer gets \$20,000 HOME loan from PJ. Owner repays \$200 per month in principal plus interest to PJ. Monthly \$200 is program income
Owner remains in unit but elects to pay off outstanding balance of HOME loan	Loan payoff—Receipt the PI in IDIS	Program income	The repayment of the HOME loan does not terminate the affordability period. The resale provision stays in place including the entire affordability period remains in effect and the principal residency requirement, as initially determined by the PJ based on the amount of HOME investment in the unit.	<ul style="list-style-type: none"> Homebuyer gets \$18,000 HOME loan from PJ. In year 3, owner decides to pay off existing loan balance and pays \$15,000 to PJ to pay off the HOME loan. \$15,000 is program income Owner is still subject to principal residence and at the time of sale if during the affordability period, must sell to another low income buyer at an affordable price
Owner does not sell but moves out and fails to occupy the unit as its principal residence during the afford period (subleases the home)—assumes that the owner does not return to the unit or sell it	Total outstanding HOME investment. This is initial HOME investment minus HOME loan principal payments received to PJ from owner or developer to date, if any. Repayment process involves wiring funds back to HUD and/or paying by check (if less than \$2,000) and amending draws within IDIS.	Repaid funds	PJ must attempt to bring unit into compliance (enforce the HOME written agreement). First, the PJ should try to get the owner to reoccupy the unit. Second, if re-occupancy doesn't occur, the PJ must try to recoup the amount owed back by the owner. The type of income these funds would be depends on whether owner received a HOME loan or if financing was only provided to developer. If owner received a HOME loan, the PJ should include language about principal residence and owing money back to the PJ for noncompliance. Amount owed back for noncompliance would then be the HOME loan minus any program income (PI) received to date. If construction financing was provided to a developer it is unlikely that the homebuyer has repaid any PI to the PJ. However, the PJ's or developer's agreement with the owner must still specify the resale requirements, including principal residence requirement, and should specify penalties for noncompliance. If the developer has repaid the HOME construction loan to the PJ, that PI would be counted toward the amount owed back to the program for the noncompliant unit.	<ul style="list-style-type: none"> CHDO gets \$70,000 construction loan from PJ. The CHDO pays back \$50,000 of this initial investment once construction is done and unit is sold to homebuyer. In year 8, the owner moves out and rents the home (but does not sell). Owner and/or PJ owes program back the \$20,000 remaining from the initial HOME investment (\$70,000 - \$50,000), depending on the written agreement and its enforceability. If the PJ had allowed the CHDO to keep the funds earned from the initial sale as CHDO proceeds and none was repaid to the PJ (no \$50,000 payment), the PJ and/or owner would owe the program the full \$70,000 initial HOME investment for the noncompliant unit.

HOME Resale and Recapture Summary (cont'd)

Scenario	Amount Owed Back to HOME Account	Income to PJ Considered	HOME Requirement Discussion	Examples
Resale				
Owner voluntarily sells during affordability period	Loan payoff, if any—Receipt the PI in IDIS	Program income	None	<ul style="list-style-type: none"> • Homebuyer gets \$27,000 HOME loan from PJ. In year 5 owner decides to sell. • Outstanding HOME loan balance is \$22,000. • Owner repays the \$22,000 to the PJ and sells to another low income buyer at affordable price.
Unit is foreclosed and sold to another owner	<p>Answer depends on what happens under foreclosure:</p> <p>If affordability period survives foreclosure and unit is sold to another low income buyer at afford price, no repayment is required unless the household has an outstanding HOME loan. Depending on the home's value and foreclosure sale price, the PJ may get some repayment for that HOME loan.</p> <p>If the affordability period does not survive, PJ owes total outstanding HOME investment. This is initial HOME investment minus program income (loan principal payments—not interest) received to PJ from owner or developer to date, if any.</p>	<p>Program income if unit affordability period survives foreclosure and some of the outstanding HOME loan is repaid through foreclosure sale</p> <p>Repaid funds if affordability period is terminated</p>	None	<ul style="list-style-type: none"> • CHDO gets \$40,000 construction loan from PJ. They repay back \$30,000 of this loan to the PJ. The owner also gets \$15,000 in a HOME downpayment assistance grant. • In year 6, the owner defaults and lender forecloses and the affordability period is wiped out. The home is sold on the open market. • Owner and/or PJ owes program back the \$15,000 downpayment, depending on the written agreement and its enforceability. • The PJ and/or CHDO also owes the \$10,000 of initial investment it did not get earn back as PI • In total \$25,000 is owed back to the PJ's HOME account, either from the owner (unlikely in this scenario), CHDO or PJ itself (\$10,000 plus \$15,000).

City of Tucson - Pima County HOME Consortium – 2022 Single Family Sales 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 at that time, which was January 2022, plus December and November of 2021 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 date from November 2021, December 2021 and January 2022, which had 653 sales recorded for the three-month period. The number of resale homes recorded in January 2022 exceeded 500, with 865 sales utilized in the survey for the resale homes.

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 both new homes and resale homes, therefore we identified the two middle sales and used higher of the two.

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 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
January 2022	865	433	\$ 318,000	\$ 302,100
Single Family - New Construction	# of Closings	Middle sale #	Median Sales Price	95% of Median Sales
November 2021, December 2021 and January 2022	653	327	\$ 377,721	\$ 358,835

**Pima County New Home Sales
October 1, 2021 - January 31, 2022**

Median Sales Price: \$377,721.00 95% Median Sale Price \$ 358,834.95

Address	City	State	Zip	Sales Date	Sales Price	Parcel #
1 7735 S Galileo Ln	Tucson	AZ	85747	12/13/2021	\$50,000.00	205740780
2 1502 N Yavapai St	Tucson	AZ	85745	11/3/2021	\$219,000.00	11517192d
3 5954 S Avenida Dunas	Tucson	AZ	85706	10/14/2021	\$236,625.00	140570030
4 8565 W Reed Bunting Ct	Tucson	AZ	85757	11/1/2021	\$239,200.00	210551920
5 2671 W Roadrunner Rd	Tucson	AZ	85746	1/10/2022	\$240,000.00	137243050
6 5900 S Avenida Dunas	Tucson	AZ	85706	10/29/2021	\$240,005.00	140570090
7 1504 N Yavapai St	Tucson	AZ	85745	12/6/2021	\$241,000.00	11517192e
8 5744 E Vuelta De Ladrillo Amarillo	Tucson	AZ	85756	11/30/2021	\$243,000.00	140551640
9 7481 W Corona Rd	Tucson	AZ	85757	10/29/2021	\$244,550.00	210344740
10 215 S Atlanta Dr	Vail	AZ	85641	12/30/2021	\$250,000.00	305281690
11 1715 S San Antonio Dr	Tucson	AZ	85713	12/22/2021	\$250,000.00	118041910
12 787 E Catwalk Pl	Sahuarita	AZ	85629	12/29/2021	\$250,170.00	304750620
13 8541 W Reed Bunting Ct	Tucson	AZ	85757	11/18/2021	\$250,202.00	210551890
14 6641 S Villanova Ave	Tucson	AZ	85756	12/27/2021	\$250,853.00	138151120
15 7536 W Portugal Pl	Tucson	AZ	85757	10/25/2021	\$250,900.00	210343700
16 8549 W Reed Bunting Ct	Tucson	AZ	85757	11/22/2021	\$251,242.00	210551900
17 235 W Elvira Rd	Tucson	AZ	85756	11/24/2021	\$252,000.00	13821007d
18 245 W Elvira Rd	Tucson	AZ	85756	10/13/2021	\$252,000.00	13821007c
19 836 E Artesia Pl	Sahuarita	AZ	85629	10/12/2021	\$252,030.00	304750250
20 6984 S Portugal Ave	Tucson	AZ	85757	11/5/2021	\$252,900.00	210344040
21 7480 W Elvado Rd	Tucson	AZ	85757	10/25/2021	\$252,915.00	210344810
22 7532 W Portugal Pl	Tucson	AZ	85757	10/25/2021	\$253,900.00	210343690
23 6656 S Pergola Ave	Tucson	AZ	85756	12/22/2021	\$254,656.00	138151350
24 2552 W Roadrunner Rd	Tucson	AZ	85746	1/12/2022	\$255,000.00	137242840
25 5921 S Jeanette Blvd	Tucson	AZ	85706	12/17/2021	\$255,000.00	140252650
26 2641 W Quail Rd	Tucson	AZ	85746	11/17/2021	\$255,000.00	137243700
27 867 E Artesia Pl	Sahuarita	AZ	85629	11/17/2021	\$256,230.00	304750080
28 8657 E Avant Garde Way	Tucson	AZ	85710	10/1/2021	\$258,595.00	134092440

29 8573 W Reed Bunting Ct	Tucson	AZ	85757	11/12/2021	\$258,946.00	210551930
30 7136 S Victor Dr # 100	Tucson	AZ	85757	12/27/2021	\$258,995.00	210344360
31 879 E Artesia Pl	Sahuarita	AZ	85629	10/26/2021	\$259,030.00	304750100
32 852 W Calle Sucre	Sahuarita	AZ	85629	10/27/2021	\$261,530.00	303835410
33 855 W Calle Sucre	Sahuarita	AZ	85629	10/27/2021	\$261,530.00	303835790
34 872 E Artesia Pl	Sahuarita	AZ	85629	10/14/2021	\$263,040.00	304750190
35 861 E Artesia Pl	Sahuarita	AZ	85629	11/18/2021	\$263,360.00	304750070
36 9845 S Oak Canyon Ln	Tucson	AZ	85756	12/1/2021	\$265,000.00	30310320a
37 46 S Nashville Pl	Vail	AZ	85641	11/4/2021	\$265,000.00	305281370
38 4211 N Idaho Ln	Tucson	AZ	85705	10/6/2021	\$265,000.00	10411007a
39 5884 S Avenida Dunas	Tucson	AZ	85706	12/29/2021	\$266,300.00	140570110
40 4843 E Bright Wash Way	Tucson	AZ	85706	11/16/2021	\$266,990.00	140360670
41 6234 S Open Desert Pl	Tucson	AZ	85706	11/16/2021	\$266,990.00	140360900
42 424 E Hadley St	Tucson	AZ	85705	1/14/2022	\$267,500.00	105100720
43 7544 W Portugal Pl	Tucson	AZ	85757	11/1/2021	\$267,900.00	210343720
44 897 E Artesia Pl	Sahuarita	AZ	85629	11/16/2021	\$267,930.00	304750130
45 849 E Artesia Pl	Green Valley	AZ	85614	11/23/2021	\$268,360.00	304750050
46 801 W Calle Tikal	Sahuarita	AZ	85629	10/29/2021	\$269,622.00	303835470
47 1361 S Camino Santiago	Tucson	AZ	85713	1/24/2022	\$270,000.00	11805052a
48 855 E Artesia Pl	Sahuarita	AZ	85629	11/15/2021	\$270,440.00	304750060
49 7528 W Portugal Pl	Tucson	AZ	85757	10/25/2021	\$270,900.00	210343680
50 866 E Artesia Pl	Sahuarita	AZ	85629	12/7/2021	\$271,430.00	304750200
51 887 E Mule Creek Loop	Sahuarita	AZ	85629	10/8/2021	\$271,640.00	304750420
52 85 E Desert Manor Dr	Tucson	AZ	85756	12/21/2021	\$272,530.00	138151340
53 6686 E Via Pampas Morenas	Tucson	AZ	85756	12/2/2021	\$272,550.00	141367810
54 6899 W Hedge Rose Dr	Tucson	AZ	85757	12/10/2021	\$273,130.00	210580880
55 6893 W Hedge Rose Dr	Tucson	AZ	85757	12/14/2021	\$273,620.00	210580890
56 7335 S Via Cabana	Tucson	AZ	85756	10/5/2021	\$273,950.00	141367630
57 880 E Artesia Pl	Sahuarita	AZ	85629	11/2/2021	\$274,230.00	304750180
58 836 W Idaho St	Tucson	AZ	85706	1/14/2022	\$275,000.00	137054090
59 6662 E Via Pampas Morenas	Tucson	AZ	85756	11/10/2021	\$275,340.00	141367770
60 2567 E Calle Joya De Ventura	Tucson	AZ	85706	12/10/2021	\$275,800.00	140570490
61 7545 W Morroco Pl	Tucson	AZ	85757	11/9/2021	\$275,900.00	210343740
62 8529 W Amazilia Pl	Tucson	AZ	85757	11/30/2021	\$277,619.00	210550540
63 7000 S Portugal Ave	Tucson	AZ	85757	11/9/2021	\$277,900.00	210344050

64 781 E Catwalk Pl	Sahuarita	AZ	85629	12/30/2021	\$277,940.00	304750610
65 5916 S Avenida Dunas	Tucson	AZ	85706	11/23/2021	\$278,765.00	140570070
66 6681 E Via Jardin Verde	Tucson	AZ	85756	10/22/2021	\$278,840.00	141367660
67 135 E Desert Manor Dr	Tucson	AZ	85756	12/29/2021	\$279,711.00	138151290
68 7149 S Draper Rd	Tucson	AZ	85757	10/29/2021	\$280,510.00	210344580
69 7331 S Via Cabana	Tucson	AZ	85756	10/6/2021	\$281,160.00	141367640
70 896 E Artesia Pl	Sahuarita	AZ	85629	12/16/2021	\$284,230.00	304750160
71 8548 W Reed Bunting Ct	Tucson	AZ	85757	10/7/2021	\$284,871.00	210552020
72 6710 E Via Pampas Morenas	Tucson	AZ	85756	10/29/2021	\$285,940.00	141367850
73 6201 S Open Desert Pl	Tucson	AZ	85706	12/23/2021	\$287,390.00	140361000
74 903 E Artesia Pl	Sahuarita	AZ	85629	11/22/2021	\$287,530.00	304750140
75 10155 N Leopard Gecko Ter	Marana	AZ	85653	11/9/2021	\$287,585.00	216411610
76 873 E Artesia Pl	Sahuarita	AZ	85629	10/22/2021	\$287,760.00	304750090
77 10725 W Wexford Ln	Marana	AZ	85653	10/13/2021	\$288,718.00	217580470
78 2570 E Calle Palta	Tucson	AZ	85706	12/7/2021	\$289,856.00	140570450
79 6669 E Via Jardin Verde	Tucson	AZ	85756	11/19/2021	\$290,140.00	141367680
80 10437 E Painted Turtle Ln	Tucson	AZ	85747	11/12/2021	\$290,224.00	141120150
81 885 E Artesia Pl	Sahuarita	AZ	85629	11/19/2021	\$290,740.00	304750110
82 7500 W Morroco Pl	Tucson	AZ	85757	12/13/2021	\$290,900.00	210343840
83 891 E Artesia Pl	Sahuarita	AZ	85629	11/19/2021	\$291,230.00	304750120
84 6376 E Calle Hora Cero	Tucson	AZ	85756	10/12/2021	\$291,360.00	141421020
85 12374 N Cervelli Ave	Marana	AZ	85653	11/30/2021	\$292,664.00	217580040
86 904 E Artesia Pl	Sahuarita	AZ	85629	12/10/2021	\$293,030.00	304750150
87 5908 S Avenida Dunas	Tucson	AZ	85706	11/16/2021	\$293,195.00	140570080
88 7896 S Golden Bell Dr	Tucson	AZ	85747	12/22/2021	\$294,090.00	205952530
89 10357 E Painted Turtle Ln	Tucson	AZ	85747	11/15/2021	\$294,322.00	141120050
90 8705 E Stone Meadow Cir	Tucson	AZ	85730	12/22/2021	\$294,451.00	136460810
91 12306 N Cervelli Ave	Marana	AZ	85653	11/15/2021	\$295,152.00	217580210
92 10397 E Painted Turtle Ln	Tucson	AZ	85747	12/7/2021	\$295,350.00	141120100
93 10138 N Guayacan Trl	Marana	AZ	85653	11/3/2021	\$295,600.00	216411540
94 2141 S Flying Heart Ln	Tucson	AZ	85713	1/3/2022	\$296,179.00	212175220
95 10143 N Leopard Gecko Ter	Marana	AZ	85653	10/27/2021	\$296,365.00	216411580
96 793 E Catwalk Pl	Sahuarita	AZ	85629	12/28/2021	\$296,640.00	304750630
97 473 W Weldon St	Vail	AZ	85641	11/29/2021	\$297,410.00	305330330
98 10175 N Arroyo Lupine Way	Marana	AZ	85653	10/14/2021	\$297,865.00	216411120

