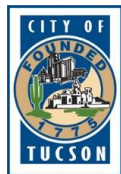




**City of Tucson – Pima County
Consortium**

**2020-2024 HUD
Consolidated Plan
FFY2020 HUD Annual
Action Plans**



City of Tucson-Pima County Consortium 2020-2024 HUD Consolidated Plan and FFY2020 Annual Action Plans

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Introduction

This 5-year HUD Consolidated Plan and the City of Tucson and Pima County Federal Fiscal Year Action Plans follow HUD's required format. HUD's format combines information for the City and County in some sections and separates information in other sections. A Citizen Summary is also published by the Consortium. The Citizen Summary presents priority needs, funding goals and objectives for the Consolidated Plan resources received by the City and County, and data and other information that explains the Consortium's rationale for the funding goals and objectives.

Executive Summary – City of Tucson

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is required every five years by the U.S. Department of Housing and Urban Development (HUD) for jurisdictions that receive a direct allocation of HUD formula funds from the HUD Office of Community Planning and Development (CPD). CPD formula funds received by the City of Tucson Housing and Community Development Department (HCD) include the Community Development Block Grant program (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) program, and Emergency Solutions Grant (ESG) program.

The primary purpose of HUD CPD programs is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment and expanded economic opportunities for low-and-moderate income people, households and neighborhoods. The Consolidated Plan focuses resources on low-and-moderate-income (LMI) households at various income levels including: 1) extremely low-income households that have income at or below 30% of the area median income (AMI); 2) very low-income households that have income 31%-50% of AMI; and 3) low-and moderate-income households that have income 51-80% of AMI.

The City of Tucson and Pima County Consortium are jointly responsible for developing the Consolidated Plan. This Consolidated Plan determines priorities, establishes strategic goals, and allocates resources for the HUD CPD programs administered by the City of Tucson for the 5-year period beginning July 1, 2020 and ending June 30, 2024.

The vision of the Tucson Housing and Community Development Department (HCD) is "A Home for Everyone". HCD works towards attaining this vision through helping the citizens of greater Tucson meet their needs through education and direct services, working with partners to secure and maximize resources to benefit the community, and preserving and enhancing the assets of neighborhoods, the natural environment, and the community as a whole.

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2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objectives of the Consolidated Plan are based on a housing market analysis, needs assessment, and stakeholder and citizen input. To address infrastructure, facility, housing and services needs with HUD CPD resources, the City established goals and objectives to address needs in seven categories:

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

In many cases, federal, state and local resources leverage HUD funding.

3. Evaluation of past performance

Tucson's most recent Consolidated Annual Performance Report (four of five plan years completed) demonstrates the City made progress towards 1) providing assistance and housing for people with HIV/AIDS, 2) outreaching to and providing services, shelter beds, transitional housing, permanent housing and rapid re-housing for people experiencing homelessness, 3) providing public services for LMI people, 4) rehabilitating owner-occupied housing units, 5) making improvements to public housing, 6) developing or rehabilitating rental housing, and 7) providing assistance to first-time homebuyers.

4. Summary of citizen participation process and consultation process

Pima County and the City of Tucson jointly held nine (9) Consolidated Plan Forums, conducted follow-up meetings with stakeholders, conducted resident and stakeholder surveys, conducted a public meeting to review the Consolidated Plan prior to the public comment period, and held public hearings.

Consolidated Plan forums were held over a three-day period, including an evening meeting focused on neighborhood sustainability; 110 individuals attended the forums. The follow-up meetings with stakeholders focused on homelessness and regulatory barriers to further refine priorities.

Online surveys were conducted to identify resident and stakeholder priorities and solicit input into needs and priorities. The surveys were marketed through radio and online media and to the City and County email lists. Flyers with a QR code were posted in public places, including community centers and bus shelters to further

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encourage participation. The survey was available in both English and Spanish from July 18, 2019 to September 19, 2019; 798 valid survey responses were received.

Both the City of Tucson and Pima County held public hearings with their respective governing bodies. The draft 5-year Consolidated Plan and Annual Action Plan were made available to the public for a thirty-day public comment period beginning March 20, 2020 and ending April 21, 2020. Public hearing notices and a summary of the 5-year Consolidated Plan and Annual Action Plan were posted on the City and County websites and advertised in a newspaper of general circulation 15 days prior to the meetings. Notices were also sent by email to the City and County email list.

5. Summary of public comments

A full spectrum of needs and priorities were discussed in the public forums and meetings and identified through the surveys, including: affordable housing, homelessness, special needs populations, infrastructure, community facilities, economic development, public services, and program delivery.

Prevalent affordable housing comments included: the rising cost of housing, particularly the need for affordable rental housing for extremely-low income households, vulnerable populations, seniors, and families; owner housing rehabilitation; disability-accessibility improvements; first-time homebuyer assistance; the need to develop living wage employment opportunities so households can afford housing; and working with landlords and property managers to house vulnerable populations.

Prevalent homelessness comments included: the need for emergency shelter (particularly low-barrier), site-based transitional housing, supportive services, permanent supportive housing, and homelessness prevention; the growing population of seniors experiencing homelessness and challenges housing them through the Coordinated Entry model because they often are unable to obtain employment to meet increased income requirements; increasing numbers of people experiencing chronic homelessness; the limited supply of rental housing affordable to extremely-low income households; challenges with documentation, and credit and income requirements necessary to secure rental housing; and limited administrative funding and case manager burnout.

Among special needs populations, the housing and services needs of youth, people with disabilities, seniors, people with health and mental health conditions, and low-income families with children were the most prevalent discussions.

The most prevalent comments regarding facilities and infrastructure included: dental, health and mental health services and facilities; public safety facilities; transportation and transit systems, including streets and sidewalks; broadband infrastructure; child care centers; libraries and other community facilities; and community/neighborhood clean-up.

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Prevalent comments regarding public services included: services for unsheltered people experiencing homelessness; child care services; employment, job training and job search/placement services; fair housing services, financial education and counseling; small business/microbusiness assistance; and the need to link transportation, child care and essential services.

Program delivery discussions focused on: establishing data collection and numeric goals; community and neighborhood planning and leadership development; need to address local regulatory barriers and create incentives to encourage affordable housing development; HUD program regulatory barriers and the capacity necessary to manage multiple HUD CPD resources with often-conflicting regulatory requirements; and developing intentional collaboration, coordination and partnerships, including systems of support and capacity building for rural areas, relationships with the private sector, and cross-collaboration with health care providers.

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

All comments relevant to the Consolidated Plan were accepted.

7. Summary

Priorities identified through the survey, forums and meetings were incorporated into goal setting. Consultation and citizen participation comments are collated with analyzed data to identify priorities. Given the extensive volume of input and limited HUD and local resources, the City and County have identified those actions that it can take with available resources.

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The Process – City of Tucson

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 Housing and Community Development Department is the lead agency that oversees the preparation and administration of the Consolidated Plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Pima County and the City of Tucson jointly held 9 Consolidated Plan Forums. Members of the public were invited to attend and participate in forum discussions; one forum was held during the evening hours and focused on neighborhood and community priorities and education about past and potential uses of Consolidated Plan funds. The forums were marketed through radio, newspaper and online media and were attended by 110 individuals. An online stakeholder survey was also conducted to identify priorities and solicit input into needs and how the consortium can improve the delivery of HUD-funded activities. Follow-up meetings were held with the Continuum of Care and affordable housing developers. The purpose of the follow-up meetings was to discuss suggested priorities based on the forums, surveys, and data analysis and to receive additional input into priorities. A public meeting was held prior to the public comment period to discuss the draft Consolidated Plan and provide additional opportunity for input.

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(I)).

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

Changes in the State's system of care will require the development of new relationships and education of the health services sector regarding efforts to coordinate stable housing and economic opportunities with health, mental health and other needed services.

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

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Both the City of Tucson and Pima County are active members in the Tucson Pima Collaboration to End Homelessness (TPCH), the region's Continuum of Care (CoC). As the TPCH Collaborative Applicant, the City of Tucson works closely with the 3 governments operating ESG Programs in the region (City of Tucson, Pima County, and the AZ Department of Economic Security). Each ESG recipient holds a seat on the CoC Board and engages in regular communication and collaboration with the CoC through its Collaborative Applicant, HMIS Lead, and Continuum of Services Committees, and Emergency Solutions Subcommittee. The Consortium coordinates with the Arizona Department of Housing through various trainings and conferences, and with the Arizona Department of Economic Security to fill gaps in services.

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

The CoC provides local data in the form of HIC, PIT, Gaps Analysis, and subrecipient performance reports to each ESG recipient. This data is used to inform service needs and resource allocation. The Gaps Analysis for the CoC and Comprehensive Needs Assessment for Youth are used to determine priorities for funding and services.

The CoC is represented on each recipients' funding panel and the CoC's Emergency Solutions Subcommittee meets monthly with ESG recipients to identify, plan for, and address opportunities to improve system performance through strategic resource allocation. The CoC and ESG recipients routinely engage in collaborative planning and co-host public, provider, and consumer input forums and feedback sessions.