99 5892 S Avenida Dunas	Tucson	AZ	85706	11/30/2021	\$298,005.00	140570100
100 12292 N Fulton Ave	Marana	AZ	85653	11/19/2021	\$298,040.00	217580230
101 4406 S Sunrise Bluff Way	Tucson	AZ	85730	12/29/2021	\$298,060.00	136460940
102 825 E Artesia Pl	Sahuarita	AZ	85629	12/15/2021	\$298,530.00	304750010
103 6716 E Via Pampas Morenas	Tucson	AZ	85756	12/9/2021	\$298,530.00	141367860
104 7888 S Golden Bell Dr	Tucson	AZ	85747	12/29/2021	\$298,631.00	205952540
105 7521 W Portugal Pl	Tucson	AZ	85757	10/8/2021	\$298,900.00	210343650
106 847 W Calle Sucre	Sahuarita	AZ	85629	10/28/2021	\$299,268.00	303835780
107 5725 E Vuelta De Nuestro Pueblo	Tucson	AZ	85756	12/16/2021	\$299,900.00	140551400
108 2660 E Calle Palta	Tucson	AZ	85706	11/9/2021	\$300,000.00	140570360
109 12361 N Sutter Dr	Marana	AZ	85653	1/26/2022	\$300,002.00	217580010
110 8050 S Golden Bell Dr	Tucson	AZ	85747	10/25/2021	\$300,898.00	205952290
111 12302 N Cervelli Ave	Marana	AZ	85653	12/3/2021	\$301,619.00	217580220
112 843 E Artesia Pl	Sahuarita	AZ	85629	11/30/2021	\$301,630.00	304750040
113 7148 S Victor Dr	Tucson	AZ	85757	12/27/2021	\$301,755.00	210344370
114 8026 S Golden Bell Dr	Tucson	AZ	85747	12/14/2021	\$302,361.00	205952230
115 860 E Artesia Pl	Green Valley	AZ	85614	10/8/2021	\$303,040.00	304750210
116 10152 N Leopard Gecko Ter	Marana	AZ	85653	10/29/2021	\$304,025.00	216411160
117 10151 N Leopard Gecko Ter	Marana	AZ	85653	10/22/2021	\$304,365.00	216411600
118 7339 S Via Cabana	Tucson	AZ	85756	12/3/2021	\$304,540.00	141367620
119 5934 S Avenida Dunas	Tucson	AZ	85706	11/23/2021	\$304,895.00	140570050
120 12366 N Cervelli Ave	Marana	AZ	85653	11/18/2021	\$305,167.00	217580060
121 7904 S Golden Bell Dr	Tucson	AZ	85747	11/29/2021	\$305,600.00	205952520
122 7524 W Portugal Pl	Tucson	AZ	85757	10/8/2021	\$306,900.00	210343670
123 7501 W Corona Rd	Tucson	AZ	85757	10/29/2021	\$307,705.00	210344730
124 6844 E Via Arroyo Largo	Tucson	AZ	85756	10/5/2021	\$307,740.00	141364430
125 6674 E Via Pampas Morenas	Tucson	AZ	85756	11/16/2021	\$308,240.00	141367790
126 2580 E Calle Palta	Tucson	AZ	85706	1/18/2022	\$310,530.00	140570440
127 10661 W Golson Dr	Marana	AZ	85653	11/24/2021	\$310,850.00	217580930
128 4400 S Sunrise Bluff Way	Tucson	AZ	85730	12/29/2021	\$310,855.00	136460930
129 8860 E Stone Meadow Cir	Tucson	AZ	85730	11/30/2021	\$311,312.00	136460030
130 6972 S Portugal Ave	Tucson	AZ	85757	1/3/2022	\$311,900.00	210344030
131 7507 W Morocco Pl	Tucson	AZ	85757	12/23/2021	\$311,900.00	210343810
132 8540 W Reed Bunting Ct	Tucson	AZ	85757	10/28/2021	\$312,949.00	210552030
133 888 E Artesia Pl	Sahuarita	AZ	85629	12/21/2021	\$313,000.00	304750170

134	12370 N Cervelli Ave	Marana	AZ	85653	11/19/2021	\$313,320.00	217580050
135	10703 W Golson Dr	Marana	AZ	85653	11/4/2021	\$313,540.00	217581000
136	8671 E Innovative Dr	Tucson	AZ	85710	10/13/2021	\$313,857.00	134092110
137	828 W Calle Sucre	Sahuarita	AZ	85629	10/29/2021	\$313,870.00	303835440
138	10453 E Painted Turtle Ln	Tucson	AZ	85747	11/23/2021	\$314,122.00	141120170
139	10715 W Golson Dr	Marana	AZ	85653	10/12/2021	\$314,130.00	217581020
140	8051 S Golden Bell Dr	Tucson	AZ	85747	10/29/2021	\$314,412.00	205952300
141	8557 W Reed Bunting Ct	Tucson	AZ	85757	12/7/2021	\$314,420.00	210551910
142	10105 N Bamboo Muhly Trl	Marana	AZ	85653	10/15/2021	\$314,670.00	216440850
143	7548 W Portugal Pl	Tucson	AZ	85757	11/2/2021	\$314,900.00	210343730
144	2691 E Calle Tobo	Tucson	AZ	85706	11/9/2021	\$315,905.00	140571220
145	7920 N Scholes Ave	Tucson	AZ	85741	12/2/2021	\$316,134.00	221351870
146	12322 N Cervelli Ave	Marana	AZ	85653	12/3/2021	\$316,755.00	217580170
147	10148 N Leopard Gecko Ter	Marana	AZ	85653	12/28/2021	\$317,000.00	216411150
148	2640 W Calle Paraiso	Tucson	AZ	85745	10/13/2021	\$317,000.00	116261640
149	3582 S Charles Camp Pl	Tucson	AZ	85735	1/7/2022	\$317,060.00	212351550
150	8581 W Reed Bunting Ct	Tucson	AZ	85757	11/16/2021	\$317,440.00	210551940
151	7501 W Morocco Pl	Tucson	AZ	85757	1/3/2022	\$317,900.00	210343830
152	8030 S Golden Bell Dr	Tucson	AZ	85747	11/19/2021	\$318,360.00	205952240
153	8772 E Stone Meadow Cir	Tucson	AZ	85730	12/16/2021	\$319,152.00	136460340
154	8039 S Golden Bell Dr	Tucson	AZ	85747	1/13/2022	\$319,734.00	205952330
155	792 E Glenwood Dr	Green Valley	AZ	85614	12/23/2021	\$319,790.00	304750580
156	2805 E Calle Joya De Ventura	Tucson	AZ	85706	12/10/2021	\$320,000.00	140571520
157	837 E Artesia Pl	Sahuarita	AZ	85629	12/8/2021	\$322,600.00	304750030
158	4961 E Wash Overlook Dr	Tucson	AZ	85706	11/15/2021	\$322,615.00	140361510
159	10670 W Golson Dr	Marana	AZ	85653	10/25/2021	\$322,650.00	217580910
160	2724 E Calle Palta	Tucson	AZ	85706	10/29/2021	\$323,000.00	140571370
161	650 W Roger Rd	Tucson	AZ	85705	10/22/2021	\$323,000.00	104090630
162	6680 E Via Arroyo Azul	Tucson	AZ	85756	10/27/2021	\$323,182.00	141410850
163	882 N Camino Cerro Morado	Green Valley	AZ	85614	10/8/2021	\$323,795.00	304790410
164	7345 S Via Casa Bonita	Tucson	AZ	85756	10/27/2021	\$325,640.00	141365080
165	8031 S Golden Bell Dr	Tucson	AZ	85747	1/12/2022	\$326,127.00	205952350
166	12286 N Fulton Ave	Marana	AZ	85653	12/6/2021	\$327,130.00	217580240
167	12280 N Fulton Ave	Marana	AZ	85653	11/18/2021	\$327,340.00	217580250
168	6680 E Via Pampas Morenas	Tucson	AZ	85756	12/8/2021	\$328,140.00	141367800

169 10761 W Wexford Ln	Marana	AZ	85653	11/10/2021	\$328,348.00	217580530
170 10349 E Painted Turtle Ln	Tucson	AZ	85747	11/9/2021	\$328,418.00	141120040
171 10757 W Golson Dr	Marana	AZ	85653	10/28/2021	\$328,640.00	217581090
172 8034 S Golden Bell Dr	Tucson	AZ	85747	11/30/2021	\$328,733.00	205952250
173 355 W Aberdeen St	Vail	AZ	85641	12/29/2021	\$329,000.00	305320630
174 6360 E Calle Hora Cero	Tucson	AZ	85756	10/8/2021	\$329,060.00	141421050
175 10685 W Golson Dr	Marana	AZ	85653	11/10/2021	\$329,530.00	217580970
176 7470 W Elvado Rd	Tucson	AZ	85757	10/15/2021	\$329,630.00	210344800
177 948 S Grantham Ave	Vail	AZ	85641	12/6/2021	\$330,240.00	305320420
178 9883 N Fulbrook Way	Marana	AZ	85653	10/29/2021	\$330,923.00	216400520
179 6686 E Via Arroyo Azul	Tucson	AZ	85756	11/12/2021	\$331,120.00	141410860
180 6704 E Via Pampas Morenas	Tucson	AZ	85756	11/24/2021	\$332,040.00	141367840
181 10856 W Perenosa Pl	Marana	AZ	85653	11/18/2021	\$332,577.00	217543880
182 7299 S Via Tierra Mesa	Tucson	AZ	85756	12/6/2021	\$332,930.00	141420900
183 12220 N Fulton Ave	Marana	AZ	85653	12/15/2021	\$333,130.00	217580350
184 7540 W Portugal Pl	Tucson	AZ	85757	11/1/2021	\$333,900.00	210343710
185 7307 S Via Tierra Mesa	Tucson	AZ	85756	12/2/2021	\$333,930.00	141420920
186 12268 N Fulton Ave	Marana	AZ	85653	11/30/2021	\$334,630.00	217580270
187 8042 S Golden Bell Dr	Tucson	AZ	85747	11/5/2021	\$335,000.00	205952270
188 295 W Aberdeen St	Vail	AZ	85641	10/28/2021	\$335,110.00	305320690
189 13198 E Iron Chief Dr	Tucson	AZ	85747	12/30/2021	\$335,397.00	205952080
190 3662 S Charles Camp Pl	Tucson	AZ	85735	12/20/2021	\$335,882.00	212351530
191 10697 W Golson Dr	Marana	AZ	85653	10/29/2021	\$336,040.00	217580990
192 315 W Aberdeen St	Vail	AZ	85641	11/12/2021	\$336,070.00	305320670
193 7503 W Morroco Pl	Tucson	AZ	85757	12/17/2021	\$336,900.00	210343820
194 7930 N Scholes Ave	Tucson	AZ	85741	11/30/2021	\$337,081.00	221351860
195 8589 W Reed Bunting Ct	Tucson	AZ	85757	11/30/2021	\$337,255.00	210551950
196 6373 E Calle Del Patagon	Tucson	AZ	85756	11/15/2021	\$337,860.00	141420950
197 7303 S Via Tierra Mesa	Tucson	AZ	85756	12/6/2021	\$338,220.00	141420910
198 6668 E Via Pampas Morenas	Tucson	AZ	85756	11/22/2021	\$338,250.00	141367780
199 477 W Aberdeen Pl	Vail	AZ	85641	11/19/2021	\$338,730.00	305330830
200 10673 W Golson Dr	Marana	AZ	85653	11/24/2021	\$339,430.00	217580950
201 10846 W Perenosa Pl	Marana	AZ	85653	11/30/2021	\$339,649.00	217543890
202 6691 E Via Arroyo Azul	Tucson	AZ	85756	12/17/2021	\$340,036.00	141411000
203 7195 S Camino Del Cordero	Tucson	AZ	85756	12/20/2021	\$340,040.00	141420440

204 12085 E Ryscott Cir	Vail	AZ	85641	10/22/2021	\$340,403.00	305072810
205 5011 E Wash Overlook Dr	Tucson	AZ	85706	12/27/2021	\$340,490.00	140361460
206 6664 E Via Arroyo Largo	Tucson	AZ	85756	12/30/2021	\$340,810.00	141411540
207 1487 E Claystone Dr	Green Valley	AZ	85614	10/4/2021	\$341,352.00	304551180
208 10365 E Painted Turtle Ln	Tucson	AZ	85747	10/7/2021	\$341,699.00	141120060
209 7250 S Camino Del Cordero	Tucson	AZ	85756	12/9/2021	\$341,830.00	141420860
210 13181 E Iron Chief Dr	Tucson	AZ	85747	12/10/2021	\$341,952.00	205953180
211 10023 N Ruby Range Trl	Marana	AZ	85653	10/22/2021	\$342,000.00	216441670
212 18047 W Sarabella Dr	Marana	AZ	85653	11/24/2021	\$342,223.00	217543930
213 9811 N Fulbrook Way	Marana	AZ	85653	11/5/2021	\$342,558.00	216400590
214 12274 N Fulton Ave	Marana	AZ	85653	11/22/2021	\$343,320.00	217580260
215 6325 E Calle Hora Cero	Tucson	AZ	85756	12/2/2021	\$343,440.00	141420590
216 8796 E Stone Meadow Cir	Tucson	AZ	85730	11/29/2021	\$343,851.00	136460460
217 7520 W Portugal Pl	Tucson	AZ	85757	10/8/2021	\$343,900.00	210343660
218 6366 E Calle Hora Cero	Tucson	AZ	85756	10/27/2021	\$344,050.00	141421040
219 10061 N Smooth Agave Loop	Marana	AZ	85653	11/5/2021	\$344,535.00	216441430
220 10011 N Ruby Range Trl	Marana	AZ	85653	10/29/2021	\$344,630.00	216441690
221 10664 W Golson Dr	Marana	AZ	85653	11/4/2021	\$344,640.00	217580920
222 7361 S Via Casa Bonita	Tucson	AZ	85756	12/1/2021	\$344,990.00	141365120
223 4412 S Southern Cross Pl	Tucson	AZ	85735	10/8/2021	\$345,000.00	212391910
224 12250 N Fulton Ave	Marana	AZ	85653	12/7/2021	\$345,130.00	217580300
225 946 N Magellan Scope Trl	Green Valley	AZ	85614	10/29/2021	\$345,894.00	304790030
226 8022 S Golden Bell Dr	Tucson	AZ	85747	11/17/2021	\$345,945.00	205952220
227 12256 N Fulton Ave	Marana	AZ	85653	12/6/2021	\$346,340.00	217580290
228 8702 E Stone Meadow Cir	Tucson	AZ	85730	12/28/2021	\$346,402.00	136460110
229 10820 W Sarabella Dr	Marana	AZ	85653	12/16/2021	\$346,656.00	217544410
230 8005 N Scholes Ave	Tucson	AZ	85741	11/30/2021	\$346,861.00	221351730
231 12238 N Fulton Ave	Marana	AZ	85653	12/8/2021	\$347,030.00	217580320
232 12307 N Sutter Dr	Marana	AZ	85653	12/28/2021	\$347,107.00	217581690
233 10667 W Golson Dr	Marana	AZ	85653	11/12/2021	\$347,640.00	217580940
234 6357 E Calle Del Patagon	Tucson	AZ	85756	11/12/2021	\$347,650.00	141420970
235 10950 W Whiton St	Marana	AZ	85653	12/21/2021	\$347,990.00	217542760
236 5853 W Indian Sunrise Dr	Tucson	AZ	85742	12/13/2021	\$348,456.00	216320810
237 10019 N Fulbrook Way	Marana	AZ	85653	10/29/2021	\$348,818.00	216400390
238 948 W Calle Sucre	Sahuarita	AZ	85629	10/22/2021	\$349,290.00	303830580