The CoC also works with the State Homeless Coordination Office to secure State ESG funding to address objectives that the CoC does not have the resources to address, and to develop reports and procedures that allow all funders to measure and monitor program recipients.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

A full range of agencies, groups and organizations participated in the process, including: public and private agencies that provide health services and social and fair housing services, including those focusing on services for particularly vulnerable populations; state health agency regarding lead-based paint hazards; adjacent units of government; the agency that addresses the needs of persons with HIV/AIDS and their families; the public housing authority; the Tucson Pima Collaboration to End Homelessness (the local Continuum of Care); public and private agencies that address housing, health, social services, victim services, employment, and education needs of low-income, homeless, and special needs populations; publicly funded institutions and systems of care; and business and civic leaders.

Pima County and the City of Tucson jointly held 9 Consolidated Plan Forums that were attended by 110 individuals. Sign-in sheets for the forums are attached. An online stakeholder survey was also conducted to

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identify priorities and solicit input into needs and how the consortium can improve the delivery of HUD-funded activities. A follow-up meeting was held with the Continuum of Care and other stakeholders to discuss suggested priorities based on the forums, surveys, and data analysis and to receive additional input into priorities. Consultation and citizen participation comments are collated with analyzed data to identify priorities.

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

The Consortium offered numerous opportunities for consultation and consulted with all agency types to identify priorities and needs.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Tucson Pima Collaboration to End Homelessness	Both the Continuum of Care Plan and Consolidated Plan share goals related to preventing and ending homelessness.

Table 2 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City will cooperate and coordinate with Pima County, the City of South Tucson and other adjacent jurisdictions in the implementation of affordable housing, homelessness, and non-housing community development activities when those activities serve populations that may cross jurisdictions or require coordinated effort (such as transportation and economic development activities).

The City will continue to advocate for co-funding of projects, programs, and coordinated actions to address the needs of City of Tucson residents and neighborhoods, and will continue to work with the Arizona Department of Housing in implementing activities to address and prevent homelessness and develop additional affordable housing.

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PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The City of Tucson and Pima County marketed an online resident survey to secure input on housing and community development priorities and needs. The survey was available in both English and Spanish and received 798 valid responses due to a concerted marketing effort consisting of radio ads and flyers posted in public places, including public facilities and bus shelters. Flyers included a QR code to allow interested residents to take the survey on their phone.

Nine Consolidated Plan forums were conducted over a three-day period and were widely marketed through print, radio, and email to resident and neighborhood organizations. One forum was held during the evening hours and focused on neighborhood and community priorities and education about past and potential uses of Consolidated Plan funds. Residents were also invited to public forums held over a three-day period and to community meetings.

Priorities identified through the survey, forums and meetings were incorporated into goal setting.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	110 individuals attended public meetings held over a three-day period.	Comments are included in the attached public forum summary document.	All comments were accepted.	
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	798 valid completed surveys were received.	Survey results are summarized in the attached survey summary document.	All comments relevant to prioritization of Consolidated Plan activities were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	A meeting was held to review the Consolidated Plan and Annual Action Plan prior to the public comment period.	Coordinated Entry system doesn't work for older adults and others who cannot seek employment. Need to target resources to homeowner rehab. Funds should be dedicated to tiny homes. Need to increase per unit funding for homeowner rehab. Home repairs more important for elderly to avoid need for facilities.	All relevant comments were accepted.	

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4	Public Hearing	<p>Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non- targeted/broad community Residents of Public and Assisted Housing</p>	<p>The public hearing was held May 19, 2020 with City Council.</p>	<p>Six comments were received from representatives of DIRECT, a nonprofit agency serving people with disabilities. Comments focused on: Incorporating universal design into new construction requirements; providing preferential treatment to developments that increase the number of accessible units in their construction beyond the minimum required; increasing the number of accessible and affordable City-run development; and</p>	<p>All comments were accepted.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				increasing the number of accessible units that are affordable to people with disabilities on fixed incomes (less than \$400/month including utilities).		

Table 3 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview – City of Tucson

Needs Assessment Overview

The housing needs assessment demonstrates the housing needs of Pima County and City of Tucson residents. The greatest housing needs of Pima County and Tucson owners and renters are described in section NA-10. Additional data was analyzed for the 2015 to 2017 period to reflect recent changes in population, households and housing needs.

From 2009 to 2015, the City's population declined by 1.3% and households grew 2.4%, reflecting increased numbers of single-person and small households. Census Bureau data for 2017 reflect an increase between 2015 and 2017 of 2,531 people in 3,564 households or 0.5% population growth and 1.7% household growth. And while the Pima County median income declined 5.6% from 2009 to 2015, Census Bureau data reflects a City of Tucson increase of \$2,468 to \$39,617 or 6.6% from 2015 to 2017.

According to HUD 2015 Comprehensive Housing Affordability Strategy (CHAS) data, there were 104,950 LMI households in Tucson, including 35,340 households with income less than 30% AMI (extremely low-income), 31,080 with income 30-50% AMI (low-income), and 38,530 with income 50-80% AMI (moderate income). Sixty-five percent (65%) of Pima County LMI households reside in Tucson, including 71% of extremely low-income households, 67% of low-income households, and 59% of moderate-income households.

In 2017, 53,798 households had annual income less than \$20,000, including 22,037 with annual income less than \$10,000. The number of households with annual income less than \$20,000 declined by 1,897 from 2015 to 2017.

Households that contain a person age 75 or older, with one or more children 6 years old or younger, and that are large families (5 or more people) are more likely to be LMI than are other household types. Small family households and households that contain at least one person age 62-74 are less likely to be LMI.

The median income of Tucson households in 2017 was \$39,617. Comparatively, the median income of all Pima County households was \$48,676. The earnings of a City of Tucson resident with a Bachelor's Degree are 2.7 times the earnings of a resident without a High School Diploma or Equivalent.

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NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c) – City of Tucson and Pima County

Summary of Housing Needs

This section describes the needs of renters and owners in the City of Tucson and Pima County.

Renter Housing Needs.

Countywide, non-elderly nonfamily households (single people and unrelated people living together) were most likely to rent (64%), followed by large single-parent families (54%), and small single-parent families (53%). Housing cost burden was more prevalent among large families and “other” renter households, and less prevalent among small families and elderly renters.

The most common renter housing problems are 1) severe housing cost burden (paying more than 50% of annual household income for housing, and 2) housing cost burden (paying more than 30% of annual household income for housing). 47,925 (32%) Pima County renters experience severe housing cost burden, including 28,735 in Tucson and 19,190 outside Tucson. An additional 27,540 (18%) Pima County renters experience housing cost burden, including 21,010 in Tucson and 6,530 outside Tucson. Seventy-four percent (74%) of Pima County renters reside in Tucson, including 84% of low-income renters.

Among Pima County renters in 2015, 78% (26,800) of extremely low-income, 89% (24,090) of low-income, and 58% (17,400) moderate-income renters experienced at least one housing problem. Severe housing cost burden impacted 68% (23,455) of extremely low-income, 42% (11,530) of low-income, and 9% (12,940) of moderate-income renters. Twenty-two percent (22%) of middle-income renters were also housing cost burdened. Housing cost burden impacted 8% (2,630) of extremely low-income, 44% (11,970) of low-income, and 43% (12,940) of moderate-income renters.

Among renters residing in the City of Tucson limits in 2015, 78% (21,945) of extremely low-income, 88% (18,735) of low-income, and 56% (11,815) moderate-income renters experienced at least one housing problem. Severe housing cost burden impacted 69% (18,945) of extremely low-income, 39% (8,250) of low-income, and 7% (1,540) of moderate-income renters. Housing cost burden impacted 8% (2,130) of extremely low-income, 47% (10,005) of low-income, and 42% (8,875) of moderate-income households. Twenty percent (20%) of middle-income renters were also housing cost burdened. The higher proportion of housing cost burden among LMI households in Tucson is due to the larger number of LMI households; housing cost burden among extremely low and low-income households in Tucson may be partially attributed to university students with limited incomes.

Among renters residing outside the City of Tucson limits in 2015, 77% (5,305) of extremely low-income, 89% (5,355) of low-income, and 64% (5,585) of moderate-income renters experienced at least one housing problem. Severe housing cost burden impacted 65% (4,510) of extremely low-income, 55% (3,280) of low-income, and 12% (1,095) of moderate-income renters. Housing cost burden impacted 7% (500) of extremely low-income, 33%

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(1,965) of low-income, and 46% (4,065) of moderate-income renters. Twenty-eight percent (28%) of middle-income renters were also housing cost burdened. Higher rates of housing cost burden among moderate- and middle-income renters outside of Tucson is due to a larger number of households in these income categories and fewer multi-family units to accommodate demand.

Owner Housing Needs.

Countywide, 2-person elderly families were most likely to own their home (89%), followed by large married-couple families (77%), small non-elderly married couple families (72%), and single elderly households (68%). Housing cost burden was more prevalent among large families and other households that own, and less prevalent among small families.

The most common housing problems among owners are housing cost burden (paying more than 30% of annual household income for housing) and severe housing cost burden (paying more than 50% of annual household income for housing). 20,940 Pima County owners experience severe housing cost burden, including 10,220 in Tucson and 10,720 outside Tucson. An additional 17,225 Pima County owners experience housing cost burden, including 8,785 in Tucson and 8,440 outside Tucson. Forty-five percent (45%) of Pima County owners reside in Tucson, including 50% of low-income owners.

Among Pima County owners in 2015, 74% (11,400) of extremely low-income, 61% (11,945) of low-income, and 48% (17,160) of moderate-income owners experienced at least one housing problem. Severe housing cost burden impacted 57% (8,850) of extremely low-income, 34% (6,630) of low-income, and 15% (5,460) of moderate-income owners. Housing cost burden impacted 14% (2,135) of extremely low-income, 24% (4,760) of low-income, and 29% (10,330) of moderate-income owners. Thirty-one percent (31%) of middle-income owners were also housing cost burdened.

Among City of Tucson owners in 2015, 75% (5,830) of extremely low-income, 62% (6,095) of low-income, and 48% (8,390) of moderate-income owners experienced at least one housing problem. Severe housing cost burden impacted 59% (4,600) of extremely low-income, 36% (3,555) of low-income, and 12% (2,065) of moderate-income owners. Housing cost burden impacted 13% (1,030) of extremely low-income, 23% (2,295) of low-income, and 31% (5,460) of moderate-income owners. Thirty percent (30%) of middle-income owners were also housing cost burdened.

Among owners outside the City of Tucson in 2015, 73% (5,570) of extremely low-income, 61% (5,850) of low-income, and 48% (8,770) of moderate-income owners experienced at least one housing problem. Severe housing cost burden impacted 55% (4,250) of extremely low-income, 32% (3,075) of low-income, and 18% (3,395) of moderate-income owners. Housing cost burden impacted 14% (1,105) of extremely low-income, 26% (2,465) of low-income, and 26% (4,870) of moderate-income owners. Thirty-three percent (33%) of middle-income owners were also housing cost burdened. Higher rates of housing cost burden among moderate- and middle-income

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owners outside of Tucson is due to a larger number of households in these income categories and the higher cost of housing.

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Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	990,213	998,545	1%
Households	370,264	389,673	5%
Median Income	\$48,885.00	\$46,162.00	-6%

Table 4 - Housing Needs Assessment Demographics

Alternate Data Source Name:

Housing Needs Assessment Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	49,879	46,701	65,703	38,373	188,804
Small Family Households	13,980	13,375	21,420	13,287	82,948
Large Family Households	3,959	4,364	5,181	3,033	13,598
Household contains at least one person 62-74 years of age	8,566	9,825	15,195	8,955	48,927
Household contains at least one person age 75 or older	4,392	8,887	11,137	5,841	21,307
Households with one or more children 6 years old or younger	8,620	8,129	9,858	4,981	18,680

Table 5 - Total Households Table

Data Source: 2011-2015 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	745	536	585	260	2,126	382	210	477	150	1,219
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	869	844	514	272	2,499	298	183	301	148	930
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,950	1,879	1,614	617	6,060	507	726	1,128	498	2,859
Housing cost burden greater than 50% of income (and none of the above problems)	21,140	10,754	2,479	265	34,638	8,288	6,318	5,386	1,582	21,574
Housing cost burden greater than 30% of income (and none of the above problems)	2,038	10,070	12,204	3,119	27,431	1,888	4,484	9,861	5,428	21,661
Zero/negative Income (and none of the above problems)	4,394	0	0	0	4,394	2,109	0	0	0	2,109

Table 6 – Housing Problems Table

Data Source: 2011-2015 CHAS

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2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	24,716	14,012	5,204	1,418	45,350	9,492	7,455	7,286	2,380	26,613
Having none of four housing problems	5,377	13,147	24,797	14,080	57,401	3,783	12,048	28,444	20,495	64,770
Household has negative income, but none of the other housing problems	4,394	0	0	0	4,394	2,109	0	0	0	2,109

Table 7 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,902	7,917	5,822	21,641	3,161	3,167	5,642	11,970
Large Related	2,471	2,083	1,060	5,614	990	1,323	1,100	3,413
Elderly	4,056	4,929	2,766	11,751	4,284	5,179	6,409	15,872
Other	11,613	8,533	5,922	26,068	2,510	1,691	2,652	6,853
Total need by income	26,042	23,462	15,570	65,074	10,945	11,360	15,803	38,108

Table 8 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

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4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,014	3,628	683	11,325	2,649	2,053	1,726	6,428
Large Related	2,178	770	0	2,948	748	708	263	1,719
Elderly	3,452	2,666	979	7,097	3,242	2,777	2,380	8,399
Other	10,759	4,455	975	16,189	2,181	1,073	1,098	4,352
Total need by income	23,403	11,519	2,637	37,559	8,820	6,611	5,467	20,898

Table 9 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,252	2,285	1,647	630	6,814	664	655	1,069	435	2,823
Multiple, unrelated family households	363	252	384	149	1,148	171	300	372	213	1,056
Other, non-family households	260	180	120	109	669	4	4	20	0	28
Total need by income	2,875	2,717	2,151	888	8,631	839	959	1,461	648	3,907

Table 10 – Crowding Information - 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,046	1,015	812	2,873	334	382	576	1,292

Table 11 – Crowding Information – 2/2

Data Source Comments: 40% of Pima County households include a child under age 18.

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Describe the number and type of single person households in need of housing assistance.

In 2017, there were 121,750 single-person households in Pima County, including 62,482 owners and 59,268 renters. Sixty percent (60%) of Pima County single-person households (73,036) reside in Tucson, including 48% (29,867) of single-person owners and 73% (43,159) of single-person renters. Applying the rate of housing problems for nonfamily households to single-person households indicates there are 51,200 Pima County single-person households in need of housing assistance, including 29,250 in Tucson and 21,950 outside Tucson.

There are an estimated 30,765 single-person owners in need of housing assistance, including 14,335 in Tucson and 16,430 outside Tucson. Many of Pima County's single-person owners are single elderly people.

There are an estimated 20,435 single-person renters in need of housing assistance, including 14,915 in Tucson and 5,520 outside Tucson. Many of Tucson's younger single-person renters are full-time students living off campus.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with disabilities. In 2017, there were 223,450 people with disabilities in Pima County, and 63% were age 65 and older – 37% of Tucson residents over age 65 and 50% of surrounding County residents over age 65 were people with disabilities. People may report multiple disabilities, with 50% having ambulatory difficulty or sensory (hearing/vision) difficulty, 34% having an independent living difficulty, and 22% having a cognitive difficulty.

There were 51,395 LMI renters with disabilities in 2015; according to HUD CHAS data 39,635 or 77% had one or more housing problems. Nine of ten (87%) renters with disabilities and income 30-50% AMI had one or more housing problems, and 82% with income 0-30% had housing problems. Housing problems among the lowest-income renters with disabilities suggests that housing cost burden is the primary problem.

There were 48,630 LMI owners with disabilities in 2015; according to HUD CHAS data, 26,185 or 54% had one or more housing problems. Eight of ten (77%) owners with disabilities and income 0-30% AMI had housing problems, as did 56% with income 30-50% AMI. Housing problems among the lowest-income owners with disabilities suggests that housing cost burden, inability to perform maintenance, and the cost of accessibility improvements are the primary housing problems.

Domestic Violence, Dating Violence, Sexual Assault and Stalking Survivors. In 2017, the Tucson Police Department and the Pima County Sheriff's Department responded to roughly 15,000 domestic violence calls to 911. The domestic violence fatality rate in Pima County is 44% higher than the national average. Starting in April 2019, Pima County law enforcement agencies began using the Arizona Intimate Partner Risk Assessment Instrument System (APRAIS), which focuses on lethality screening. With the use of the APRAIS, referrals to Tucson's primary domestic violence services organization increased more than 300%, with roughly 222 referrals per month. An estimated 200 domestic violence survivors are in need of housing assistance at any given time.

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Are any populations/household types more affected than others by these problems?

Severe renter housing cost burden most impacts large families and nonfamily households with income 0-30% AMI, elderly households with income 30-50% AMI, and elderly households with income 50-80% AMI. Renter housing cost burden most impacts nonfamily households and large families with income 0-30% AMI, elderly households with income 30-50% AMI, and small families with income 50-80% AMI.

Severe owner housing cost burden most impacts nonfamily households and large families with income 0-30% AMI, large families with income 30-50% AMI, and elderly households with income 50-80% AMI. Owner housing cost burden most impacts nonfamily households with income 0-30% AMI, large families and elderly households with income 30-50% AMI, and small families with income 50-80% AMI.