239 9969 E Camelback Trl	Tucson	AZ	85747	12/23/2021	\$349,356.00	141022690
240 6319 E Calle Hora Cero	Tucson	AZ	85756	12/2/2021	\$349,360.00	141420600
241 922 N Magellan Scope Trl	Green Valley	AZ	85614	10/28/2021	\$349,530.00	304790070
242 10837 W Sarabella Dr	Marana	AZ	85653	11/30/2021	\$349,714.00	217543920
243 10421 E Painted Turtle Ln	Tucson	AZ	85747	12/10/2021	\$349,930.00	141120130
244 11921 E Ryscott Cir	Vail	AZ	85641	10/29/2021	\$350,117.00	305072500
245 325 W Aberdeen St	Vail	AZ	85641	12/7/2021	\$350,920.00	305320660
246 13687 E Okeefe Ct	Tucson	AZ	85747	11/10/2021	\$350,932.00	205741680
247 13971 E Golden Oaks Rd	Vail	AZ	85641	12/29/2021	\$350,990.00	305770220
248 10080 N Smooth Agave Loop	Marana	AZ	85653	11/23/2021	\$351,210.00	216441150
249 12214 N Fulton Ave	Marana	AZ	85653	12/22/2021	\$351,640.00	217580360
250 10032 N Smooth Agave Loop	Marana	AZ	85653	10/22/2021	\$351,680.00	216441100
251 7349 S Via Casa Bonita	Tucson	AZ	85756	11/4/2021	\$351,890.00	141365090
252 2845 N Fair Oaks Ave	Tucson	AZ	85712	1/13/2022	\$352,500.00	110067300
253 2851 N Fair Oaks Ave	Tucson	AZ	85712	1/5/2022	\$352,500.00	110067310
254 2863 N Fair Oaks Ave	Tucson	AZ	85712	11/30/2021	\$352,500.00	110067330
255 12350 N Cervelli Ave	Marana	AZ	85653	11/10/2021	\$353,162.00	217580100
256 6385 E Calle Hora Cero	Tucson	AZ	85756	12/17/2021	\$353,440.00	141420490
257 10896 W Whiton St	Marana	AZ	85653	1/14/2022	\$353,490.00	217542850
258 10679 W Golson Dr	Marana	AZ	85653	11/9/2021	\$353,730.00	217580960
259 7471 W Corona Rd	Tucson	AZ	85757	10/27/2021	\$354,075.00	210344750
260 1092 W Still Glen Trl	Sahuarita	AZ	85629	11/22/2021	\$354,285.00	303477480
261 9970 E Camelback Trl	Tucson	AZ	85747	12/23/2021	\$354,351.00	141022540
262 10914 W Whiton St	Marana	AZ	85653	1/24/2022	\$354,990.00	217542820
263 1022 W Calle Nicoya	Sahuarita	AZ	85629	10/26/2021	\$355,220.00	303834710
264 6834 E Via Arroyo Largo	Tucson	AZ	85756	11/5/2021	\$355,490.00	141364480
265 6848 E Via Arroyo Largo	Tucson	AZ	85756	10/5/2021	\$355,490.00	141364410
266 7364 S Via Casa Bonita	Tucson	AZ	85756	12/3/2021	\$355,990.00	141365130
267 7156 S Via Gaucho Viejo	Tucson	AZ	85756	10/6/2021	\$356,000.00	141420080
268 12262 N Fulton Ave	Marana	AZ	85653	11/23/2021	\$357,340.00	217580280
269 220 S Vozack Ln	Tucson	AZ	85748	12/30/2021	\$357,500.00	133555640
270 12244 N Fulton Ave	Marana	AZ	85653	12/6/2021	\$357,910.00	217580310
271 10139 N Sand Sage Trl	Marana	AZ	85653	1/13/2022	\$357,970.00	216440790
272 10133 N Sand Sage Trl	Marana	AZ	85653	12/30/2021	\$357,985.00	216440800
273 7251 S Camino Del Cordero	Tucson	AZ	85756	12/17/2021	\$358,150.00	141420380

274 1907 N Pinyon Ln	Green Valley	AZ	85614	11/4/2021	\$359,089.00	304551480
275 1151 W Still Glen Trl	Sahuarita	AZ	85629	12/8/2021	\$359,360.00	303477670
276 6658 E Via Arroyo Largo	Tucson	AZ	85756	11/12/2021	\$359,617.00	141411530
277 10029 N Ruby Range Trl	Marana	AZ	85653	10/6/2021	\$361,120.00	216441660
278 11913 E Ryscott Cir	Vail	AZ	85641	10/12/2021	\$361,238.00	305072480
279 1016 W Calle Nicoya	Sahuarita	AZ	85629	10/27/2021	\$361,640.00	303834700
280 1922 N Pinyon Ln	Green Valley	AZ	85614	11/24/2021	\$361,744.00	304551580
281 10908 W Whiton St	Marana	AZ	85653	12/30/2021	\$361,990.00	217542830
282 11909 E Ryscott Cir	Vail	AZ	85641	10/22/2021	\$362,016.00	305072470
283 10920 W Whiton St	Marana	AZ	85653	12/29/2021	\$362,990.00	217542810
284 6842 E Via Arroyo Largo	Tucson	AZ	85756	10/22/2021	\$362,990.00	141364440
285 10691 W Golson Dr	Marana	AZ	85653	10/25/2021	\$363,140.00	217580980
286 1483 E Claystone Dr	Green Valley	AZ	85614	10/25/2021	\$363,326.00	304551170
287 3747 S Charles Camp Pl	Tucson	AZ	85735	11/30/2021	\$363,843.00	212351640
288 5835 W Indian Sunrise Dr	Tucson	AZ	85742	1/28/2022	\$363,859.00	216320790
289 12920 E Pantano View Dr	Vail	AZ	85641	10/12/2021	\$363,890.00	305977160
290 966 S Grantham Dr	Vail	AZ	85641	12/3/2021	\$364,055.00	305320450
291 12232 N Fulton Ave	Marana	AZ	85653	12/14/2021	\$364,120.00	217580330
292 8703 E Stone Meadow Cir	Tucson	AZ	85730	12/28/2021	\$364,645.00	136460820
293 12208 N Fulton Ave	Marana	AZ	85653	12/17/2021	\$364,650.00	217580370
294 3366 W Sunlit Peak Dr	Tucson	AZ	85742	10/5/2021	\$364,740.00	224442430
295 10676 W Golson Dr	Marana	AZ	85653	11/22/2021	\$364,840.00	217580900
296 10944 W Whiton St	Marana	AZ	85653	1/28/2022	\$365,615.00	217542770
297 6384 E Calle Hora Cero	Tucson	AZ	85756	11/5/2021	\$366,210.00	141421000
298 6379 E Calle Hora Cero	Tucson	AZ	85756	12/27/2021	\$367,440.00	141420500
299 7295 S Via Tierra Mesa	Tucson	AZ	85756	12/30/2021	\$367,740.00	141420890
300 5225 E Bellevue St	Tucson	AZ	85712	1/5/2022	\$367,844.00	121124750
301 6388 E Calle Hora Cero	Tucson	AZ	85756	10/26/2021	\$368,000.00	141420990
302 956 W Calle Nicoya	Sahuarita	AZ	85629	10/8/2021	\$368,140.00	303834630
303 4522 W Kaylah Dr	Tucson	AZ	85746	12/29/2021	\$368,221.00	212501640
304 2983 W Willow Moon Trl	Tucson	AZ	85742	10/25/2021	\$368,890.00	224443420
305 12081 E Ryscott Cir	Vail	AZ	85641	12/15/2021	\$370,315.00	305072800
306 2993 W Crescent View Ln	Tucson	AZ	85742	11/30/2021	\$370,390.00	224443450
307 12354 N Cervelli Ave	Marana	AZ	85653	10/29/2021	\$370,411.00	217580090
308 2835 W Shannon Ridge Rd	Tucson	AZ	85742	12/17/2021	\$370,570.00	225027210

309	12324 N Amberwood Pl	Marana	AZ	85653	12/30/2021	\$370,658.00	217544490
310	6721 E Via Arroyo Azul	Tucson	AZ	85756	12/29/2021	\$370,751.00	141410950
311	10974 W Whiton St	Marana	AZ	85653	1/18/2022	\$370,990.00	217542730
312	12226 N Fulton Ave	Marana	AZ	85653	12/16/2021	\$371,330.00	217580340
313	2984 W Crescent View Ln	Tucson	AZ	85742	11/30/2021	\$371,590.00	224443680
314	6668 E Via Arroyo Azul	Tucson	AZ	85756	11/19/2021	\$372,254.00	141410830
315	12730 E Paige Canyon Ln	Vail	AZ	85641	12/13/2021	\$372,500.00	305976600
316	12374 N Amberwood Pl	Marana	AZ	85653	12/17/2021	\$372,703.00	217544440
317	4296 S Macy Cir	Tucson	AZ	85757	10/25/2021	\$372,948.00	212501940
318	6720 E Via Arroyo Azul	Tucson	AZ	85756	12/28/2021	\$373,063.00	141410920
319	6718 E Via Arroyo Largo	Tucson	AZ	85756	11/24/2021	\$373,731.00	141411630
320	10517 S Millicent Trl	Vail	AZ	85641	11/24/2021	\$374,340.00	305975780
321	2953 W Willow Moon Trl	Tucson	AZ	85742	11/9/2021	\$374,740.00	224443370
322	10992 W Whiton St	Marana	AZ	85653	11/30/2021	\$374,990.00	217542700
323	10977 W Whiton St	Marana	AZ	85653	11/24/2021	\$374,990.00	217542670
324	7357 S 7357 S #bonita Bonita	Tucson	AZ	85756	12/6/2021	\$375,890.00	141365110
325	1105 W Meadow Groves Pl	Sahuarita	AZ	85629	10/25/2021	\$376,575.00	303475890
326	14614 E Old Owl Creek Ct	Vail	AZ	85641	12/1/2021	\$376,837.00	205755500
327	486 W Aberdeen Pl	Vail	AZ	85641	11/23/2021	\$377,721.00	305330820 Median
328	10129 N Sand Sage Trl	Marana	AZ	85653	1/25/2022	\$377,920.00	216440810
329	6662 E Via Arroyo Azul	Tucson	AZ	85756	11/12/2021	\$378,157.00	141410820
330	6715 E Via Arroyo Azul	Tucson	AZ	85756	12/13/2021	\$378,558.00	141410960
331	14541 E Cockatoo Ranch Pl	Vail	AZ	85641	11/5/2021	\$378,562.00	205755460
332	828 N Cerro Morado	Green Valley	AZ	85614	10/27/2021	\$378,851.00	304790320
333	1013 W Calle Nimbo	Sahuarita	AZ	85629	1/7/2022	\$379,000.00	303834950
334	10108 N Smooth Agave Loop	Marana	AZ	85653	1/18/2022	\$379,080.00	216441190
335	15420 S Camino Oculi	Sahuarita	AZ	85629	10/14/2021	\$379,279.00	303833500
336	11905 E Ryscott Cir	Vail	AZ	85641	10/28/2021	\$379,384.00	305072460
337	6331 E Calle Hora Cero	Tucson	AZ	85756	12/9/2021	\$379,550.00	141420580
338	13386 E New Pioneer Ln	Tucson	AZ	85747	12/20/2021	\$379,966.00	205954250
339	12731 E Paige Canyon Ln	Vail	AZ	85641	11/5/2021	\$379,990.00	305976570
340	10020 E Camelback Trl	Tucson	AZ	85747	12/17/2021	\$380,000.00	141022590
341	8036 S Silver Lillie Way	Tucson	AZ	85747	12/8/2021	\$380,490.00	205950590
342	14413 E Old Owl Creek Ct	Vail	AZ	85641	10/29/2021	\$380,805.00	205755390
343	10066 N Smooth Agave Loop	Marana	AZ	85653	11/30/2021	\$380,935.00	216441140

344 10905 W Whiton St	Marana	AZ	85653	1/28/2022	\$381,000.00	217542870
345 6679 E Via Arroyo Azul	Tucson	AZ	85756	11/24/2021	\$381,289.00	141411020
346 345 W Aberdeen St	Vail	AZ	85641	12/30/2021	\$381,817.00	305320640
347 2905 W Chalfont Dr	Tucson	AZ	85742	11/24/2021	\$381,850.00	224443350
348 13965 E Golden Oaks Rd	Vail	AZ	85641	12/29/2021	\$382,010.00	305770230
349 10998 W Whiton St	Marana	AZ	85653	11/29/2021	\$382,990.00	217542690
350 7776 W Buckeye Path PH	Marana	AZ	85658	11/18/2021	\$383,782.00	218312460
351 12384 N Amberwood Pl	Marana	AZ	85653	12/29/2021	\$383,798.00	217544430
352 6337 E Calle Hora Cero	Tucson	AZ	85756	12/9/2021	\$384,360.00	141420570
353 8097 S Jaeger Pl	Tucson	AZ	85747	11/10/2021	\$384,890.00	205951200
354 15590 S Camino Oculi	Sahuarita	AZ	85629	11/9/2021	\$384,990.00	303830440
355 6365 E Calle Del Patagon	Tucson	AZ	85756	12/28/2021	\$385,000.00	141420960
356 4735 S San Joaquin Ave	Tucson	AZ	85746	12/8/2021	\$385,000.00	21240127e
357 6301 E Calle Hora Cero	Tucson	AZ	85756	12/9/2021	\$386,250.00	141420630
358 10039 N Smooth Agave Loop	Marana	AZ	85653	10/7/2021	\$387,198.00	216441450
359 7726 W Laurel Ln	Marana	AZ	85658	12/22/2021	\$387,319.00	218312920
360 7870 S Expedition Dr	Tucson	AZ	85747	10/26/2021	\$387,955.00	205954140
361 12101 E Ryscott Cir	Vail	AZ	85641	11/19/2021	\$388,245.00	305072850
362 7291 S Via Tierra Mesa	Tucson	AZ	85756	12/20/2021	\$388,940.00	141420880
363 366 W Aberdeen St	Vail	AZ	85641	11/3/2021	\$389,030.00	305320520
364 13384 E Knipe Pl	Tucson	AZ	85747	10/27/2021	\$389,040.00	205953900
365 12104 E Ryscott Cir	Vail	AZ	85641	12/14/2021	\$389,353.00	305072940
366 10932 W Whiton St	Marana	AZ	85653	1/10/2022	\$389,990.00	217542790
367 8105 S Jaeger Pl	Tucson	AZ	85747	11/30/2021	\$389,990.00	205951190
368 1031 W Calle Monte Lindo	Sahuarita	AZ	85629	10/29/2021	\$389,990.00	303834480
369 12147 N Sutter Dr	Marana	AZ	85653	10/27/2021	\$390,000.00	217544530
370 13205 N Stonecrop Ln	Tucson	AZ	85755	10/15/2021	\$390,571.00	219552700
371 970 W Calle Sucre	Sahuarita	AZ	85629	10/8/2021	\$390,740.00	303830550
372 10827 W Sarabella Dr	Marana	AZ	85653	11/19/2021	\$390,758.00	217543910
373 10907 W Renwick Dr	Marana	AZ	85653	11/29/2021	\$391,499.00	217546350
374 10986 W Whiton St	Marana	AZ	85653	12/16/2021	\$391,990.00	217542710
375 7711 W Laurel Ln	Marana	AZ	85658	12/10/2021	\$392,723.00	218312780
376 354 W Aberdeen St	Vail	AZ	85641	10/29/2021	\$393,015.00	305320510
377 8704 E Stone Meadow Cir	Tucson	AZ	85730	12/30/2021	\$393,623.00	136460120
378 12109 E Ryscott Cir	Vail	AZ	85641	12/8/2021	\$393,669.00	305072870