Further analysis of HUD CHAS data reveals housing problems disproportionately effect single-parent families both large and small, large married-couple families, and nonfamily households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children at risk of homelessness typically experience housing cost burden, lack living wage employment or are employed in sectors with highly variable work schedules and have corresponding challenges accessing affordable quality child care and transportation. Many have experienced a short-term financial setback, have mixed connectivity with services, and are frequently single-parent families. Some have high medical expenses, often associated with chronic illness. Any short-term financial setback places these individuals and families at risk of homelessness. Individuals and families at risk of homelessness need affordable quality child care, transportation, employment opportunities, educational supports for children, connection to public benefits and systems of care, and affordable housing opportunities.

Families and individuals exiting rapid rehousing often do so with precarious stability. Due to the short-term nature of this intervention, families may be encouraged to move on once employed and able to assume financial self-sufficiency; however, small financial setbacks, reduced work hours, or loss of employment can easily plunge families back into homelessness. Formerly homeless families and individuals nearing the termination of rapid rehousing assistance are at risk of repeat homelessness due to increasing rents, and the limited number of affordable rental units. At or after exit from rapid rehousing, individuals and families can benefit from: flexible homelessness prevention funds to prevent returns to homelessness; on-going public assistance; child care subsidies; strong connections to physical/behavioral healthcare resources; and assistance with savings to resolve potential financial setbacks.

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Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The high cost of housing and the resulting housing cost burden combined with too few units to meet demand are the primary housing characteristic linked with instability and an increased risk of homelessness.

Discussion

Housing Cost Burden and Severe Housing Cost Burden are the most common housing problems. Government programs define cost burden as paying more than 30% of gross household income for total housing cost (rent or mortgage plus utilities). Severe housing cost burden is defined as paying more than 50% of gross household income for total housing cost. Lower-income households who are cost burdened may have little remaining to pay for the essentials – clothing, food, transportation and child care, while higher income households may choose to pay more for housing without sacrifice.

Cost burdened renters are challenged to pay their monthly rent, are at risk of homelessness, and lack options to move within the rental market.

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NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2) – City of Tucson and Pima County

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a rate 10 % or more than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four housing problems are: (1) cost burden (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities. Pima County/Tucson income categories in 2019 for a family of four are:

- Very-low income (0-30% AMI) – up to \$19,150
- Low income (30-50% AMI) – up to \$31,950
- Moderate income (50-80% AMI) – up to \$51,100
- Middle income (80-100% AMI) – up to \$63,900

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	38,107	5,218	6,503
White	18,252	2,581	3,684
Black / African American	1,668	135	170
Asian	1,268	35	629
American Indian, Alaska Native	1,274	345	188
Pacific Islander	20	0	20
Hispanic	14,917	2,004	1,602

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	36,030	10,649	0
White	18,682	5,842	0
Black / African American	1,898	300	0
Asian	810	165	0
American Indian, Alaska Native	653	529	0
Pacific Islander	60	0	0
Hispanic	13,344	3,689	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,543	31,175	0
White	19,948	18,593	0
Black / African American	1,318	1,059	0
Asian	733	659	0
American Indian, Alaska Native	554	536	0
Pacific Islander	55	30	0
Hispanic	11,479	9,942	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,366	26,004	0
White	7,833	15,947	0
Black / African American	233	727	0
Asian	199	703	0
American Indian, Alaska Native	201	495	0
Pacific Islander	0	0	0
Hispanic	3,521	7,792	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Overall, CHAS housing problem data by income level, race, and ethnicity show that housing problems are more common at lower income levels – 76% of very low income and 77% of low-income households have one or more housing problems, compared to 53% of moderate-income households and 32% of middle-income households. Housing problems are disproportionately greater for:

- Low- and moderate-income Pacific Islander households.

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NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2) – City of Tucson and Pima County

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a rate 10 % or more than the income level as a whole. Tables 17 through 20 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four severe housing problems are: (1) severe cost burden (paying more than 50% of income for housing costs); (2) severe overcrowding (more than 1.5 persons per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities. Pima County/Tucson income categories in 2019 for a family of four are:

- Very-low income (0-30% AMI) – up to \$19,150
- Low income (30-50% AMI) – up to \$31,950
- Moderate income (50-80% AMI) – up to \$51,100
- Middle income (80-100% AMI) – up to \$63,900

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,208	9,160	6,503
White	16,108	4,722	3,684
Black / African American	1,588	210	170
Asian	1,228	75	629
American Indian, Alaska Native	1,110	531	188
Pacific Islander	20	0	20
Hispanic	13,431	3,486	1,602

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

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30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,467	25,195	0
White	11,266	13,271	0
Black / African American	1,028	1,169	0
Asian	539	425	0
American Indian, Alaska Native	309	877	0
Pacific Islander	45	15	0
Hispanic	7,968	9,100	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,490	53,241	0
White	6,946	31,564	0
Black / African American	493	1,890	0
Asian	310	1,093	0
American Indian, Alaska Native	286	809	0
Pacific Islander	55	30	0
Hispanic	4,232	17,148	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,798	34,575	0
White	2,029	21,775	0
Black / African American	69	899	0
Asian	105	813	0
American Indian, Alaska Native	152	540	0
Pacific Islander	0	0	0
Hispanic	1,325	9,987	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Overall, CHAS severe housing problem data by income level, race, and ethnicity show that severe housing problems are more common at lower income levels – 69% of very low-income households have severe housing problems, compared to and 46% of low-income households, 19% of moderate-income households and 10% of middle-income households. Severe housing problems are disproportionately greater for:

- Low- and moderate-income Pacific Islander households;
- Moderate income Native American households.

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NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2) – City of Tucson and Pima County

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing cost burden or severe housing cost burden at a rate 10% or more than the income level as a whole. Table 21 identifies the number of households experiencing cost burden (paying 30-50% of income for housing) or severe cost burden (paying more than 50% of income for housing).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	253,174	66,431	62,860	6,958
White	170,279	39,523	35,389	3,864
Black / African American	7,050	2,353	2,799	170
Asian	5,891	1,293	1,884	709
American Indian, Alaska Native	4,487	1,234	969	231
Pacific Islander	204	60	65	20
Hispanic	61,873	20,893	20,565	1,761

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

CHAS cost burden data by race and ethnicity show that housing cost burden is not experienced disproportionately by any racial or ethnic group. Cost burden is most prevalent among Hispanic households (20%), Black/African American households (19%), Native American households (18%), and Pacific Islander households (18%).

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2) – City of Tucson and Pima County

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Tables 13 through 21 identified several instances of disproportionately greater need:

- Low- and moderate-income Pacific Islander households had a disproportionately greater need based on housing problems and severe housing problems. 100% of low-income Pacific Islander households (60 households) had one or more housing problems and 45 or 75% of these households had one or more severe housing problems. 55% of moderate-income Pacific Islander households (55 households) had one or more housing problems and all had severe housing problems.
- Very-low income Black/African American households had a disproportionately greater need based on severe housing problems – 81% (1,588 households) experienced severe housing problems.
- Moderate income Native American households had a disproportionately greater need based on severe housing problems – 22% (152 households) experienced severe housing problems.

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NA-35 Public Housing - 91.405, 91.205 (b) – City of Tucson

Introduction

The City of Tucson Housing and Community Development Department (HCD) manages 5,675 project- and tenant-based vouchers and 1,505 public housing units. HCD manages 234 project-based vouchers and 4,578 tenant-based vouchers, including 636 Veterans Affairs Supportive Housing (VASH) vouchers and 150 Family Unification Program vouchers. Of the tenant-based vouchers, HCD manages 877 on behalf of Pima County. Market conditions have led to significantly increased rents and a low supply of decent units available within the voucher payment standard. The public housing portfolio includes over 800 scattered site units (homes and small duplexes) throughout the City of Tucson.

Public Housing Programs, including Section 8 Housing Choice Vouchers, Veterans Affairs Supportive Housing Vouchers and Low-income Public Housing are essential to the stability of the most vulnerable and lowest-income households. These programs provide over 7,000 Pima County households with housing that is affordable. Families in public housing programs are relieved of the daily stress of housing instability, providing them an opportunity to pursue education and employment skills, and save for a future in the private housing market. Seven of ten families in public housing programs include elderly people or people with disabilities. There are few other housing options for these particularly vulnerable families, who often live on fixed incomes and have limited earnings potential.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	12	1,452	4,770	118	3,995	504	100	53

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:
PHA Data

City of Tucson-Pima County Consortium 2020-2024 HUD Consolidated Plan
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Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	5,355	11,420	10,045	0	10,212	6,712	7,255
Average length of stay	0	3	6	7	0	7	0	0
Average Household size	0	1	2	2	0	2	1	3
# Homeless at admission	0	0	122	706	0	407	261	37
# of Elderly Program Participants (>62)	0	3	368	1,187	26	975	174	0
# of Disabled Families	0	9	703	2,199	47	1,697	396	7
# of Families requesting accessibility features	0	9	703	4,329	0	4,104	163	61
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
PHA Data

City of Tucson-Pima County Consortium 2020-2024 HUD Consolidated Plan and FFY2020 Annual Action Plans

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	12	1,136	3,729	97	3,118	394	71	49
Black/African American	0	0	229	796	17	661	98	16	4
Asian	0	0	18	29	1	25	3	0	0
American Indian/Alaska Native	0	0	63	206	4	184	7	11	0
Pacific Islander	0	0	6	12	0	8	2	2	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 23 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
PHA Data

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	2	730	2,140	32	1,979	72	45	12
Not Hispanic	0	10	722	2,630	83	2,016	432	55	41

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
PHA Data

City of Tucson-Pima County Consortium 2020-2024 HUD Consolidated Plan and FFY2020 Annual Action Plans

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Approximately 40% of public housing tenant families include a person with a disability. Twenty-one percent of applicant families include a person with a disability. Tucson Housing and Community Development will continue to annually modify some of its housing stock to Section 504/UFAS to meet the specific needs of tenants.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

There are currently 28,238 families on the waiting list for public housing and section 8 tenant-based rental assistance, including 19,089 on the public housing waiting list and 9,149 on the housing choice voucher (HCV) waiting list.