379 13959 E Golden Oaks Rd	Vail	AZ	85641	12/29/2021	\$393,920.00	305770240
380 6313 E Calle Hora Cero	Tucson	AZ	85756	12/21/2021	\$394,020.00	141420610
381 12364 N Amberwood Pl	Marana	AZ	85653	12/27/2021	\$394,322.00	217544450
382 11917 E Ryscott Cir	Vail	AZ	85641	10/27/2021	\$394,379.00	305072490
383 12714 E Paige Canyon Ln	Vail	AZ	85641	11/24/2021	\$394,890.00	305976620
384 984 W Calle Nicoya	Sahuarita	AZ	85629	12/1/2021	\$395,500.00	303834660
385 14532 E Cockatoo Ranch Pl	Vail	AZ	85641	12/29/2021	\$395,761.00	205755450
386 13187 N Weatherglass Dr	Tucson	AZ	85755	11/24/2021	\$395,860.00	219552380
387 2922 W Chalfont Dr	Tucson	AZ	85742	11/19/2021	\$396,790.00	224443310
388 4891 E Wash Overlook Dr	Tucson	AZ	85706	12/10/2021	\$396,990.00	140361580
389 9959 E Camelback Trl	Tucson	AZ	85747	12/15/2021	\$397,149.00	141022700
390 8112 S Jaeger Pl	Tucson	AZ	85747	10/13/2021	\$397,490.00	205951250
391 7989 S Silver Lillie Way	Tucson	AZ	85747	11/23/2021	\$397,990.00	205951410
392 2303 W Bighorn Ridge Rd	Tucson	AZ	85742	12/21/2021	\$398,430.00	224113170
393 6845 E Via Arroyo Largo	Tucson	AZ	85756	10/22/2021	\$399,665.00	141364230
394 10003 N Ruby Range Trl	Marana	AZ	85653	10/7/2021	\$399,945.00	216441710
395 4380 S Southern Cross Pl	Tucson	AZ	85735	12/30/2021	\$400,000.00	212391880
396 4261 N Red Sun Pl	Tucson	AZ	85750	12/29/2021	\$400,000.00	114175810
397 4271 N Red Sun Pl	Tucson	AZ	85750	12/29/2021	\$400,000.00	114175820
398 9960 E Camelback Trl	Tucson	AZ	85747	12/14/2021	\$400,030.00	141022530
399 4208 S Macy Cir	Tucson	AZ	85757	11/19/2021	\$400,224.00	212501720
400 12723 E Paige Canyon Ln	Vail	AZ	85641	10/7/2021	\$400,890.00	305976560
401 7876 S Expedition Dr	Tucson	AZ	85747	10/26/2021	\$401,537.00	205954150
402 12117 E Ryscott Cir	Vail	AZ	85641	11/16/2021	\$401,904.00	305072890
403 810 N Camino Cerro Morado	Green Valley	AZ	85614	11/30/2021	\$402,864.00	304790290
404 13400 E Knipe Pl	Tucson	AZ	85747	11/5/2021	\$402,899.00	205953920
405 10224 E Civano Wash Trl	Tucson	AZ	85747	12/23/2021	\$403,163.00	141020400
406 6361 E Calle Hora Cero	Tucson	AZ	85756	12/17/2021	\$403,350.00	141420530
407 6343 E Calle Hora Cero	Tucson	AZ	85756	12/13/2021	\$404,030.00	141420560
408 6307 E Calle Hora Cero	Tucson	AZ	85756	12/10/2021	\$404,130.00	141420620
409 7965 S Silver Lillie Way	Tucson	AZ	85747	10/5/2021	\$404,990.00	205951440
410 6381 E Calle Del Patagon	Tucson	AZ	85756	11/18/2021	\$405,440.00	141420940
411 8089 S Jaeger Pl	Tucson	AZ	85747	11/19/2021	\$405,740.00	205951210
412 12354 N Amberwood Pl	Marana	AZ	85653	1/10/2022	\$406,614.00	217544460
413 1010 W Calle Nicoya	Sahuarita	AZ	85629	12/22/2021	\$408,070.00	303834690

414 12113 E Ryscott Cir	Vail	AZ	85641	11/29/2021	\$410,363.00	305072880
415 12715 E Paige Canyon Ln	Vail	AZ	85641	10/12/2021	\$410,690.00	305976550
416 954 S Grantham Dr	Vail	AZ	85641	11/30/2021	\$410,935.00	305320430
417 10076 N Indian Jewel Dr	Tucson	AZ	85742	11/12/2021	\$411,483.00	216321100
418 10111 N Cardon Grande Trl	Marana	AZ	85653	10/22/2021	\$411,828.00	216440630
419 10137 N Cardon Grande Trl	Marana	AZ	85653	1/12/2022	\$412,833.00	216440650
420 6703 E Via Arroyo Azul	Tucson	AZ	85756	12/10/2021	\$414,263.00	141410980
421 4512 W Kaylah Dr	Tucson	AZ	85746	12/3/2021	\$415,278.00	212501630
422 12987 E Pantano View Dr	Vail	AZ	85641	11/30/2021	\$415,590.00	305977240
423 10099 N Smooth Agave Loop	Marana	AZ	85653	10/29/2021	\$415,733.00	216441390
424 10175 N Cardon Grande Trl	Marana	AZ	85653	11/19/2021	\$416,078.00	216440670
425 12105 E Ryscott Cir	Vail	AZ	85641	12/9/2021	\$416,506.00	305072860
426 1006 W Calle Tronco Seco	Sahuarita	AZ	85629	11/12/2021	\$419,000.00	303831470
427 8004 S Silver Lillie Way	Tucson	AZ	85747	11/30/2021	\$419,990.00	205950550
428 10097 N Cardon Grande Trl	Marana	AZ	85653	11/24/2021	\$420,750.00	216440610
429 13350 E New Pioneer Ln	Tucson	AZ	85747	11/22/2021	\$420,786.00	205954220
430 7973 S Silver Lillie Way	Tucson	AZ	85747	10/26/2021	\$420,990.00	205951430
431 12933 E Pantano View Dr	Vail	AZ	85641	11/24/2021	\$423,090.00	305977290
432 13301 E Barcel Way	Tucson	AZ	85747	12/29/2021	\$424,155.00	205954030
433 875 W Calle Artistica # 275	Green Valley	AZ	85614	12/29/2021	\$424,500.00	224443300
434 8081 S Jaeger Pl	Tucson	AZ	85747	11/12/2021	\$424,990.00	205951220
435 8073 S Jaeger Pl	Tucson	AZ	85747	10/22/2021	\$424,990.00	205951230
436 10039 E Camelback Trl	Tucson	AZ	85747	12/14/2021	\$425,014.00	141022620
437 10026 N Ruby Range Trl	Marana	AZ	85653	10/26/2021	\$425,111.00	216441480
438 990 W Calle Nicoya	Sahuarita	AZ	85629	10/25/2021	\$425,400.00	303834670
439 10113 N Smooth Agave Loop	Marana	AZ	85653	10/26/2021	\$425,580.00	216441380
440 11002 S Silver Fern Dr	Vail	AZ	85641	12/30/2021	\$428,110.00	305770250
441 10070 N Indian Jewel Dr	Tucson	AZ	85742	11/18/2021	\$428,370.00	216321110
442 2904 W Chalfont Dr	Tucson	AZ	85742	11/18/2021	\$429,690.00	224443340
443 11477 N Gemini Dr	Tucson	AZ	85742	10/29/2021	\$430,430.00	224113390
444 1458 E Claystone Dr	Green Valley	AZ	85614	11/15/2021	\$430,582.00	304550860
445 7734 W Laurel Ln	Marana	AZ	85658	11/16/2021	\$430,783.00	218312910
446 14597 E Old Owl Creek Ct	Vail	AZ	85641	10/14/2021	\$432,241.00	205755590
447 2911 W Chalfont Dr	Tucson	AZ	85742	11/24/2021	\$432,990.00	224443360
448 12941 E Pantano View Dr	Vail	AZ	85641	12/29/2021	\$434,990.00	305977280

449 14609 E Old Owl Creek Ct	Vail	AZ	85641	12/21/2021	\$437,227.00	205755560
450 750 E Danum Valley Dr	Oro Valley	AZ	85755	10/29/2021	\$437,701.00	219481580
451 11010 S Silver Fern Dr	Vail	AZ	85641	12/30/2021	\$437,740.00	305770260
452 10026 N Cardon Grande Trl	Marana	AZ	85653	10/1/2021	\$438,005.00	216441920
453 2971 W Willow Moon Trl	Tucson	AZ	85742	11/19/2021	\$438,865.00	224443400
454 8476 N Van Cleeve Ln	Tucson	AZ	85743	11/24/2021	\$438,980.00	221224230
455 1137 W Meadow Groves Pl	Sahuarita	AZ	85629	11/18/2021	\$441,225.00	303475910
456 10125 N Cardon Grande Trl	Marana	AZ	85653	11/12/2021	\$441,313.00	216440640
457 10204 N Sand Sage Trl	Marana	AZ	85653	12/23/2021	\$442,120.00	216440010
458 12173 N Goldenview Ln	Marana	AZ	85653	10/7/2021	\$444,190.00	217541120
459 1409 E Claystone Dr	Green Valley	AZ	85614	11/17/2021	\$444,392.00	304551110
460 2242 W Azure Creek Loop	Tucson	AZ	85742	11/4/2021	\$444,940.00	224112620
461 3603 W Scenic Park Dr	Tucson	AZ	85742	10/6/2021	\$444,990.00	224442130
462 1941 E Greenlee Rd	Tucson	AZ	85719	12/17/2021	\$445,000.00	11305059b
463 10151 N Cardon Grande Trl	Marana	AZ	85653	12/23/2021	\$446,404.00	216440660
464 12912 E Pantano View Dr	Vail	AZ	85641	11/30/2021	\$446,890.00	305977150
465 10048 N Indian Jewel Dr	Tucson	AZ	85742	12/10/2021	\$447,479.00	216321140
466 6733 W Cape Royal Trl	Marana	AZ	85653	12/29/2021	\$449,671.00	218343150
467 4244 S Macy Cir	Tucson	AZ	85757	11/24/2021	\$449,706.00	212501810
468 10464 S Cienega Knolls Loop	Vail	AZ	85641	12/23/2021	\$450,690.00	305975820
469 10108 N Sand Sage Trl	Marana	AZ	85653	11/19/2021	\$451,303.00	216440170
470 7787 W Buckeye Path	Marana	AZ	85658	12/14/2021	\$454,244.00	218312290
471 5843 W Indian Sunrise Dr	Tucson	AZ	85742	12/15/2021	\$454,395.00	216320800
472 8104 S Jaeger Pl	Tucson	AZ	85747	11/10/2021	\$454,490.00	205951260
473 8121 S Jaeger Pl	Tucson	AZ	85747	12/6/2021	\$454,990.00	205951170
474 8113 S Jaeger Pl	Tucson	AZ	85747	11/16/2021	\$455,190.00	205951180
475 11381 N Gemini Dr	Tucson	AZ	85742	10/26/2021	\$456,010.00	224113290
476 14406 N Wild Burro Canyon Pl	Marana	AZ	85658	12/30/2021	\$457,521.00	218195830
477 779 E Danum Valley Dr	Oro Valley	AZ	85755	11/30/2021	\$459,683.00	219481530
478 10856 N Iron Peak Dr	Marana	AZ	85653	11/19/2021	\$459,940.00	216261950
479 13297 E Barcel Way	Tucson	AZ	85747	12/16/2021	\$460,011.00	205954040
480 7888 S Expedition Dr	Tucson	AZ	85747	12/17/2021	\$461,403.00	205954180
481 9999 E Camelback Trl	Tucson	AZ	85747	12/9/2021	\$463,062.00	141022660
482 14546 E Cockatoo Ranch Pl	Vail	AZ	85641	11/12/2021	\$463,326.00	205755470
483 7837 S Land Grant Dr	Tucson	AZ	85747	12/29/2021	\$463,858.00	205953410

484 10513 S Millicent Trl	Vail	AZ	85641	11/4/2021	\$464,890.00	305975790
485 7858 S Expedition Dr	Tucson	AZ	85747	10/15/2021	\$464,990.00	205954110
486 3470 E Shade Rock Pl	Vail	AZ	85641	12/15/2021	\$465,000.00	305402280
487 6911 W Foothills Acacia Pl	Marana	AZ	85653	12/23/2021	\$467,543.00	218195670
488 6840 E Via Arroyo Largo	Tucson	AZ	85756	11/12/2021	\$468,740.00	141364450
489 13351 E Franco Pl	Tucson	AZ	85747	11/15/2021	\$469,990.00	205953780
490 1074 W Valley Meadow Ln	Sahuarita	AZ	85629	1/19/2022	\$471,000.00	303477280
491 5870 W Indian Shadow Dr	Tucson	AZ	85742	10/5/2021	\$471,104.00	216320680
492 12252 N Miller Canyon Ct	Oro Valley	AZ	85755	12/21/2021	\$471,911.00	219470370
493 12944 E Pantano View Dr	Vail	AZ	85641	10/29/2021	\$472,480.00	305977180
494 12936 E Pantano View Dr	Vail	AZ	85641	11/5/2021	\$472,840.00	305977170
495 2916 W Chalfont Dr	Tucson	AZ	85742	1/12/2022	\$474,590.00	224443320
496 10322 W Rudasill Rd	Tucson	AZ	85743	11/9/2021	\$474,900.00	21315028k
497 12036 E Ryscott Cir	Vail	AZ	85641	11/12/2021	\$475,000.00	305072110
498 7826 W Sage Path PH	Marana	AZ	85653	1/25/2022	\$476,599.00	218313360
499 7746 W Laurel Ln	Marana	AZ	85658	12/21/2021	\$477,502.00	218312890
500 1566 N Blazing Saddle Rd	Vail	AZ	85641	11/29/2021	\$478,847.00	305402060
501 2319 W Bighorn Ridge Rd	Tucson	AZ	85742	11/29/2021	\$481,730.00	224113190
502 7744 W Buckeye Path PH	Marana	AZ	85658	12/17/2021	\$482,000.00	218312500
503 2459 E Canyon Crossing Dr	Green Valley	AZ	85614	11/23/2021	\$482,239.00	304842410
504 11642 N Village Vista Pl	Tucson	AZ	85737	11/23/2021	\$482,410.00	220060810
505 12228 N Miller Canyon Ct	Oro Valley	AZ	85755	12/22/2021	\$483,076.00	219470390
506 10868 N Iron Peak Dr	Marana	AZ	85653	11/16/2021	\$484,590.00	216261970
507 3336 W Shadow Park Way	Tucson	AZ	85742	10/29/2021	\$484,860.00	224442500
508 6838 E Via Arroyo Largo	Tucson	AZ	85756	11/19/2021	\$484,890.00	141364460
509 6975 W Foothills Acacia Pl	Marana	AZ	85653	10/27/2021	\$485,353.00	218195610
510 5505 S Sycamore Rim Trl	Tucson	AZ	85747	12/21/2021	\$486,348.00	141022910
511 13374 E New Pioneer Ln	Tucson	AZ	85747	11/30/2021	\$489,050.00	205954240
512 1273 N Range Rider Pl	Vail	AZ	85641	11/24/2021	\$489,231.00	305401740
513 2977 W Willow Moon Trl	Tucson	AZ	85742	11/30/2021	\$489,290.00	224443410
514 2327 W Bighorn Ridge Rd	Tucson	AZ	85742	10/26/2021	\$491,790.00	224113200
515 2266 W Azure Creek Loop	Tucson	AZ	85742	10/28/2021	\$492,395.00	224112680
516 7353 S Via Casa Bonita	Tucson	AZ	85756	11/19/2021	\$492,590.00	141365100
517 11460 N Gemini Dr	Tucson	AZ	85742	11/12/2021	\$494,150.00	224113550
518 11429 N Gemini Dr	Tucson	AZ	85742	12/17/2021	\$496,290.00	224113340

519 10070 E 5th St	Tucson	AZ	85748	1/5/2022	\$496,429.00	133434450
520 12324 N Miller Canyon Ct	Oro Valley	AZ	85755	10/29/2021	\$500,109.00	219470310
521 13376 E Knipe Pl	Tucson	AZ	85747	11/18/2021	\$500,110.00	205953890
522 6891 W Foothills Acacia Pl	Marana	AZ	85653	11/9/2021	\$500,134.00	218195690
523 12273 N Miller Canyon Ct	Oro Valley	AZ	85755	12/7/2021	\$500,444.00	219470200
524 1955 N Agarita Way	Green Valley	AZ	85614	12/1/2021	\$502,919.00	304551400
525 7814 S Expedition Dr	Tucson	AZ	85747	11/12/2021	\$507,031.00	205953850
526 405 E Arizona Poppy Dr	Tucson	AZ	85755	12/21/2021	\$507,910.00	219552130
527 2440 E Wrightson View Dr	Green Valley	AZ	85614	1/24/2022	\$508,444.00	304860020
528 2238 W Azure Creek Loop	Tucson	AZ	85742	10/22/2021	\$508,475.00	224112610
529 1325 E Golden Rock Way	Green Valley	AZ	85614	11/1/2021	\$512,285.00	304551730
530 7838 W Sage Path PH	Marana	AZ	85658	11/29/2021	\$515,514.00	218313380
531 6929 W Foothills Acacia Pl	Marana	AZ	85658	10/6/2021	\$515,529.00	218195650
532 11565 N Gemini Dr	Tucson	AZ	85742	1/3/2022	\$517,140.00	224113450
533 11533 N Gemini Dr	Tucson	AZ	85742	12/22/2021	\$518,385.00	224113410
534 6310 N Alani Blossom Ct	Tucson	AZ	85704	12/29/2021	\$518,640.00	102194600
535 14390 N Wild Burro Canyon Pl	Marana	AZ	85658	10/29/2021	\$520,306.00	218195810
536 12896 E Pantano View Dr	Vail	AZ	85641	11/19/2021	\$520,890.00	305977130
537 731 E Nubra Valley Pl	Oro Valley	AZ	85755	10/15/2021	\$521,289.00	219480640
538 405 W Red Ribbon Ln	Oro Valley	AZ	85755	12/10/2021	\$524,936.00	219233160
539 4241 E Alder Canyon Ln	Tucson	AZ	85739	12/7/2021	\$525,170.00	222061360
540 11962 N Silver Village Pl	Oro Valley	AZ	85737	12/17/2021	\$527,115.00	220062320
541 1296 N Blazing Saddle Rd	Vail	AZ	85641	10/29/2021	\$529,751.00	305401870
542 13672 E Shadow Pines Ln	Vail	AZ	85641	1/28/2022	\$530,000.00	305402130
543 13672 E Shadow Pines Ln	Vail	AZ	85641	1/28/2022	\$530,000.00	305402230
544 10103 N Cardon Grande Trl	Marana	AZ	85653	12/20/2021	\$533,005.00	216440620
545 490 W Red Ribbon Ln	Oro Valley	AZ	85755	12/28/2021	\$533,035.00	219233060
546 12957 E Pantano View Dr	Vail	AZ	85641	12/17/2021	\$534,690.00	305977260
547 7695 W Sage Palm Ln	Marana	AZ	85653	12/23/2021	\$534,881.00	218314650
548 13321 E Barcel Way	Tucson	AZ	85747	10/12/2021	\$535,253.00	205953980
549 7832 S Expedition Dr	Tucson	AZ	85747	12/3/2021	\$537,640.00	205953820
550 13614 S Rockhouse Canyon Trl	Vail	AZ	85641	10/27/2021	\$538,161.00	305211960
551 13625 E Garigans Gulch	Vail	AZ	85641	11/16/2021	\$538,595.00	20587834f
552 14092 N Golden Barrel Pass	Marana	AZ	85658	10/27/2021	\$539,085.00	218310750
553 12949 E Pantano View Dr	Vail	AZ	85641	11/30/2021	\$539,140.00	305977270