The average income of public housing applicants is \$9,242. 73% of applicants are families, 21% include a person with a disability, and 8% are elderly households; 79% are extremely low-income.

The average income of HCV applicants is \$10,644. 98% of applicants are families, 1.5% include a person with a disability, and less than 1% are elderly; 71% are extremely low income.

The most immediate needs of residents of public housing and HCV voucher holders is decent affordable housing and housing for seniors.

How do these needs compare to the housing needs of the population at large

Families on the waiting list for public housing and tenant-based rental assistance share the same need of the population at large for decent affordable housing, including housing with accessibility features for people with disabilities and for seniors.

Discussion

Public Housing residents and voucher program participants have average incomes that are extremely low. Increasing rents and decreasing supply have led to challenges for voucher holders in securing decent units within the voucher payment standard. HCD is working to build relationships with landlords and property managers to increase the number of voucher holders who are able to lease a decent unit, and is making project-based vouchers available to developments that meet targeted criteria. There are nearly 30,000 families on the waiting list for public housing and tenant-based rental assistance.

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NA-40 Homeless Needs Assessment - 91.405, 91.205 (c) – City of Tucson

Introduction:

Individuals and families experiencing homelessness in Tucson reflect the diverse, complex characteristics, and special needs of all people experiencing homelessness in the United States. Almost all are extremely poor and face many obstacles to attaining personal safety and security. Many are without appropriate identification and have no credit history. Others have pets who are their only family and abandoning them for shelter is not considered a viable choice. Still others are hampered by crime- and drug-free housing policies that keep them unsheltered; for some there is no second chance to attain safe, decent shelter or housing. A lack of resources for basic needs such as food, clothing, and health care is also common. Some people experiencing homelessness require limited assistance to regain permanent housing and self-sufficiency. Yet many, particularly people who have experienced chronic homeless and/or have special needs, require extensive and long-term support.

Many working individuals and families spend more than 50% of their income for housing and struggle to obtain childcare, medical care, transportation and food, and are in imminent danger of homelessness or repeat homelessness. These individuals and families often live paycheck to paycheck and one crisis can lead to homelessness or repeat homelessness. Supportive services and affordable housing are essential to preventing homelessness, yet the supply of affordable housing has declined significantly during the past two years leading to increasing rents, deposits and fees.

Homelessness is quantified through an annual point-in-time count and data collected by shelters and service providers.

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Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	357	0	0	338	123
Persons in Households with Only Children	0	6	0	0	29	12
Persons in Households with Only Adults	361	658	0	0	0	87
Chronically Homeless Individuals	187	158	0	0	0	365
Chronically Homeless Families	0	11	0	0	0	365
Veterans	48	178	0	0	593	65
Unaccompanied Child	0	6	0	0	29	12
Persons with HIV	5	59	0	0	0	60

Table 25 - Homeless Needs Assessment

Data Source Comments: 2019 Point in Time Count

Indicate if the homeless population is: Partially Rural Homeless

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

There is no data available for rural homelessness. A single point-in-time count is conducted for both urban and rural areas. There is anecdotal evidence that people experience homelessness in rural areas - sleeping in their vehicles or in the desert, or occupying outbuildings and other structures not intended for human habitation. Outreach and services are particularly challenging in small towns and vast remote rural areas of Pima County. Coordination with food banks, health clinics, education institutions and other locations that provide essential services is critical to ensuring that people experiencing homelessness have access to the services they may need.

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If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data is not available regarding the number of persons becoming homeless each year. The 2019 point-in-time count identified 1,372 sheltered and unsheltered individuals experiencing homelessness on that night.

An estimated 338 people in families with children, 29 unaccompanied youth, 2,799 people in households with only adults, and 593 individuals in households that include a Veteran exit homelessness each year. Data regarding the number of chronically homeless families and individuals exiting homelessness is not available.

Available data indicates that people in families with children experience homelessness for 123 days, unaccompanied youth for 12 days, people in households with only adults for 87 days, and Veterans and their families for 65 days. Self-reports suggest that individuals and families are experiencing multiple episodes of homelessness that extend the number of days they actually experience homelessness.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Approximately 357 people living in households with at least one adult and one child were counted in homeless shelters and on the streets during the 2019 point-in-time count (PIT). Families accounted for approximately 26% of the total population experiencing homelessness. Based on the 2019 PIT, there are 357 families with children, including the families of veterans in need of housing assistance.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Based on the 2019 point-in-time count, 73% of sheltered and unsheltered people experiencing homelessness are White, 12% are Black/African American, 7% are Native American, and 7% are of multiple races. Forty-five percent (45%) of people experiencing homelessness are of Hispanic origin.

When compared to local population and poverty data, this information indicates that Black/African American and Native American households experience disproportionately high rates of homelessness that cannot be attributed to general demographics or poverty alone.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The specific rates at which different subpopulations experience homelessness is reported in the 2019 point-in-time count (PIT), which provides information on the nature and extent of sheltered and unsheltered homelessness on a given night. The 2019 PIT reveals that 1,372 people in 1,122 households were homeless on

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that night, including 361 unsheltered individuals. 356 people were chronically homeless – 169 were residing in an emergency shelter or safe haven and 187 were unsheltered.

People in households without children constitute the largest group of people experiencing homelessness and are predominantly male. Chronic substance abuse and severe mental illness are common problems of sheltered people experiencing homelessness. Domestic violence is a prevalent cause of homelessness among households with children.

Discussion:

Common precipitators of homelessness include housing cost burden, behavioral/physical health challenges, disabilities, low education, limited income, unstable employment histories, criminal justice involvement, heavy emergency services utilization, and histories of trauma, abuse, and/or violence. In addition to these common precipitators, the dwindling supply of affordable rental housing has placed more individuals and families at risk of homelessness. There are increasing numbers of elderly individuals and families experiencing homelessness.

Consolidated Plan stakeholder/citizen forums and surveys identified the need for low-barrier shelter, permanent supportive housing and case management for people experiencing homelessness and homelessness prevention as priority activities. Forum discussions revealed a range of barriers and needs centered around homelessness including: a lack of transitional housing, no affordable housing for people to “graduate” to, insufficient education or job skills coupled with low wages and employer rejection, overly-complicated and restrictive HUD program regulations that leave little room for innovate approaches and increase program delivery costs, the need for paid staff to liaise with landlords and property managers, insufficient administrative funding coupled with low wages for case managers, the need for intentional partnerships with mental health care providers, and reduction of development barriers to reduce the cost of affordable housing development.

There were over 13,000 evictions in Pima County in 2018, and homelessness prevention is a critical component of ending homelessness. There is growing concern that the lack of transitional housing will ultimately increase homelessness, especially among particularly-vulnerable populations. Given the shortage of affordable rental housing, particularly-vulnerable populations are at higher risk of homelessness or repeat homelessness and require permanent supportive housing or housing assistance beyond that provided through rapid rehousing programs. Resources are also needed to leverage HUD funding and support basic needs such as food and child care; promotion of economic self-sufficiency; safety for domestic violence survivors; and overall health and safety.

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NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d) – City of Tucson and Pima County

Introduction

The City of Tucson and Pima County consider the following populations to be particularly vulnerable (have special needs):

- Elderly and Frail Elderly
- Persons with Disabilities
- Persons with Severe Mental Illness and/or Alcohol/Drug Addictions
- Previously-incarcerated Individuals
- Poverty-level Households
- Veterans
- Youth
- Persons with HIV/AIDS & their Families
- Public Housing Residents
- Domestic Violence Survivors
- Refugees

Particularly vulnerable populations are presumed low-income and the majority are in need of services that support basic needs (e.g. food and clothing), employment and job training to the extent that employment is an option, access to health and mental health care, and housing that is affordable. Many particularly vulnerable populations need assistance with daily living and navigating complex healthcare and housing systems, advocacy, transportation, and opportunities for socialization to avoid isolation. Needs are determined using US Census and CHAS data, through consultation with stakeholders, and review of research and public documents. The general and supportive housing needs and characteristics of particularly vulnerable populations are described in this and the following section. Characteristics and needs of persons with disabilities, public housing residents, and domestic violence survivors are described in other sections of this plan.

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HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	1,450
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	106
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	1,413
Area Prevalence (PLWH per population)	9
Number of new HIV cases reported last year	93

Table 26 – HOPWA Data

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	195
Short-term Rent, Mortgage, and Utility	177
Facility Based Housing (Permanent, short-term or transitional)	83

Table 27 – HIV Housing Need

Alternate Data Source Name:
2020 HIV Housing Need

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly Households. Older individuals are a valuable community resource. They often utilize their time and expertise to help others and many participate in the workforce. Although functional loss and disability are not necessary consequences of the aging process, both tend to increase with age due to underlying chronic disease.

Over one-third (36%) of Pima County households are elderly (at least one person age 62-74) or frail elderly households (at least one person age 75 or older). Elderly and frail elderly households most typically consist of one or two people. Elderly and frail elderly households are more likely to own their home, with higher rates of homeownership among multiple-person households (92%) than single-person households (68%), and among elderly households (93%) than frail elderly households (88%).

Of the 143,032 elderly/frail elderly households in Pima County, 58,002 are low-to-moderate income. Among LMI elderly households, 43,119 or 74% are housing cost burdened, including 18,848 renters and 25,721 owners.

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Single-person LMI elderly and frail elderly renters are the most likely to be cost burdened or severely cost burdened and are in need of affordable rental units.

Persons with Severe Mental Illness and/or Drug/Alcohol Addiction. Applying the rates of serious mental illness and substance use disorder reported by the SAMHSA Behavioral Health Barometer for Arizona to Pima County, an estimated 52,000 Pima County residents have a serious mental illness and 98,800 have a substance use disorder. Alcohol use disorders are the most common substance use disorder, affecting an estimated 80,600 Pima County residents. The Arizona Health Care Cost Containment System Complete Care Program (AHCCCS ACC) reported 9,899 Pima County individuals enrolled due to an SMI diagnosis in October 2019.

The 2018 Pima County Community Health Needs Assessment (CHNA) described the concerns of social service and healthcare providers about untreated serious mental illness (SMI) among people experiencing homelessness, complicated by substance use and misuse, the complexity of emergency room use, and the need for transitional housing upon discharge. First responders, in particular, discussed the need for detox centers for people experiencing homelessness. Other vulnerable groups addressed by stakeholders include LGBTQ persons, persons with disabilities, refugees, and undocumented immigrants, all of whom receive very limited services and live with high levels of stress and anxiety.

What are the housing and supportive service needs of these populations and how are these needs determined?

Previously-incarcerated individuals. The average daily inmate population in Pima County jails peaked at 2,000 in 2014. Without access to stable housing and suitable support services, an endless cycle of recidivism develops for many people involved with the criminal justice system. An estimated 44% of jail inmates have mental health disorders and 24% have multiple chronic conditions. Between 10% and 25% of people exiting correctional institutions experience homelessness, and many were experiencing homelessness prior to incarceration. Previously-incarcerated individuals need affordable permanent housing and person-centered coordinated services. Needed services include health, mental health and employment services, substance abuse treatment, case management, and parenting and life skills coaching.

Poverty-level Households. Poverty has been linked to undesirable social outcomes, reduced regional homeownership rates, and a decreased likelihood of attending college. The poverty rate in the Tucson Metropolitan Statistical Area (MSA) was 18.3% in 2017. The highest poverty rates occurred among people under 18 years, while the lowest rates were found among people 65 years or older. Poverty is more prevalent among people with no High School Diploma, people with disabilities, and single-mothers with children under age 5. Given lower levels of education, and a higher likelihood of single parenthood or disability, people experiencing poverty are often challenged to find meaningful living-wage employment. For those able to secure employment, access to and the cost of transportation and child care are significant barriers. Families whose income is near or below the poverty level have difficulty accessing necessities such as housing, food, and healthcare.

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Youth. The higher rate of poverty among youth points to how economic struggles shape the lives of Pima County youth. Low family income is tied to frequent moves, inadequate health care, low education attainment, higher rates of abuse and neglect, increased levels of stress, and a higher risk of homelessness. One in ten Pima County youth have no health insurance and there are few pediatric and adolescent psychiatry services. Among youth experiencing homelessness, most have complex trauma and/or come from generational poverty; 20% having been trafficked. Youth programs, including early childhood education, quality childcare and child care assistance, safe and affordable after-school programs, nutrition programs, transitional housing, and drop-in programs for youth experiencing homelessness are needed.

Refugees. Refugees contribute to diversity in Pima County and Tucson. During the last three years the International Rescue Committee reported that it resettled 578 clients, with the majority arriving from the Democratic Republic of Congo, Eritrea, Somalia, Syria, Burundi, Afghanistan and Pakistan. Refugees are often resettled in areas where rents are more affordable, yet housing has become the biggest challenge for newly-arrived refugees due to the limited number of affordable housing providers in Tucson, strict rental requirements such as income, employment, credit and rental history, high deposits, and the necessity of a social security card.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

There are a reported 2,963 people living with HIV/AIDS in Pima County. Many people living with HIV are low-income and most live in single or two-person households. HIV is most prevalent among males age 40 to 59, with the highest prevalence among those age 50 to 54. The area prevalence of HIV has increased during the past several years, with the highest reported incidence among those age 25 to 29.

Housing and services for persons with HIV/AIDS and their families are managed by the Southern Arizona AIDS Foundation (SAAF). The clients served through SAAF are predominantly low income. Low-income people living with HIV/AIDS require subsidies to maintain safe, affordable housing, and a continuum of supportive services to access health care and maintain housing stability. The individuals and families served by SAAF benefit from the unique combination of HOPWA entitlement funds from the City of Tucson and HOPWA competitive funds from Pima County.

There is a considerable need for additional housing for persons living with HIV/AIDS. 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 shorter term rent and utility assistance and permanent supportive housing units. All of these persons require case management and supportive services. An estimated 455 persons are in need of housing assistance and related supportive services.

Discussion:

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The characteristics and needs of particularly-vulnerable populations are as diverse as the characteristics and needs of the population in general. Because the proportion of particularly- vulnerable populations who are also low-income is much higher than the population as a whole, there is significant need for appropriate housing and services to meet basic needs.

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f) – City of Tucson

Describe the jurisdiction’s need for Public Facilities:

The City’s General Plan – Plan Tucson - supports a framework of local policies that can significantly and positively impact housing and other needs of LMI residents and neighborhoods. The City's expectations are focused on sustainability. Plan Tucson includes 4 focus areas – the social, economic, natural and built environments. Many of the City’s General Plan goals and policies are inter-related with Consolidated Plan goals and policies, including to:

1. Invest in public infrastructure and facilities that are fundamental to economic development, and sustaining and enhancing living conditions including recreation and related opportunities to promote healthy lifestyles.
2. Expand and diversify funding mechanisms for the repair, upgrade, maintenance, and service expansion of public infrastructure and facilities.
3. Collaborate with neighborhoods, the nonprofit and private sectors, schools and other jurisdictions to develop shared use facilities.
4. Evaluate Brownfields sites, closed public facilities, and underutilized land as opportunities for redevelopment and revitalization.

How were these needs determined?

Public facilities needs were determined through review of the City’s 5-year Capital Improvement Program and resident and stakeholder surveys. The City’s Capital Improvements Program (CIP) includes planned capital improvements from City departments, including HCD. To be included in the CIP, projects must meet one of the following criteria:

1. Construction of a new City asset or expansion of an existing city-owned facility.
2. Initial acquisition of a major equipment system, which will become a City asset at a cost of \$100,000 or more and a useful life of at least six years.
3. Major renovation or rehabilitation of an existing City-owned facility that requires an expenditure of \$100,000 or more and will extend the life of the original City asset.

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Describe the jurisdiction's need for Public Improvements:

The City's General Plan – Plan Tucson - supports a framework of local policies that can significantly and positively impact housing and other needs of LMI residents and neighborhoods. The City's expectations are focused on sustainability, reserving land for economic development, and investment in areas of high poverty.

Plan Tucson includes 4 focus areas – social, economic, natural and built environments. Many of the City's General Plan goals and policies are inter-related with Consolidated Plan goals and policies, including to:

1. Invest in public infrastructure and facilities that are fundamental to economic development, and sustaining and enhancing living conditions including recreation and related opportunities to promote healthy lifestyles.
2. Expand and diversify funding mechanisms for the repair, upgrade, maintenance, and service expansion of public infrastructure and facilities.
3. Collaborate with neighborhoods, the nonprofit and private sectors, schools and other jurisdictions to develop shared use facilities.
4. Evaluate Brownfields sites, closed public facilities, and underutilized land as opportunities for redevelopment and revitalization.

How were these needs determined?