554 5219 E 19th St	Tucson	AZ	85711	11/18/2021	\$540,000.00	128140690
555 11590 N Gemini Dr	Tucson	AZ	85742	11/24/2021	\$541,055.00	224113480
556 455 N Heritage Point Pl	Sahuarita	AZ	85629	11/15/2021	\$541,130.00	304840190
557 6326 N Alani Blossom Ct	Tucson	AZ	85704	1/27/2022	\$542,840.00	102194580
558 11839 N Silver Village Pl	Oro Valley	AZ	85737	1/28/2022	\$544,775.00	220062090
559 5170 W Glenstone Ct	Marana	AZ	85653	12/21/2021	\$544,790.00	216261250
560 11573 N Gemini Dr	Tucson	AZ	85742	12/13/2021	\$544,955.00	224113460
561 5828 W Indian Sunrise Dr	Tucson	AZ	85742	11/23/2021	\$545,000.00	216320850
562 13317 E Barcel Way	Tucson	AZ	85747	11/10/2021	\$545,990.00	205953990
563 13697 N Hidden Springs Dr	Oro Valley	AZ	85755	12/13/2021	\$546,656.00	219233240
564 3360 E Shade Rock Pl	Vail	AZ	85641	1/7/2022	\$548,000.00	305402240
565 11673 N Village Vista Pl	Tucson	AZ	85737	12/16/2021	\$548,953.00	220060730
566 12333 N Miller Canyon Ct	Oro Valley	AZ	85755	12/16/2021	\$550,280.00	219470250
567 5169 W Glenstone Ct	Marana	AZ	85653	1/13/2022	\$551,690.00	216261320
568 7732 W Sage Palm Ln	Marana	AZ	85653	10/27/2021	\$552,653.00	218314820
569 2590 E Wrightson View Dr	Green Valley	AZ	85614	12/2/2021	\$557,233.00	304733370
570 5150 W Glenstone Ct	Marana	AZ	85653	11/2/2021	\$557,840.00	216261280
571 7672 W Sage Path	Marana	AZ	85658	12/22/2021	\$560,012.00	218313160
572 13505 N Cape Marigold Dr	Tucson	AZ	85755	11/24/2021	\$561,127.00	219551860
573 9984 N Smooth Agave Loop	Marana	AZ	85653	1/24/2022	\$562,500.00	216441030
574 5176 W Glenstone Ct	Marana	AZ	85653	12/23/2021	\$563,440.00	216261240
575 730 E Danum Valley Dr	Oro Valley	AZ	85755	10/29/2021	\$563,468.00	219481570
576 2462 E Wrightson View Dr	Green Valley	AZ	85614	10/6/2021	\$563,955.00	304733530
577 13603 E Garigans Gulch	Vail	AZ	85641	11/4/2021	\$564,900.00	205878390
578 936 N Camino Cerro Morado	Green Valley	AZ	85614	12/30/2021	\$565,000.00	304790500
579 6730 W Cape Royal Trl	Marana	AZ	85653	12/21/2021	\$565,001.00	218343270
580 12984 E Pantano View Dr	Vail	AZ	85641	12/23/2021	\$565,690.00	305977230
581 6780 W Red Hawk Pl	Marana	AZ	85658	12/29/2021	\$568,087.00	218192790
582 365 E Arizona Poppy Dr	Tucson	AZ	85755	12/13/2021	\$568,104.00	219552150
583 385 E Arizona Poppy Dr	Tucson	AZ	85755	12/16/2021	\$570,697.00	219552140
584 11921 N Silver Village Pl	Oro Valley	AZ	85737	12/15/2021	\$571,010.00	220062410
585 12309 N Miller Canyon Ct	Oro Valley	AZ	85755	10/22/2021	\$574,878.00	219470230
586 6366 N Alani Blossom Ct	Tucson	AZ	85704	12/17/2021	\$575,000.00	102194530
587 1518 E Waverly St	Tucson	AZ	85719	12/15/2021	\$578,500.00	123100410
588 763 E Romsdalen Rd	Oro Valley	AZ	85755	12/14/2021	\$580,000.00	219480250

589 1530 E Waverly St	Tucson	AZ	85719	11/30/2021	\$580,000.00	123100440
590 6342 N Alani Blossom Ct	Tucson	AZ	85704	1/26/2022	\$581,765.00	102194560
591 2542 E Wrightson View Dr	Green Valley	AZ	85614	10/14/2021	\$583,464.00	304733430
592 4160 E Alder Canyon Ln	Tucson	AZ	85739	12/17/2021	\$583,700.00	222061430
593 11795 N Silver Desert Dr	Tucson	AZ	85737	12/22/2021	\$584,554.00	220061890
594 11912 N Silver Vista Pl	Tucson	AZ	85737	1/28/2022	\$585,450.00	220062230
595 465 W Red Ribbon Ln	Oro Valley	AZ	85755	12/21/2021	\$587,395.00	219233190
596 12958 N Geyser Valley St	Tucson	AZ	85755	11/30/2021	\$587,835.00	219481460
597 16145 N High Rock Mesa Ct	Tucson	AZ	85739	12/2/2021	\$588,681.00	222061270
598 6722 W Cape Royal Trl	Marana	AZ	85653	12/22/2021	\$589,449.00	218343290
599 10844 N Iron Peak Dr	Marana	AZ	85653	1/18/2022	\$592,665.00	216261930
600 6334 N Alani Blossom Ct	Tucson	AZ	85704	1/28/2022	\$592,682.00	102194570
601 12321 N Miller Canyon Ct	Oro Valley	AZ	85755	12/29/2021	\$594,161.00	219470240
602 12966 N Geyser Valley St	Oro Valley	AZ	85755	11/19/2021	\$595,490.00	219481470
603 14103 N Golden Barrel Pass	Marana	AZ	85658	11/22/2021	\$596,216.00	218310900
604 13586 S Rockhouse Canyon Trl	Vail	AZ	85641	12/14/2021	\$600,290.00	305211950
605 13621 E Garigans Gulch	Vail	AZ	85641	12/14/2021	\$605,000.00	20587834g
606 13294 E Barcel Way	Tucson	AZ	85747	10/8/2021	\$605,654.00	205954090
607 3690 W Morgan Rd	Tucson	AZ	85745	1/13/2022	\$606,000.00	10317375g
608 7365 W Cactus Flower Pass	Marana	AZ	85658	10/15/2021	\$606,232.00	218311400
609 13415 N Cape Marigold Dr	Tucson	AZ	85755	12/9/2021	\$608,517.00	219551780
610 11476 N Gemini Dr	Tucson	AZ	85742	11/19/2021	\$609,145.00	224113530
611 7838 S Expedition Dr	Tucson	AZ	85747	12/22/2021	\$612,990.00	205953810
612 6318 N Alani Blossom Ct	Tucson	AZ	85704	12/30/2021	\$615,032.00	102194590
613 7355 W Cactus Flower Pass	Marana	AZ	85658	12/15/2021	\$617,437.00	218311410
614 11857 N Silver Desert Dr	Oro Valley	AZ	85737	12/28/2021	\$617,906.00	220061830
615 6302 N Alani Blossom Ct	Tucson	AZ	85704	12/10/2021	\$620,378.00	102194610
616 12704 N Lauterbrunnen Ln	Oro Valley	AZ	85755	10/22/2021	\$621,377.00	219480420
617 14376 N Wild Burro Canyon Pl	Marana	AZ	85658	12/28/2021	\$621,394.00	218195790
618 10548 E Ocotillo Rim Trl	Vail	AZ	85641	12/22/2021	\$622,378.00	305380280
619 12736 N Lauterbrunnen Ln	Oro Valley	AZ	85755	10/8/2021	\$622,961.00	219480460
620 7731 W Sage Palm Ln	Marana	AZ	85653	12/1/2021	\$628,374.00	218314690
621 11485 N Gemini Dr	Tucson	AZ	85742	12/3/2021	\$629,215.00	224113400
622 6350 N Alani Blossom Ct	Tucson	AZ	85704	12/30/2021	\$635,000.00	102194550
623 11568 N Big Star Trl	Tucson	AZ	85742	12/3/2021	\$648,229.00	224112510

624 4456 W Placita Roca Escondida	Tucson	AZ	85745	11/22/2021	\$650,000.00	101211680
625 13490 N Cape Marigold Dr	Tucson	AZ	85755	10/28/2021	\$660,943.00	219551340
626 11295 N Big Star Trl	Tucson	AZ	85742	10/28/2021	\$661,000.00	224112260
627 100 N Gunflint Pl	Green Valley	AZ	85629	10/29/2021	\$661,533.00	304841920
628 7670 W Sage Palm Ln	Marana	AZ	85653	12/7/2021	\$661,943.00	218315050
629 450 W Red Ribbon Ln	Oro Valley	AZ	85755	1/27/2022	\$663,025.00	219233080
630 13725 N Hidden Springs Dr	Oro Valley	AZ	85755	10/26/2021	\$664,999.00	219233260
631 13501 S Rockhouse Canyon Trl	Vail	AZ	85641	10/1/2021	\$681,384.00	305212110
632 952 E Silver Ray Dr	Tucson	AZ	85737	1/28/2022	\$684,393.00	220061770
633 13510 N Cape Marigold Dr	Tucson	AZ	85755	11/9/2021	\$702,291.00	219551360
634 12372 N Miller Canyon Ct	Oro Valley	AZ	85755	12/2/2021	\$707,658.00	219470270
635 13235 N Velvetweed Ct	Tucson	AZ	85755	11/4/2021	\$710,000.00	219551050
636 14374 N Mickelson Canyon Ct	Oro Valley	AZ	85755	12/6/2021	\$712,493.00	219381180
637 13523 S Rockhouse Canyon Trl	Vail	AZ	85641	10/4/2021	\$712,715.00	305212100
638 8226 S Diamond H Ranch Pl	Vail	AZ	85641	12/2/2021	\$715,600.00	205753330
639 16142 N Maverick Spring Pl	Tucson	AZ	85739	11/23/2021	\$722,129.00	222061370
640 6660 W Ironwood Pl	Marana	AZ	85658	11/4/2021	\$724,795.00	218192520
641 11367 N Big Star Trl	Tucson	AZ	85742	10/8/2021	\$727,684.00	224112230
642 18571 S Ava Ridge Pl	Vail	AZ	85641	1/25/2022	\$750,000.00	305380490
643 6955 Ventana Links Loop	Tucson	AZ	85750	11/12/2021	\$750,007.00	114057250
644 7037 W Patina Dr	Marana	AZ	85658	12/9/2021	\$802,659.00	218196310
645 14348 N Stone View Pl	Tucson	AZ	85755	12/17/2021	\$825,205.00	219042640
646 5680 W Setting Sun Pl	Tucson	AZ	85743	1/27/2022	\$850,000.00	214180690
647 1908 W Tortolita Mountain Cir	Oro Valley	AZ	85755	10/5/2021	\$850,091.00	219042350
648 12210 N Lopez Wells Ln	Marana	AZ	85658	10/8/2021	\$884,005.00	219361060
649 6967 E Ventana Links Loop	Tucson	AZ	85704	11/12/2021	\$900,508.00	114057280
650 2530 N Lone Dove Trl	Tucson	AZ	85749	12/7/2021	\$945,750.00	20537043d
651 8241 E Snyder Rd	Tucson	AZ	85750	10/12/2021	\$960,000.00	11411082c
652 6774 E Snyder Rd	Tucson	AZ	85750	12/23/2021	\$1,158,000.00	114166740
653 6159 W Seven Saguaro Cir	Marana	AZ	85658	1/27/2022	\$2,500,000.00	218190710

95% of Median
\$358,835

Appendix G

Policy Manual for Emergency Solutions Grant (ESG) Program



POLICY MANUAL
EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM

Table of Contents

- I. INTRODUCTION
 - A. Description of Emergency Solutions Grants (ESG) Program
 - B. ESG Program Awards to City of Tucson and Pima County
 - C. Community Input for Program Development
 - D. Process for Sub-Awards
 - E. Location of Policy Manual
 - F. Revisions and Updates
- II. ESG Program Overview
 - A. Eligible Program Components
 - B. Homeless Definition
 - C. Eligibility by Component: Homeless
 - D. Categories of At Risk of Homelessness
 - E. Program Governance
 - F. Reallocation and recapture
 - G. Program Position Descriptions
 - H. Marketing, Outreach, and Client Access
 - I. Coordination Among Providers
 - J. HMIS: ESG Program Data Collection
 - K. Property Verification and Inspections
 - L. Grievance Policy
 - M. Fraud Prevention and Response
 - N. Confidentiality
 - O. Conflicts of Interest
 - P. Nondiscrimination & Equal Opportunity Requirements
 - Q. Affirmatively Furthering Fair Housing
- III. ESG Program Component Policies
 - A. Street Outreach
 - B. Emergency Shelter
 - C. Homelessness Prevention
 - D. Rapid Re-Housing
 - E. Ineligible Services
 - F. Termination of Assistance
- IV. ESG Program Administration
- VI. Performance Standards
- V. Summary of ESG Program Performance Standards

I. INTRODUCTION

BACKGROUND AND PROGRAM DESCRIPTION

A. Description of Emergency Solutions Grants (ESG) Program

On May 20, 2009, President Obama signed the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. Beginning FY 2011 the U.S. Government has allocated \$250 million in funds to eligible recipients to (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families and individuals from becoming homeless. Pima County and the City of Tucson may provide ESG funds to projects operated by units of general purpose local government or private nonprofit organizations. The Continuum of Care within these jurisdictions must be consulted when determining how to allocate the ESG funds.

All funded agencies are required to follow federal guidelines in the implementation of ESG funding. The City of Tucson and Pima County have written the following policies and procedures to facilitate the agencies in implementing the ESG guidelines as set by the U.S. Department of Housing and Urban Development. Agencies will provide assistance related to housing of persons at risk of becoming homeless and housing persons that are currently homeless, as well as provide housing relocation and stabilization services.

B. ESG Program Awards to City of Tucson and Pima County

The City of Tucson's Department of Housing and Community Development and Pima County's Department of Community Development and Neighborhood Conservation have both received an ESG formula grant. The City of Tucson and Pima County have decided to collaborate in the development of the policies and procedures regarding the disbursement of funds and data collection to promote consistent standards and avoid duplicate and unnecessary assistance. 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.

C. Community Input for Program Development

The participation of homeless or formerly homeless individuals will assist in the allocation process and provide input to the evaluation of performance measures where at all possible.

D. Process for Sub-Awards

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

A HUD Technical Assistance provider is assisting the Continuum to determine a process where performance standards will be set, as well as a process to evaluate outcomes.

E. Location of Policy Manual

The Policy Manual will be available as electronic documents located on both the Pima County and the City of Tucson website. A hard copy will also be available for review at the City of Tucson's Department of Housing and Community Development and Pima County's Department of Community Development and Neighborhood Conservation.

F. Revisions and Updates

The Policy Manual is a living document. As policies or procedures are modified, these revisions will be updated in the Policy Manual. The most recent version of Policy Manual will be posted online and able for viewing at the respective locations mentioned above.

II. ESG Program General Overview

The ESG program funds are intended to target two populations of persons facing housing instability: (1) individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it, and (2) individuals and families who are currently in housing but are at risk of becoming homeless and need temporary rent and utility assistance to prevent them from becoming homeless or assistance to move to another unit.

A. ELIGIBLE PROGRAM COMPONENTS

- a. Street outreach: Essential services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing or critical services, and providing them with urgent, non-facility-based care. Eligible costs include engagement, case management, emergency health and mental health services, and transportation. Street outreach includes services that are unable to be provided to individuals or families due to their unwillingness to come to a shelter.
- b. Emergency Shelter: Essential services such as case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

Shelter operations include maintenance, rent, repair, security, fuel, equipment, insurance, utilities, relocation, and furnishings. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual.

- c. Homelessness Prevention: Housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to prevent the individual or family from becoming homeless if:

- i. Annual income of the individual or family is below 30 percent of median family income
- ii. Assistance is necessary to help program participants regain stability in their current permanent housing or move into other permanent housing and achieve stability in that housing.

Eligible costs include utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.

- d. Rapid Re-Housing: Housing relocation and stabilization services and short and/ or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing. Eligible costs also include utilities, rent application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.
- e. Data Collection (HMIS): Grant funds may be used for the costs of participating in an existing HMIS of the Continuum of Care where the project is located. Eligible costs include computer hardware, software, and software licenses. Also, office space, utilities, equipment and obtaining technical support may be paid for. Salaries for operation of HMIS may also be paid.
- f. Emergency Solutions Grant Administration: Up to 7.5 percent of a recipient's allocation can be used for general management, oversight, coordination, and reporting on the program.

B. HOMELESS DEFINITION

- a. Category 1: Literally Homeless
 - i. Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - 1. Has a primary nighttime residence that is a public or private place not meant for human habitation;
 - 2. Is living in a publicly or privately operated shelter designed to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
 - 3. Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.
- b. Category 2: Imminent Risk of Homelessness
 - i. Individual or family who will imminently lose their primary nighttime residence, provided that:

1. Residence will be lost within 14 days of the date of application for homeless assistance
 2. No subsequent residence has been identified; and
 3. the individual or family lacks the resources or support networks needed to obtain other permanent housing
- c. Category 3: Homeless under other Federal Statutes
- i. Unaccompanied youth under 25 years of age, or families with children or youth, who do not otherwise qualify as homeless under this definition, but who:
 1. Are defined as homeless under the other listed federal statutes;
 2. Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application
 3. Have experienced persistent instability as measured by two moves or more during the preceding 60 days; and
 4. Can be expected to continue in such status for an extended period of time due to special needs or barriers
- d. Category 4: Fleeing/ Attempting to Flee DV
- i. Any individual or family who:
 1. Is fleeing, or is attempting to flee, domestic violence;
 2. Has no other residence; and
 3. Lacks the resources or support networks to obtain other permanent housing.

C. ELIGIBILITY BY COMPONENT: HOMELESS

- a. Street Outreach: Individuals defined as homeless under the following categories are eligible for assistance in Street Outreach:
 - i. Category 1 = Literally Homeless
 - ii. Category 4 = Fleeing/ Attempting to Flee DV (where the individual or family also meets the criteria for Category 1)
 1. Additional limitation on eligibility: Individuals and families must be living on the streets (or other places not meant for human habitation) and be unwilling or unable to access services in emergency shelter.
- b. Emergency Shelter: Individuals and families defined as Homeless under the following categories are eligible for assistance in Emergency Shelter projects:
 - i. Category 1 = Literally Homeless
 - ii. Category 2 = Imminent Risk of Homeless
 - iii. Category 3 = Homeless Under Other Federal Statutes
 - iv. Category 4 = Fleeing/ Attempting to Flee DV
- c. Rapid Re-housing: Individuals defined as Homeless under the following categories are eligible for assistance in Rapid Re-Housing projects:
 - i. Category 1 = Literally Homeless
 - ii. Category 4 = Fleeing/ Attempting to Flee DV (where the individual or family also meets the criteria for Category 1)
- d. Homelessness Prevention: Individuals and Families defined as Homeless under the following categories are eligible for assistance in Homeless Prevention projects:
 - i. Category 2 = Imminent risk of Homeless

- ii. Category 3 = Homeless Under Other Federal Statutes
- iii. Category 4 = Fleeing/ Attempting to Flee DV
 - 1. Individuals and Families who are defined as Homeless under the following categories are eligible for assistance in Homelessness Prevention projects
 - 2. Homelessness Prevention projects have the following additional limitations on eligibility with homeless and at risk of homeless:
 - a. Must only serve individuals and families that have an annual income below 30% of AMI.

D. CATEGORIES OF AT RISK OF HOMELESSNESS

- a. Category 1: Individuals and Families
 - i. Has an annual income below 30% of median family income for the area; AND
 - ii. Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND
 - iii. Meets one of the following conditions:
 - 1. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
 - 2. Is living in the home of another because of economic hardship; OR
 - 3. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
 - 4. Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
 - 5. Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half person per room; OR
 - 6. Is exiting a publicly funded institution or system of care; OR
 - 7. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan
- b. Category 2: Unaccompanied Children and Youth
 - i. A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute.
- c. Category 3: Families with Children and Youth
 - i. An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

E. PROGRAM GOVERNANCE

City of Tucson and Pima County work with the HUD Regional Office and the Continuum of Care- represented by the Tucson Pima Collaboration to End Homelessness (TPCH), to ensure successful implementation and performance. The TPCH Emergency Solutions committee will review policies, procedures and performance measures.

F. FUNDS REALLOCATION AND RECAPTURE

Quarterly, the City and County ESG Program Coordinators will:

- Review financial reports and budget allocations for the eligible program components, and will re-allocate resources if necessary;
- Review service data on subpopulations to ensure that the program is serving groups such as military veterans or people with disabilities which is part of the Consolidated Annual Performance Evaluation Report (CAPER). Annually, this information will be provided to the Emergency Solutions committee.

G. PROGRAM POSITION DESCRIPTIONS

The following is a summary of each Emergency Solutions Grant Program position related to grant administration and program delivery. Further details about specific program procedures are found in Part III.

1. City of Tucson Project Coordinator

This position is responsible for administering the ESG grant that was awarded to the City of Tucson. In collaboration with the Pima County Project Coordinator, guides the program by acting as liaison with the Continuum of Care and other contractors, and also monitors agency subcontracts, ensures coordination with other mainstream services and prepares quarterly and annual performance reports to HUD.

2. Pima County Program Coordinator

This position is responsible for administering the ESG grant that was awarded to Pima County. In collaboration with the City of Tucson Project Coordinator, guides the program by meeting regularly with the Emergency Solutions committee and other contractors, and also monitors agency subcontracts, ensures coordination with other mainstream services and prepares quarterly and annual performance reports to HUD.

H. MARKETING, OUTREACH, AND CLIENT ACCESS

1. Outreach Activities

The ESG Program staff will conduct informational presentations about the ESG Program, and will provide regular reports to Tucson Pima Collaboration to end Homelessness (TPCH), which

is the local HUD Continuum of Care. Sub-recipients conduct outreach to support ESG component goals and activities to persons who are homeless or near homeless so that they are aware of the program and its services.

I. COORDINATION AMONG PROVIDERS

Assistance is targeted to housing stabilization, linking program participants to mainstream resources and assisting them to develop a plan to increase future housing stability. Sub-recipients provide eligible services and activities which may include: case management, counseling, developing, securing and coordinating services, linkage with mainstream resources, monitoring and evaluation of program participant progress. Sub-recipients also assure that program participants' rights are protected, and develop individualized housing and service plans, including a path to permanent housing stability once ESG program assistance is no longer available.

Each sub-recipient is required to read and follow ESG guidelines as set forth by HUD. The procedures contained herein serve to simplify the implementation of the regulations and identify allowable activities.

Sub-recipients will serve the population and provide the financial assistance and stabilization services as identified in the budget and scope of work as found in each of their contracts. Preliminary steps to be taken in implementing the ESG activities are as follows:

All sub-recipients receiving ESG assistance are required to participate in the local Homeless Management Information System (HMIS) or a comparable database and execute all Homeless Management Information System required documents as needed. These sub-recipients are also required to actively participate in the Tucson Pima Collaboration to End Homelessness (TPCH). TPCH is the local Continuum of Care and has over 50 member agencies including the local Veteran Administration, Open Inn, Gospel Rescue Mission, and the Primavera Foundation. TPCH continues to encourage mainstream providers such as the Social Security Administration and the Arizona Department of Economic Security to actively participate. It is suggested that agencies participate in the committees that directly relate to their clients to assist in coordinating services.

In the case of projects that provide housing or services to families, that sub recipients will designate a staff person to be responsible for ensuring that children being served in the program are enrolled in school and connected to appropriate services in the community, including early childhood programs such as Head Start, part C of the Individuals with Disabilities Education Act, and programs authorized under subtitle B of title VII of the Act;

Sub-recipients are required to participate in the centralized or coordinated assessment and intake system when it becomes available in our community.

J HMIS: ESG PROGRAM DATA COLLECTION

Client and services information will be collected and recorded using paper forms, and will be entered into the Homeless Management Information System (HMIS) as described in the Procedures section of this manual. Client data on clients served, housing status, and services received must meet HUD standards of completeness and sufficiency. Staff will follow procedures to enter data into HMIS, and will ensure data quality and completeness. Staff will also keep paper forms in a hard copy client file. Any data or documentation not directly entered into or uploaded to the HMIS will be maintained in the paper file.

Program staff may use client records in HMIS for program verification requirements. For example, if a person presents for services and the intake worker is able to view records in HMIS to confirm that the participant came directly from an emergency shelter (e.g. was in emergency shelter the night before), the intake worker does not need to document housing status (e.g. literally homeless), since the HMIS record provides documentation that the person meets HUD's homeless definition.

If the Program staff member is not able to view the HMIS records for a client, then other documentation will be required, and this will be entered into HMIS

K. PROPERTY VERIFICATIONS AND INSPECTIONS: REQUIREMENTS FOR HOMELESSNESS PREVENTION AND RAPID RE-HOUSING

The ESG Program will conduct housing verifications and inspections as required by HUD.

1. Rent Reasonableness

A rent reasonableness assessment will be conducted by the city/county staff prior to paying back rent and emergency rent assistance for a current or new rental property to ensure the rental rates are fair market rates.

Habitability Inspection

When a re-housing client will move into a new rental, a Habitability Inspection is required to ensure minimum habitability standards and will be conducted by a trained City of Tucson or Pima County inspector. Habitability inspections are also required periodically for emergency shelters.

4. Lead-based Paint

A Lead-based Paint visual inspection is required for housing and shelters and will be conducted by a trained City of Tucson or Pima County inspector. Housing will be inspected when both of the following conditions exist for a household that has been approved to receive financial assistance from Project Action:

- a. The rental property is older than 1978, as shown by Pima County property records; and
- b. The client household includes a child less than 6 years of age.

A lead-based paint inspector must be HUD-certified to do a visual assessment for lead based paint.

5. Repeat Inspections

Inspections will be conducted no more than two times. If unit does not pass inspection, one more inspection can be ordered. If the unit doesn't pass inspection a second time, Emergency

Solutions Grant staff will assist the client to move to another property that will satisfy these requirements.

L. GRIEVANCE POLICY

If a client or prospective client disagrees with an ESG Program decision, he/she will be provided with a clearly-defined grievance process. The client will use the grievance process that is in effect at the contracted provider agency that provided the ESG Program service that the client wishes to dispute.

M. FRAUD PREVENTION AND RESPONSE

1. ESG Program intake forms that are used to determine eligibility must be signed by the client, and have statements adjacent to the signature area that inform clients that untruthful information may be considered as fraudulent and can lead to investigation and punishment under federal law.
2. If a staff member suspects that a client has provides fraudulent information, she will inform her supervisor. If necessary the Supervisor will inform the City and County Program Coordinators. The Program Coordinator can consult with the City Attorney and/or County Attorney, and the HUD Inspector General to resolve and report the matter, or to conduct further investigation or prosecution.

N. CONFIDENTIALITY

The ESG Program protects client confidentiality in the following ways.

1. Most clients interact solely with their case manager and do not have personal contact with other Emergency Solutions Grant personnel. The case manager will keep client names and personal information confidential except as it is necessary to discuss cases with a supervisor or with other Emergency Solutions Grant personnel for the purpose of case coordination.
2. When Emergency Solutions Grant staff communicates about client services via email they will not share names or social security numbers. Instead they use client I.D. codes that are used in HMIS.
3. Emergency Solutions Grant staff members and contracted personnel will sign confidentiality agreements, and will not discuss Emergency Solutions Grant clients with anyone except as necessary with Emergency Solutions Grant staff.
4. HMIS data reports will present project data in aggregate form with no identifying information.
5. HMIS data systems will be encoded so that client information is kept secure.
6. Clients are informed about their rights regarding personal information and sign consent forms:

- Informed Consent form, with accompanying Terms of Service form. By signing this form, the client consents to provide information necessary for determining eligibility and providing services.
- Authorization for Use and Sharing of Information. By signing this form, the client consents to have selected information shared with other providers in order to obtain other services or to coordinate care.
- Client Authorization Form for HMIS data.

O. CONFLICTS OF INTEREST

No person who is an employee, agent, consultant, officer, or elected or appointed official of the City of Tucson or Pima County and who exercises or has exercised any functions or responsibilities with respect to ESG activities, or who is in a position to participate in an ESG decision-making process or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds there under, either for himself or herself or for those with whom he or she has family or business ties, during his or her tenure or for one year thereafter.

P. NONDISCRIMINATION & EQUAL OPPORTUNITY REQUIREMENTS

The ESG Program will ensure that information about ESG Program assistance is made available to all on a nondiscriminatory basis and ensure that all who seek services are provided equal access using the following methods.

1. Outreach information will be provided to a wide range of services providers and community based organizations.
2. To ensure that outreach materials and services are accessible to persons with limited English proficiency, ESG Program will provide information about the program on both the City and Count Websites as well as maintain a hard copy in the respective offices. Staff members will be available who are bilingual in English and Spanish. When persons seeking services speak languages other than English or Spanish, or have vision or hearing disabilities, ESG Program staff will utilize other translation services to ensure fair access.

Q. AFFIRMATIVELY FURTHERING FAIR HOUSING

The ESG Program will ensure that policies and procedures affirmatively further fair housing opportunities for classes protected under the Fair Housing Act, including race, color, national origin, religion, sex, disability, and familial status. Fair housing procedures will include the following:

1. Marketing the program to all eligible persons, including persons with disabilities and persons with limited English proficiency;
2. Making buildings and communications that facilitate applications and service delivery accessible to persons with disabilities
3. Providing fair housing counseling services or referrals to fair housing agencies;
4. Informing participants of how to file a housing discrimination complaint, including providing the toll-free number for the Housing Discrimination Hotline: 1800-669-9777; and

5. Recruiting landlords and service providers in areas that expand housing choice to program participants.

III. ESG PROGRAM COMPONENT POLICIES

A. STREET OUTREACH

The ESG Program may provide the following services to eligible clients in order to connect unsheltered homeless with emergency shelter, housing, or critical services.

- Engagement
- Case Management
- Emergency health and mental health services
- Transportation
- Services for special populations (special populations include homeless youth, homeless persons with HIV/AIDS, and homeless victims of domestic violence, sexual violence, and stalking).

2) Shelter Stay Procedures

3) Essential Services

4) Shelter Outreach Performance Measures

Number of persons:

- Placed in shelter or safe havens
- With more non-cash benefits at program exit
- Participating in case management

B. EMERGENCY SHELTER

The ESG Program may provide for the following services to maintain or convert homeless shelter sites, provide essential services or assist with shelter operations.

- Case management
- Childcare
- Education
- Employment
- Life skills services
- Legal services
- Health
- Mental health
- Substance abuse services
- Transportation
- Services for special populations
- Operations (e.g., maintenance, utilities, furniture, food)

- 1) Policy for Admission
- 2) Policy for Diversion
- 3) Policy for Referral and Assessment of Needs
- 4) Policy for Discharge
- 5) Emergency Shelter Performance Measures
 - Number of persons:
 - Exiting to temporary or transitional housing destinations
 - Exiting to permanent housing destinations
 - Participating in case management

C. HOMELESSNESS PREVENTION

The ESG Program funds may be used to provide housing relocation and stabilization services and rental assistance to those who earn 30% or less of the Area Median Income. Financial assistance will not be provided to a household for a purpose and time period supported by another public source.