Public improvements needs were determined through review of the City's 5-year Capital Improvement Program and resident and stakeholder surveys. The City's Capital Improvements Program (CIP) includes planned capital improvements from City departments, including HCD. To be included in the CIP, projects must meet one of the following criteria:

1. Construction of a new City asset or expansion of an existing city-owned facility.
2. Initial acquisition of a major equipment system, which will become a City asset at a cost of \$100,000 or more and a useful life of at least six years.
3. Major renovation or rehabilitation of an existing City-owned facility that requires an expenditure of \$100,000 or more and will extend the life of the original City asset.

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Describe the jurisdiction's need for Public Services:

The City's Human Services Plan identifies programs that are essential to the growth and vitality of the community and to providing opportunities for the City's vulnerable residents to achieve maximum independence to meet their own day-to-day and unique needs related to: health and safety; food and nutrition; shelter and housing; sustainable income and support; mobility and transportation; and education and access to information. The City's priority needs include:

1. Services for youth, including assistance for quality child care, case management, transportation, nutrition, education, life skills, and after school programs;
2. Services for people who are elderly and/or disabled, including aging in place, nutrition assistance, transportation and case management;
3. Services for people experiencing homelessness, including case management, low-demand shelters, disability accessible shelters, drop-in programs for homeless youth, and homelessness prevention; and
4. Services for special populations, including veterans, refugees, single parents, and people with limited English proficiency.

Additional priority public services needs identified through resident surveys and Consolidated Plan forums include:

1. Health and mental health services;
2. Employment, job training and job search/placement services;
3. Fair housing services; and
4. Financial education and counseling.

How were these needs determined?

Public services needs were determined through review of the City's Human Services Plan, Consolidated Plan stakeholder/citizen forums, and resident and stakeholder surveys.

Housing Market Analysis

MA-05 Overview – City of Tucson

Housing Market Analysis Overview:

Understanding housing characteristics creates a baseline for understanding housing choice and access to opportunity. The housing market consists of structures and units and the households who choose to occupy them. While the housing market is based on supply and demand, many complex variables influence the housing market. Some of these variables include household income, family composition, access to suitable employment and education opportunities, age, and the cost of goods and services in the community.

Within the housing market, variety, quality and affordability move in tandem. Variety is defined as the types of housing that are available, which changes over time to meet demand. Demand is in turn influenced by housing affordability and quality and by demographic change, including population growth and household and family composition.

In general, the housing market moves roughly in line with the rest of the economy over the long term. The Pima County economy continues to grow, with demand for housing creating a mini-boom, increased construction employment, and increased demand for consumer goods and services related to home purchase and moves within the rental market.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2) – City of Tucson and Pima County

Introduction

A variety of housing types are necessary to meet the diverse needs and desires of both owners and renters. The types of housing in a community are driven largely by demand. However, many other factors influence housing variety including public policy such as zoning and building requirements, the availability and cost of infrastructure, community character, and the cost of construction and availability of construction labor.

The City of Tucson and Pima County have both experienced cycles of rapid growth driven by demand resulting from in-migration and demand for seasonal and second homes. These cycles of rapid growth have historically been followed by periods of higher vacancy. During the housing crisis of the mid-2000's and during the economic recovery, the demand for rental housing increased significantly, yet homeownership remains an important part of the housing market. The demand for rental housing resulted in more multi-family housing development, particularly in Tucson. Seventy percent (70%) of Pima County's multi-family units are in Tucson. Conversely, 54% of single-family detached and 70% of manufactured housing units are located outside of Tucson.

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The 2017 Pima County homeownership rate was 61.9%. The 2017 Tucson homeownership rate was 49.3%, and the homeownership rate outside Tucson was 76.0%. Tenure is heavily influenced by housing type - as the number of units in a structure increases, the likelihood of owner occupancy decreases. Nearly all (95%) Pima County multi-family housing is renter occupied. Conversely, 80% of Pima County single-family detached housing is owner-occupied. In Tucson, 57% of renters occupy multi-family housing, 31% occupy single-family detached housing, and 2% occupy manufactured housing. Due to the relatively low number of multi-family units outside of Tucson, 38% of renters occupy multi-family housing, 43% occupy single-family detached units and 13% occupy manufactured housing.

Six of ten (58%) Pima County housing units are 3-bedroom units and 78% of 3-bedroom units are owner-occupied. Nearly three of ten (28%) of Pima County housing units are 2-bedroom units; 2-bedroom units are equally likely to be occupied by renters as by owners. The majority (86%) of 1-bedroom and no-bedroom units are renter-occupied.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	265,684	59%
1-unit, attached structure	32,335	7%
2-4 units	23,020	5%
5-19 units	39,818	9%
20 or more units	38,996	9%
Mobile Home, boat, RV, van, etc	46,929	11%
Total	446,782	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,199	1%	7,657	5%
1 bedroom	6,853	3%	40,423	27%
2 bedrooms	54,378	23%	54,148	36%
3 or more bedrooms	175,893	74%	49,078	32%
Total	238,323	101%	151,306	100%

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Tucson and Pima County administer several programs to assist both homeowners and renters in need of affordable housing. The majority of units assisted with federal, state and local programs are Low-income Housing Tax Credit (LIHTC) units; some of these units also received HOME funds from the Consortium or State and/or project-based vouchers. In an LIHTC project at least 20% of the units must be both rent restricted and occupied by households with income 50% or less of the area median gross income (AMGI), or at least 40% of the units must be both rent restricted and occupied by households with income 60% or less of the AMGI.

As of Spring 2019, there were 63 LIHTC projects in Pima County containing 4,545 rental units affordable to very-low and low-income renters; the majority (98%) of the units are located in Tucson. Forty-one (41) of the projects are family projects, 12 are elderly projects, and 10 are projects for special populations, including people experiencing homelessness. Twenty of the family projects were placed in service in 2000 or earlier.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

An estimated 1,426 units may be lost from the affordable rental inventory between 2020 and 2025 due to expiring LIHTC and/or HOME use agreements. The majority of the units that will be lost from the inventory are in Tucson; 16 HOME units will be lost in Sahuarita.

Does the availability of housing units meet the needs of the population?

Market demand and financial feasibility play significant roles in developers' choices of the types and sizes of housing that will be developed. The City of Tucson and Pima County depend on developers to submit proposals for housing types that may be developed on appropriately-zoned land with infrastructure to accommodate a range of housing types.

The high volume of owner-occupied single-family 3-bedroom units reflects demand for this type of housing. Older householders and married-couple families are the most likely to occupy this type of housing and to have the financial resources to purchase, yet many of these households consist of one or two people. Single-family housing may be more costly to rent and with multi-family housing generally consisting of fewer bedrooms, there are limited affordable rental opportunities for larger families.

Multi-family housing represents the majority of the rental stock in Tucson, yet many units in multi-family structures consist of 1 or 2 bedrooms and cannot accommodate larger families. Conversely, the low volume of multi-family housing outside of Tucson provides fewer opportunities for renter households to secure appropriately sized rental housing.

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Describe the need for specific types of housing:

The growing number of single-person households and the aging population point to a need for smaller units, including homeownership units for single-person and 2-person households who may wish to own. The most cost-effective method of delivering smaller homeownership units is in multi-family structures, yet demand for this type of housing is not apparent based on current occupancy data.

Multi-family units consisting of three or more bedrooms are needed to provide quality affordable rental housing opportunities for larger families in Tucson. Additional multi-family units for households of all sizes is needed outside of Tucson.

Discussion

There are a limited number of homes affordable for purchase by low-and-moderate income households, and the choice of home type is also limited. Examining 2017 home listing data from the Tucson Association of Realtors reveals 25,928 homes were listed for sale – 82% were single family, 6% mobile home/manufactured, and 12% townhome/condominium. 2,866 or 11% of listed homes were affordable to low-income households. Of the listings affordable to low-income households, 32% were single family, 32% were mobile home/manufactured and 36% were townhome/condominium. 7,743 or 44% of the listed homes were affordable to moderate-income households. Of the listings affordable to moderate-income households, 67% were single family, 6% were mobile home/manufactured and 12% were townhome/condominium.

The number of rental units available to renters at different income levels is important to understanding potential demand for units at various rents and the amount of rental assistance needed to assist low-and-moderate income renters. Examining the number of renters experiencing severe cost burden and the number of units available at an affordable rent in 2017 reveals a need for approximately 11,835 rental units renting for less than \$250/month and an additional 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. There were 7,288 rental units with no cash rent in 2017; these units are not included in the unit need calculation as the household income of occupants is unknown.

Demand for rental housing from full-time university students living off campus places pressure on the Tucson rental market and limits housing choice for non-student households. Fall 2017 full-time enrollment at the University of Arizona was 43,312 and an estimated eighty-one percent (81%) or 35,083 students live off campus. Data regarding students living alone, or living with family is not available; however, 20% of students are estimated to live with family. A nationwide survey of over 7,000 students revealed that 42% of survey respondents live with three other roommates, 16% live with two other roommates and 23% live with one roommate. Assuming one in five off-campus students reside with family and one-in five live on-campus and applying these rates to off-campus students at the University of Arizona leads to an estimated demand for student housing of 7,577 units or 7% of Tucson rental units.