- Housing relocation and stabilization services
- Short-and medium-term rental assistance
- Short-term = up to 3 months
- Medium-term = 4 to 24 months
 - Up to 24 months of rental assistance during any 3-year period, including one-time payment for up to 6 months of rent arrears on the tenant's portion of the rent.
- Moving costs
- Rent application fees
- Security deposits
- Last month's rent
- Utility deposit
- Utility payments
- Housing search/ placement
- Housing stability case management
- Mediation and legal services
- Credit repair/ budgeting/ money management

1) Evaluating Eligibility for Assistance for Homelessness Prevention

Minimum requirements to be eligible for Rapid Re-Housing Assistance:

Client eligibility will be assessed in-person. Appointments will be made with the designated providers. During these appointments the clients will be informed about the resources within their community and offered suggestions.

Clients must meet eligibility requirements and provide documentation described below.

Client must:

1. Clients are permitted to have some assets, e.g. car, retirement plan, with maximum of \$3,000 (not including checking and/or savings).
2. Have resided in Pima County for the past three months or longer.
3. Be either
 1. Homeless (based on current HUD homelessness definition), or
 2. Are about to lose their housing due to scheduled eviction or foreclosure, and have no other networks or resources to avoid homelessness, i.e., would become homeless but for this assistance.
4. Have experienced a sudden and significant change making it hard to pay rent or utilities, and, after a short or medium period of assistance, be likely to sustain stable housing on his/her own. Examples of sudden and significant changes include, but are not limited to:
 1. Sudden loss of income
 2. Unforeseen finance set back or life change
 3. Loss of job or reduced hours
 4. Medical issues
 5. Medical bills caused inability to pay other bills
 6. Car repairs
 7. Student Financial Aid disrupted
 8. Divorce or break up of a relationship
 9. Death in family
 10. Lost roommate or other living arrangements
5. Be willing to participate in a case plan that includes goals for improving his/her situation, such as job search activities.
6. Must provide verification documents:
 1. Picture I.D.
 2. Social Security Card
 3. Birth Certificate
 4. Proof of income
 5. Bank statement
 6. Bills that show cause/ need
 7. Proof of residency
 8. Eviction notice or a copy of the Notice of Trustee's sale and has a written lease agreement or a deed that corresponds with the foreclosure documents
 9. Utility disconnect bill or proof of delinquent amount
 10. Invoice for moving assistance
7. Demonstrates ability to maintain their housing and household expenses after assistance

Examples of Reasons the client eligibility may be denied:

- Client does not meet eligibility requirements listed above
- Client did not provide required verification documents
- Client did not agree to having a case plan, or did not follow steps in case plan
- Client used maximum time or assistance allotment
- There were substantiated landlord complaints, and the client did not comply with a correction plan.

- All sub-grantees must evaluate and certify the eligibility of ESG program participants at least once every three months for all household receiving homelessness prevention assistance, and once annually for households receiving rapid re-housing assistances
 - Initial Consultation
 - Sub-recipients must conduct an initial evaluation to determine the eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing.
 - Documentation to verify requirements of this section have been met including completing a client in-take form. All sub-grantees must keep verification of this requirement in each client file.
 - Sub-grantees must verify Income below 30% the Area Median Income.
 - Verification of Homelessness or Risk of Homelessness using the HUD definition as described in Section II. B.
 - The sub-grantee must confirm that the individual or family does not have sufficient resources or support networks.
 - To receive assistance under Homeless Prevention, a client(s) must be at risk of becoming homeless and rental assistance is only necessary to prevent the individual or family from moving into an emergency shelter or another place.

2) Determining and Prioritizing Homeless Prevention Assistance

The purpose of the ESG program is to provide assistance to as many individuals and families who face obstacles to sustaining housing as possible. An individual or family's ability to sustain housing is not a threshold requirement. The program will focus on helping individuals and families overcome their immediate housing obstacles and connect them with the resources they need to stay housed when the program ends.

Sub-grantees will target assistance to families and individuals who are homeless or who are about to spend their first night at in a shelter or on the street. These families and individuals will be prioritized as follows.

Priority 1: Homeless Families

- Priority 1(a): The homeless family who is in the emergency shelter for less than 30 days
- Priority 1(b): The homeless family who has been living on the streets (places not meant for human habitation) for less than 30 days
- Priority 1 (c): the homeless family who has been in the emergency shelter for over 30 days
- Priority 1 (d): The homeless family or who has been living on the streets for over 30 days

Priority 2: Homeless Youth

- Priority 2(a): The homeless youth who is in the emergency shelter for less than 30 days
- Priority 2(b): The homeless youth who has been living on the streets (places not meant for human habitation) for less than 30 days
- Priority 2 (c): the homeless youth who has been in the emergency shelter for over 30 days
- Priority 2 (d): The homeless youth or who has been living on the streets for over 30 days

Priority 3: Homeless Individual

- Priority 3(a): The homeless individual who is in the emergency shelter for less than 30 days
- Priority 3(b): The homeless individual who has been living on the streets (places not meant for human habitation) for less than 30 days
- Priority 3 (c): the homeless individual who has been in the emergency shelter for over 30 days
- Priority 3 (d): The homeless individual or who has been living on the streets for over 30 days

3) Rent & Utilities Policy: Homeless Prevention

Rent

Sub-grantees will require program participants to pay a portion of the rent expense based on the individual or families' available income (up to thirty percent 30%). Participants are expected to contribute a portion of their income to pay for rent. Household income and rent contribution will be calculated based on household available income at the time of certification. Any household income increase must be reported to the sub-grantee within seven (7) days and the new rent contribution amount adjusted. Income shall be reassessed every three months for medium term rental assistance.

Sub-grantees may increase the household's contribution to the rent and utility cost as they acquire more financial independence and stability. An increase will be documented in the client's plan.

Rental assistance may be used to pay up to 3 months of rental arrears for eligible program participants. Rental arrears may be paid if the payment enables the program participant to return to the housing unit for which the arrears are being paid or move to another unit.

Rental arrears may be paid regardless of when they were incurred, provided that the existence of arrears prevents the eligible participant from obtaining housing. Payment for rental arrears must be included in determining the total period of the program participant's rental assistance, which may not exceed 24 months in a 3 year period.

Rental assistance cannot exceed the actual rental costs. Rental assistance payments cannot be made on behalf of eligible participants for the same period of time that rental assistance is being provided through another federal, state or local housing subsidy program.

Sub-grantees providing rental assistance for homeless prevention will be required to conduct initial and any appropriate follow-up habitability inspections of housing units into which a program participant will be moving. Units must be inspected on an annual basis and upon a change of tenancy. In addition, Lead Based Paint requirements must be met when applicable.

When a rental unit has been located, sub-grantees may need to assist the client in contacting the landlord to complete the appropriate paperwork and conduct a habitability standards inspection. Agencies must have acceptable documentation showing a participant in need of rental assistance. Documentation may be in the form of an eviction notice from a landlord or a letter stating intent to evict.

Sub-grantees must use fair market rent standard to determine eligibility. Sub-grantees should assist program participants to locate a rental unit at or below fair market rent.

Security Deposits and Utility Deposits

ESG Program funds may be used to pay security deposits and utility deposits. Security and utility deposits may only be paid with ESG funding if the program participant will otherwise be homeless without assistance.

Security and utility deposits covering the same period of time in which other assistance is being provided through another housing subsidy program are eligible, as long as they cover different costs types.

Security and utility deposits may be paid as a one-time grant not to exceed the monthly rental amount. Information documenting the need for a security deposit should be obtained at the same time the required rental paperwork is being completed by the client and landlord.

Sub-grantees must conduct a habitability standards inspection on any unit that a program participant will be moving into using ESG program funds for a security or utility deposit. Agencies must certify that the unit has passed habitability standards before any ESG program funds will be released.

Utility Payments

ESG Program funds may be used for up to 6 months of utility payments, including up to 3 months of utility payments in arrears. The program participant, or a member of the participant's household, must have an account in his/her name with a utility company. The participant must have a lease with their name on it to prove residency and verify address of utility service. Copies of the proof of responsibility should be obtained and maintained in the client file. Utility payments will be made directly to the utility company. Documentation must be made to verify that the participant is not receiving the same type of assistance from another agency for the same period. Also, if utility assistance payments are available from another agency this source should be used first before ESG funds are provided.

4. Standards for Determining Length and Level of Assistance for Homeless Prevention
 - No participant may receive more than 24 months of assistance within a 3 year period.
 - The maximum amount of assistance is based on FMR less the households 30% of monthly income.
 - The maximum number of times the program participant may receive assistance is based on need but may not exceed more than 24 months of assistance in a 3 year period.
 - Short-term rental assistance is to be limited to a maximum of 3 months of rent
 - Medium-rental assistance shall extend for more than 3 months but not more than 24 months of rent.
 - Only the assistance that is needed for a client to become stabilized will be provided.

5. Homeless Prevention Performance Standards

Number of persons:

- Who maintained their permanent housing for 6 months or longer
- Exiting to permanent housing destinations
- With higher income at program exit
- With more non-cash benefits at program exit
- Participating in case management

D. RAPID REHOUSING

The ESG Program can be utilized to fund housing relocation and stabilization services and rental assistance to individuals and families who can quickly be transitioned into permanent housing and a stable environment. Financial assistance will not be provided to a household for a purpose and time period supported by another public source.

- Housing relocation and stabilization services
- Short-and medium-term rental assistance
 - Short-term = up to 3 months
 - Medium-term = 4 to 24 months
 - Up to 24 months of rental assistance during any 3-year period, including one-time payment for up to 6 months of rent arrears on the tenant's portion of the rent.
- Moving costs
- Rent application fees
- Security deposits
- Last month's rent
- Utility deposit
- Utility payments
- Housing search/ placement
- Housing stability case management
- Mediation and legal services
- Credit repair/ budgeting/ money management

1) Evaluating Eligibility for Assistance for Rapid Re-Housing

Minimum requirements to be eligible for Rapid Re-Housing Assistance:

Client eligibility will be assessed in-person. Appointments will be made with the designated providers. During these appointments the clients will be informed about the resources within their community and offered suggestions.

Clients must meet eligibility requirements and provide documentation described below.

1. Clients are permitted to have some assets, e.g. car, retirement plan, with maximum of \$3000 in liquid assets (readily available money).

2. Have resided in Pima County for the past three months or longer.
3. Be either
 1. Homeless (based on current HUD homelessness definition), or
 2. Are about to lose their housing due to scheduled eviction or foreclosure, and have no other networks or resources to avoid homelessness, i.e., would become homeless but for this assistance.
4. Have experienced a sudden and significant change making it hard to pay rent or utilities, and, after a short or medium period of assistance, be likely to sustain stable housing on his/her own. Examples of sudden and significant changes include, but are not limited to:
 1. Sudden loss of income
 2. Unforeseen finance set back or life change
 3. Loss of job or reduced hours
 4. Medical issues
 5. Medical bills caused inability to pay other bills
 6. Car repairs
 7. Student Financial Aid disrupted
 8. Divorce or break up of a relationship
 9. Death in family
 10. Lost roommate or other living arrangements
5. Be willing to participate in a case plan that includes goals for improving his/her situation, such as job search activities.
6. Must provide verification documents:
 1. Picture I.D.
 2. Social Security Card
 3. Birth Certificate
 4. Proof of income
 5. Bank statement
 6. Bills that show cause/ need
 7. Proof of residency
 8. Eviction notice or a copy of the Notice of Trustee's sale and has a written lease agreement or a deed that corresponds with the foreclosure documents
 9. Utility disconnect bill or proof of delinquent amount
 10. Invoice for moving assistance
7. Demonstrates ability to maintain their housing and household expenses after assistance

Examples of Reasons the client eligibility may be denied:

- Client does not meet eligibility requirements listed above
- Client did not provide required verification documents
- Client did not agree to having a case plan, or did not follow steps in case plan
- Client used maximum time or assistance allotment

- There were substantiated landlord complaints, and the client did not comply with a correction plan.
- All sub-grantees must evaluate and certify the eligibility of ESG program participants at least once every three months for all household receiving homelessness prevention assistance, and once annually for households receiving rapid re-housing assistances
 - Initial Consultation
 - Sub-recipients must conduct an initial evaluation to determine the eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing.
 - Documentation to verify requirements of this section have been met include completing a client in-take form. All sub-grantees must keep verification of this requirement in each client file.
 - Verification of Homelessness or Risk of Homelessness using the HUD definition as described in Section II. B.
 - The sub-grantee must confirm that the individual or family does not have sufficient resources or support networks.
 - To receive assistance under HOMELESSNESS PREVENTION client(s) must be at risk of becoming homeless and rental assistance is only necessary to prevent the individual or family from moving into an emergency shelter or another place.

2) Determining and Prioritizing Rapid Re-Housing Assistance

The purpose of the ESG program is to provide homeless prevention assistance to as many homeless individuals and families who face obstacles to obtaining and sustaining housing as possible. An individual or family's ability to sustain housing is not a threshold requirement. The program will focus on helping individuals and families overcome their immediate housing obstacles and connect them with the resources they need to stay housed when the program ends.

Sub-grantees will target assistance to families and individuals who are homeless or who are about to spend their first night at in a shelter or on the street. These families and individuals will be prioritized as follows.

Priority 1: Homeless Families

- Priority 1(a): The homeless family who is in the emergency shelter for less than 30 days
- Priority 1(b): The homeless family who has been living on the streets (places not meant for human habitation) for less than 30 days
- Priority 1 (c): the homeless family who has been in the emergency shelter for over 30 days
- Priority 1 (d): The homeless family or who has been living on the streets for over 30 days

Priority 2: Homeless Youth

- Priority 2(a): The homeless youth who is in the emergency shelter for less than 30 days
- Priority 2(b): The homeless youth who has been living on the streets (places not meant for human habitation) for less than 30 days

- Priority 2 (c): the homeless youth who has been in the emergency shelter for over 30 days
- Priority 2 (d): The homeless youth or who has been living on the streets for over 30 days

Priority 3: Homeless Individual

- Priority 3(a): The homeless individual who is in the emergency shelter for less than 30 days
- Priority 3(b): The homeless individual who has been living on the streets (places not meant for human habitation) for less than 30 days
- Priority 3 (c): the homeless individual who has been in the emergency shelter for over 30 days
- Priority 3 (d): The homeless individual or who has been living on the streets for over 30 days

3) Rent & Utilities Policy: Rapid Re-Housing

Rent

Sub-grantees will require program participants to pay a portion of the rent expense based on the individual or families' available income thirty percent (30%) or less. Participants are expected to contribute a portion of their income to pay for rent. Household income and rent contribution will be calculated based on household available income at the time of certification. Any household income increase must be reported to the sub-grantee within seven (7) days and the new rent contribution amount adjusted. Income shall be reassessed every three months for medium term rental assistance.

Sub-grantees may increase the household's contribution to the rent and utility cost as they acquire more financial independence and stability. An increase will be documented in the client's plan.

Rental assistance may be used to pay up to 3 months of rental arrears for eligible program participants. Rental arrears may be paid if the payment enables the program participant to return to the housing unit for which the arrears are being paid or move to another unit.

Rental arrears may be paid regardless of when they were incurred, provided that the existence of arrears prevents the eligible participant from obtaining housing. Payment for rental arrears must be included in determining the total period of the program participant's rental assistance, which may not exceed 24 months in a 3 year period.

Rental assistance cannot exceed the actual rental costs. Rental assistance payments cannot be made on behalf of eligible participants for the same period of time that rental assistance is being provided through another federal, state or local housing subsidy program.

Sub-grantees providing rental assistance for rapid re-housing will be required to arrange initial and any appropriate follow-up habitability inspections of housing units into which a program participant will be moving. Units must be inspected on an annual basis and upon a change of tenancy. In addition, Lead Based Paint requirements must be met when applicable.

When a rental unit has been located, sub-grantees may need to assist the client in contacting the landlord to complete the appropriate paperwork and conduct a habitability standards inspection. Agencies must have acceptable documentation showing a participant in need of rental assistance. Documentation may be in the form of an eviction notice from a landlord or a letter stating intent to evict.

Sub-grantees must use fair market rent standard to determine eligibility. Sub-grantees should assist program participants to locate a rental unit at or below fair market rent.

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Security and utility deposits covering the same period of time in which other assistance is being provided through another housing subsidy program are eligible, as long as they cover different costs types.

Security and utility deposits may be paid as a one-time grant not to exceed the monthly rental amount. Information documenting the need for a security deposit should be obtained at the same time the required rental paperwork is being completed by the client and landlord.

Sub-grantees must conduct a habitability standards inspection on any unit that a program participant will be moving into using ESG program funds for a security or utility deposit. Agencies must certify that the unit has passed habitability standards before any ESG program funds will be released.

Utility Payments

ESG Program funds may be used for up to 6 months of utility payments, including up to 6 months of utility payments in arrears. The program participant, or a member of the participant's household, must have an account in his/her name with a utility company. The participant must have a lease with their name on it to prove residency and verify address of utility service. Copies of the proof of responsibility should be obtained and maintained in the client file. Utility payments will be made directly to the utility company. Documentation must be made to verify that the participant is not receiving the same type of assistance from another agency for the same period. Also, if utility assistance payments are available from another agency this source should be used first before ESG funds are provided

- 4) Standards for Determining Length and Level of Assistance for Rapid Re-Housing
 - No participant may receive more than 24 months of assistance within a 3 year period.
 - The maximum amount of assistance is based on FMR less the households 30% of monthly income.
 - The maximum number of times the program participant may receive assistance is based on need but may not exceed more than 24 months of assistance in a 3 year period.
 - Short-term rental assistance is to be limited to a maximum of 3 months of rent
 - Medium-rental assistance shall extend for more than 3 months but not more than 24 months of rent.
 - Only as much assistance needed to become stabilized will be provided.

5) Rapid Re-Housing Performance Standards

Number of persons:

- Who maintained their permanent housing for 6 months or longer
- Exiting to permanent housing destinations
- With higher income at program exit
- With more non-cash benefits at program exit
- Participating in Case Management

E. INELIGIBLE SERVICES NOT PROVIDED BY THE ESG PROGRAM

- Mortgage costs
- Credit card bills or other consumer debt
- Pet care
- Entertainment activities
- Cash assistance directly to participants

F. TERMINATION OF ASSISTANCE

A sub-grantee may terminate assistance to a program participant who violates program requirements. Sub-grantees may resume assistance to a program participant whose assistance was previously terminated. In terminating assistance to a program participant, the sub-grantee must provide a formal process that recognizes the rights of individuals receiving assistance to due process of law.

For Homeless Prevention and Rapid Re-Housing rental assistance the process of termination, at minimum, must consist of:

- A. Written notice to the program participant containing a clear statement of the reasons for terminations;
- B. A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person who made or approved the termination decisions; and
- C. Prompt written notice of the final decision to the program participant

IV. ESG PROGRAM ADMINISTRATION

3. Procedures for Annual Plan and CAPER Reports
4. Use of IDIS
5. Monitoring Direct Service Contractors
 - a. Purpose
 - b. Frequency
 - c. Findings
 - d. Follow-up Procedures

V. SUMMARY OF ESG PROGRAM PERFORMANCE STANDARDS

Pima County and the City of Tucson in consultation with the Continuum of Care will develop performance standards that will provide measures to evaluate the effectiveness of 1) Targeting

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

ESG Program Performance Standards	
Activity	Outcome/ Outputs
Street Outreach	Number of persons: <ul style="list-style-type: none"> • Placed in shelter or safe havens • With more non-cash benefits at program exit • Participating in case management
Emergency Shelter	Number of persons: <ul style="list-style-type: none"> • Exiting to temporary or transitional housing destinations • Exiting to permanent housing destinations • Participating in case management
Homelessness Prevention	Number of persons: <ul style="list-style-type: none"> • Who maintained their permanent housing for 6 months or longer • Exiting to permanent housing destinations • With higher income at program exit • With more non-cash benefits at program exit • Participating in case management
Rapid Re-Housing	Number of persons: <ul style="list-style-type: none"> • Who maintained their permanent housing for 6 months or longer • Exiting to permanent housing destinations • With higher income at program exit • With more non-cash benefits at program exit • Participating in Case Management

Grantee SF-424's and Certification(s)

CERTIFICATIONS AND FORMS SF-424 AND SF-424D

CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

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

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

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Elay Morales
Signature of Authorized Official

5/18/22
Date

HCD Director
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2022 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

Excessive Force -- It has adopted and is enforcing:

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

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

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

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

Eley Morales
Signature of Authorized Official

5/18/22
Date

HCD Director
Title

Specific HOME Certifications

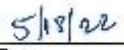
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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

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


Signature of Authorized Official


Date

HCD Director
Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

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

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

Matching Funds – The recipient will obtain matching amounts required under 24 CTR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Eddy Morales
Signature of Authorized Official

5/18/22
Date

HCD Director
Title

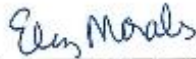
Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

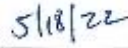
Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

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

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official



Date

HCD Director

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Charged/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter (y) <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: AR-034	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Tucson"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="84-400265"/>	* c. Organizational OUNS: <input type="text" value="0724508550000"/>	
d. Address:		
* Street: <input type="text" value="320 E. Congress Park Loop"/>	* Street2: <input type="text" value="Box 27218"/>	
* City: <input type="text" value="Tucson"/>	* County/Parish: <input type="text"/>	
* State: <input type="text" value="AZ: Arizona"/>	* Province: <input type="text"/>	
* Country: <input type="text" value="USA: 48-LAN-MEXICO"/>	* Zip / Postal Code: <input type="text" value="85706-7218"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Housing & Comm. Development"/>	Division Name: <input type="text" value="Planning & Comm. Development"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Lisa"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Morales"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Director, Housing and Community Development"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="520-791-4171"/>	* Fax Number: <input type="text" value="520-791-5407"/>	
* Email: <input type="text" value="Lisa.Morales@tucsonaz.gov"/>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="C: City or Township Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text" value="B: County Government"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="Department of Housing and Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14-218"/> <p>CFDA Title:</p> <input type="text" value="Community Development Block Grant (CDBG)"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text" value="N/A"/> <p>* Title:</p> <input type="text" value="Community Development Block Grant"/>	
<p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="Public Facilities, Public Services, Planning Activities, Housing Rehabilitation and Repair, Economic Development, and Administrative Activities."/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="ME 01"/>	* b. Program/Project: <input type="text" value="6201-3"/>
Also enter additional list of Program/Project Congressional Districts if needed:	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2021"/>	* b. End Date: <input type="text" value="06/30/2022"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="5,435,891.00"/>
* b. Applicant:	<input type="text"/>
* c. State:	<input type="text"/>
* d. Local:	<input type="text"/>
* e. Other:	<input type="text"/>
* f. Program Income:	<input type="text"/>
* g. TOTAL:	<input type="text" value="5,435,891.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input checked="" type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach:	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances or an internet site where you may obtain this list, is contained in the announcement or agency website instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Elen"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Morales"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Director, Housing and Community Development"/>	
* Telephone Number: <input type="text" value="202-751-4121"/>	* Fax Number: <input type="text"/>
* Email: <input type="text" value="Elen.Morales@hhs.gov"/>	
* Signature of Authorized Representative: <input type="text" value="Elen Morales"/>	* Date Signed: <input type="text" value="5-18-22"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276c-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§377-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of visiting facilities pursuant to EO 11736; (c) protection of wetlands pursuant to EO 11890; (d) evaluation of flood hazards in floodplains in accordance with EO 11968; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§160a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director, Housing and Community Development
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Newark	5-18-22

SF-424D (Rev. 7-07) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* 3. Revision, select appropriate letter(s): <input type="text"/> * 4. Other (Specify): <input type="text"/>
* 5. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="A2-034"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Tucson"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="84-4000256"/>	* c. Organizational DUNS: <input type="text" value="0724909580000"/>	
d. Address:		
* Street1: <input type="text" value="110 N. Congress Park Loop"/>	<input type="text"/>	
Street2: <input type="text" value="Box 37210"/>	<input type="text"/>	
* City: <input type="text" value="Tucson"/>	<input type="text"/>	
County/Parish: <input type="text"/>	<input type="text"/>	
* State: <input type="text" value="AZ"/>	<input type="text" value="Arizona"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	<input type="text"/>	
* Zip/Postal Code: <input type="text" value="85724-9210"/>	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Housing & Comm. Development"/>	Division Name: <input type="text" value="Planning & Comm. Development"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Lisa"/>	<input type="text"/>
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: <input type="text" value="Horsley"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text" value="Director, Housing and Community Development"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="520-791-0171"/>	Fax Number: <input type="text" value="520-791-5407"/>	
* Email: <input type="text" value="Lisa.Horsley@tucsonaz.gov"/>		

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>			
Type of Applicant 2: Select Applicant Type: <input type="text" value="County Government"/>			
Type of Applicant 3: Select Applicant Type: <input type="text"/>			
* Other (specify): <input type="text"/>			
* 10. Name of Federal Agency: <input type="text" value="Department of Housing and Urban Development"/>			
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-279"/>			
CFDA Title: <input type="text" value="HOME Investment Partnerships Program (HOME)"/>			
* 12. Funding Opportunity Number: <input type="text" value="N/A"/>			
* Title: <input type="text" value="HOME Investment Partnerships Program"/>			
13. Competition Identification Number: <input type="text"/>			
Title: <input type="text"/>			
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
* 15. Descriptive Title of Applicant's Project: <input type="text" value="New Project - Senior Housing Development, Rental Housing Development, and Tenant Based Rental Assistance"/>			
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>			

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="AZ01"/>	* b. Program/Project: <input type="text" value="AZ01-3"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2022"/>	* b. End Date: <input type="text" value="06/30/2023"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="3,841,568.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="3,841,568.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input checked="" type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Liz"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="MORALES"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Director, Housing and Community Development"/>	
* Telephone Number: <input type="text" value="520-791-4171"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="Liz.Morales@tucsonaz.gov"/>	
* Signature of Authorized Representative: <input type="text" value="Liz Morales"/>	* Date Signed: <input type="text" value="5-18-22"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0035
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0345-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4725-4753) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1685, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-265), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 cd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usual:

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Standard Form 424D (Rev. 7-87)
Prescribed by GSA Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276c-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§377-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of visiting facilities pursuant to EO 11736; (c) protection of wetlands pursuant to EO 11890; (d) evaluation of flood hazards in floodplains in accordance with EO 11968; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§1609a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director, Housing and Community Development
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Newark	5-18-22

SF-424D (Rev. 7-07) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate item(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received:	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
B. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/> City of Toledo		
* b. Employee/Employee Identification Number (EIN/TIN): <input type="text"/> 00-000000	* c. Organizational OUNS: <input type="text"/> 072450889000	
d. Address:		
* Street 1: <input type="text"/> 310 E. Sanderson Bank Loop		
* Street 2: <input type="text"/> Box 27209		
* City: <input type="text"/> Toledo		
* County/Parish: <input type="text"/>		
* State: <input type="text"/> OH: 43102		
* Postal: <input type="text"/>		
* Country: <input type="text"/> USA: 001700 000000		
* Zip/Postal Code: <input type="text"/> 43126 7010		
e. Organizational Unit:		
Department Name: <input type="text"/> Housing & Comm. Development	Division Name: <input type="text"/> Planning & Comm. Development	
f. Name and contact information of person to be contacted on matters involving this application:		
* Name: <input type="text"/>	* First Name: <input type="text"/> Jim	
* Middle Name: <input type="text"/>		
* Last Name: <input type="text"/> Morawiec		
* Suffix: <input type="text"/>		
* Title: <input type="text"/> Director, Housing and Community Development		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/> 419 241 4111	* Fax Number: <input type="text"/> 419 241 5400	
* Email: <input type="text"/> j.morawiec@toledocoh.gov		

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>			
Type of Applicant 2: Select Applicant Type: <input type="text" value="B: County Government"/>			
Type of Applicant 3: Select Applicant Type: <input type="text"/>			
* Other (specify): <input type="text"/>			
* 10. Name of Federal Agency: <input type="text" value="Department of Housing and Urban Development"/>			
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-231"/>			
CFDA Title: <input type="text" value="Emergency Solutions Grant (ESG)"/>			
* 12. Funding Opportunity Number: <input type="text" value="N/A"/>			
* Title: <input type="text" value="Emergency Solutions Grant"/>			
13. Competition Identification Number: <input type="text"/>			
Title: <input type="text"/>			
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/>			
<div style="display: flex; justify-content: space-around;"> Add Attachment Delete Attachment View Attachment </div>			
* 15. Descriptive Title of Applicant's Project: <input type="text" value="ESG- Services to help prevent and reduce homelessness"/>			
Attach supporting documents as specified in agency instructions. <div style="display: flex; justify-content: space-around;"> Add Attachments Delete Attachments View Attachments </div>			

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="MPO"/>	* b. Program/Project: <input type="text" value="5201-J"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2022"/>	* b. End Date: <input type="text" value="06/30/2023"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="481,887.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="481,887.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input checked="" type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Ely"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Morales"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Director, Housing and Community Development"/>	
* Telephone Number: <input type="text" value="520-701-4171"/>	Fax Number: <input type="text" value="520-701-5439"/>
* Email: <input type="text" value="Ely.Morales@harcma.org"/>	
* Signature of Authorized Representative: <input type="text" value="Ely Morales"/>	* Date Signed: <input type="text" value="5-18-22"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0035
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0345-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4725-4753) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1685, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-265), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 cd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by GSA Chapter A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§377-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of visiting facilities pursuant to EO 11736; (c) protection of wetlands pursuant to EO 11890; (d) evaluation of flood hazards in floodplains in accordance with EO 11968; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§169a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director, Housing and Community Development
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Newark	5-18-22

SF-424D (Rev. 7-07) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Applicant: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * One (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	* 4. Applicant Identifier: EA-004	
* 5. Federal Entity Identifier: <input type="text"/>	* 6. Federal Award Identifier: <input type="text"/>	
State Use Only:		
* 6. Date Received by State: <input type="text"/>	* 7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Tucson"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="EA-600066"/>	* c. Organizational DUNS: <input type="text" value="072600496000"/>	
d. Address:		
* Street1:	<input type="text" value="510 E Commerce Park Loop"/>	
* Street2:	<input type="text" value="PO Box 27210"/>	
* City:	<input type="text" value="Tucson"/>	
* County/Parish:	<input type="text"/>	
* State:	<input type="text" value="AZ: Arizona"/>	
* Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip/Postal Code:	<input type="text" value="85726-7210"/>	
e. Organizational Unit:		
* Department Name: <input type="text" value="Housing & Comm. Development"/>	* Division Name: <input type="text" value="Planning & Comm. Development"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
* First Name:	<input type="text" value="Liz"/>	
* Middle Name:	<input type="text"/>	
* Last Name:	<input type="text" value="Morales"/>	
* Suffix:	<input type="text"/>	
* Title:	<input type="text" value="Director, Housing and Community Development"/>	
* Organizational Affiliation: <input type="text"/>		
* Telephone Number:	<input type="text" value="520-791-4171"/>	* Fax Number: <input type="text" value="520-791-5401"/>
* Email: <input type="text" value="Liz.Morales@tucsonaz.gov"/>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="C: City or Township Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text" value="B: County Government"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="Department of Housing and Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14-241"/> <p>CFDA Title:</p> <input type="text" value="Housing Opportunities for Persons with AIDS (HOPWA)"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text" value="N/A"/> <p>* Title:</p> <input type="text" value="Housing Opportunities for Persons with AIDS"/>	
<p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="HOPWA Project- Housing, Social Services, Program Planning, and development costs for the benefit of individuals living with HIV/AIDS and their families"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="5201"/>	* b. Program/Project: <input type="text" value="5201-3"/>
Add an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2022"/>	* b. End Date: <input type="text" value="06/30/2023"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="924,906.00"/>
* b. Applicant:	<input type="text"/>
* c. State:	<input type="text"/>
* d. Local:	<input type="text"/>
* e. Other:	<input type="text"/>
* f. Program Income:	<input type="text"/>
* g. TOTAL:	<input type="text" value="924,906.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input checked="" type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach:	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Ely"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Morales"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Director, Housing and Community Development"/>	
* Telephone Number: <input type="text" value="520-791-4174"/>	* Fax Number: <input type="text" value="520-791-5407"/>
* Email: <input type="text" value="Ely.Morales@townschoa.gov"/>	
* Signature of Authorized Representative: <input type="text" value="Ely Morales"/>	* Date Signed: <input type="text" value="5-7-22"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4010-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

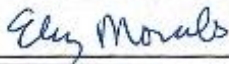
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4720-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§9001 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1085-1086), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107) which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 c 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§8001 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply in the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§ 501-1506 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(s) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (a) notification of violating facilities pursuant to EO 11736; (c) protection of wetlands pursuant to EO 11890; (c) evaluation of flood hazards in floodplains in accordance with EO 11885; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§400a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director, Housing and Community Development
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Tucson	5-18-22

SF-121D (Rev. 7-97) Back