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MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a) – City of Tucson and Pima County

Introduction

Both owners and renters may choose to occupy housing that is disproportionately costly for any number of reasons – location, availability, public transportation and access to services, proximity to family, schools and employment, anticipated income increases, and housing quality are just some of the complex factors that impact housing choice. The value (cost) of housing drives whether households can afford to purchase and maintain ownership. Rents impact location choice, mobility, and the ability to save for home purchase.

Housing values directly impact the amount of funds that a buyer can borrow as well as the amount of taxes paid. Values are generally reflected in prices but during a time of high demand, prices can exceed values. In turn, higher prices drive up values as comparing prices is one method of determining value. Lenders provide financing up to a percentage of the value of a housing unit and this is one factor in determining whether a buyer is able to purchase a unit.

While the median Pima County home value declined 3.8% from 2009 to 2015, median home values increased 23.1% to \$196,600 in Pima County between 2015 and 2017, and 29.4% in Tucson to \$169,900. The net increase in home values between 2009 and 2017 was 19.1% in Pima county and 24.6% in Tucson. Home values/prices in 2017 were approaching pre-recession values/prices. While data is not available for 2018 or 2019, continued population growth and household formation have likely led to home prices that exceed pre-recession prices.

The median Pima County contract rent increased 12% from 2009 to 2015 and an additional 5% to \$719 from 2015 to 2017. From 2015 to 2017, the median contract rent in Tucson increased 5% from \$643 to \$676.

According to ACS data that examines cash rent, from 2015 to 2017 there was a 13% (2,071 units) decrease in the number of Pima County units renting for less than \$500/month to 14,176 units or 9.8% of rental units with cash rent. There was a 15% (1,990 units) decrease in Tucson units renting for less than \$500/month to 11,399 units or 11.1% of rental units with cash rent. The number of rental units renting for less than \$500/month also declined by 81 units (3%) outside of Tucson to 2,777 units or 6.6% of rental units. These units are generally affordable to a household with annual income less than \$20,000. There were 48,898 renter households with annual income less than \$20,000 in 2017, including 39,494 in Tucson and 9,404 outside of Tucson.

The number of Pima County units renting for between \$500 and \$999/month also declined between 2015 and 2017. From 2015 to 2017, units renting for between \$500 and \$999/month declined by 4,163 (5%) to 77,076 or 53.4% of rental units. During the same period, the number of Tucson units renting for between \$500 and \$999/month declined by 1,827 (3%) to 77,076 units or 58.3% of rental units. And outside of Tucson, the number declined by 2,336 (12%) to 17,316 or 56% of rental units.

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From 2015 to 2017 there was a 12% increase in Pima County units renting for \$1,500 or more to 19,836, including a 1,191 unit (14%) increase in Tucson and 924 unit (10%) increase outside Tucson.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	166,300	159,900	(4%)
Median Contract Rent	615	686	12%

Table 30 – Cost of Housing

Alternate Data Source Name:
Cost of Housing

Rent Paid	Number	%
Less than \$500	36,467	24.1%
\$500-999	87,468	57.8%
\$1,000-1,499	21,729	14.4%
\$1,500-1,999	2,754	1.8%
\$2,000 or more	2,864	1.9%
Total	151,282	100.0%

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	6,578	No Data
50% HAMFI	28,803	19,838
80% HAMFI	89,754	53,447
100% HAMFI	No Data	79,337
Total	125,135	152,622

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	580	683	903	1,306	1,543

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Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	580	683	903	1,047	1,148
Low HOME Rent	560	600	720	831	927

Table 33 – Monthly Rent

Alternate Data Source Name:
FMR and HOME rents

Is there sufficient housing for households at all income levels?

There are insufficient rental units affordable to extremely low-income (ELI) households. Using 2015 CHAS data provided by HUD, there were an estimated 6,250 rental units needed renting for less than \$450/month and affordable to ELI renters. In 2017, the estimated rental unit need for severely cost burdened renters with annual income less than \$20,000 was 17,369 units.

There are insufficient owner units affordable to low- and moderate-income (LMI) households. An estimated 7,500 owner units priced for less than \$135,000 are needed for purchase by LMI households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Rental and purchase affordability are expected to continue declining over the next several years as supply cannot keep pace with demand. As supply increases, housing values and rents may stabilize; however, affordability for LMI households, particularly extremely low-income and low-income households is expected to be an ongoing problem.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Low HOME rents/FMRs were lower than median gross rents. With the exception of 3-bedroom and 4-bedroom units, High HOME rents/FMRs were roughly equal to median gross rents. 3-bedroom and 4-bedroom High HOME rents/FMRs were lower than median gross rents. When the High HOME rent/FMR is lower than the area median gross rent it can mean that market-rate rental housing is generally unaffordable, that FMRs do not accurately reflect current market conditions, that there may be a large supply of renter-occupied substandard units, or that there are few units of a given size.

Investment in HOME units of all bedroom sizes, with emphasis on 3-bedroom and 4-bedroom units is needed to increase housing affordability for renters, yet will require significant subsidy to ensure both project feasibility and viability.

Both Low and High Home rents/FMRs are unaffordable to households with annual incomes less than \$20,000. As the need for units affordable to extremely-low income and low-income households continues to grow, significant

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subsidy will be necessary to ensure these households have access to affordable housing and remain stably housed. The Consortium's strategy to produce or preserve rental units using HOME funds will continue to focus on producing units affordable to extremely-low income and low-income households.

When examining HOME and FMRs in comparison to area median rent it is important to understand the methodology used for each. Fair market rents (FMRs) are used as the basis for payment standards that determine the maximum level of assistance in the housing choice voucher program. FMRs are set at a level that should allow a program participant to afford to rent a unit for approximately 40% of an area's standard quality stock. When median area rents are roughly equal to or exceed FMRs, renters receiving tenant-based rental assistance may be challenged to find units in standard condition that are within program payment standards.

FMRs are also used by the HOME program to determine the maximum rent when the FMR is lower than the Low or High HOME rent. HOME rents are calculated based on a rent that does not exceed 30% of the adjusted income of a family whose annual income equals 50% of the median income for the area (Low HOME units) or 30% of a family whose annual income equals 65% of the median income for the area (High HOME units). The HOME rents adjust for number of bedrooms and include average occupancy per unit. Unlike FMRs, HOME rents do not consider whether units are in standard condition.

HUD has proposed to update the methodology for calculating FMRs to better reflect the rent inflation that occurs between the time American Community Survey data is collected and the fiscal year for which the FMRs are produced. A revised FMR calculation methodology may bring FMRs closer to market rents, reducing the necessity of providing significant subsidies and increasing the number of units produced.

Discussion

Housing affordability continues to decline as the population increases and supply cannot keep pace with demand. The low supply of housing for renters and owners is resulting in increased rents and home prices and low-and-moderate and middle-income households are challenged to find decent, safe and affordable housing. As the supply of decent affordable units available for rent or purchase dwindles, extremely low-income and very low-income households are the most challenged.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a) – City of Tucson and Pima County

Introduction

Housing quality encompasses a range of issues that are central to quality of life, including housing safety, design and appearance, accessibility for persons with disabilities, maintenance and energy efficiency, and community safety and livability. The quality of the existing housing stock reflects economic prosperity and community investment. Both Pima County and the City of Tucson take a proactive approach to community and neighborhood stabilization through such activities as community clean ups and code enforcement. These activities contribute to voluntary correction of code violations, create community and neighborhood pride, and contribute to the health and safety of residents.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

HUD defines substandard housing as lacking complete plumbing or kitchen facilities. The City of Tucson and Pima County also define substandard housing and substandard housing suitable for rehabilitation to determine the eligibility of a housing unit for rehabilitation:

- Standard: A dwelling unit that meets or exceeds HUD Housing Quality Standards (HQS) and local building codes with no major defects in the structure and only minor maintenance is required. Such a dwelling will have a reliable roof; sound foundation; adequate and stable floors, walls and ceilings; surfaces and woodwork that are not seriously damaged; sound windows and doors; adequate heating, plumbing and electrical systems; and adequate water and sewer systems.
- Substandard: A dwelling unit that does not meet HUD Housing Quality Standards (HQS) and local building codes, which includes having a major structural deficiency and/or lacking the following: complete plumbing, complete kitchen facilities, efficient and environmentally sound sewage removal and water supply, a proper heating source, or is without electricity or with inadequate or unsafe electrical service.
- Substandard Condition but Suitable for Rehabilitation. A dwelling that does not meet HUD HQS or local building codes; is likely to have deferred maintenance and may have structural issues such as a leaking roof, deteriorated interior and exterior surfaces but will have basic infrastructure that allows for economically and physically feasible improvements and upon completion of rehabilitation will meet the definition of a Standard dwelling.

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Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	60,674	25%	69,613	46%
With two selected Conditions	2,300	1%	6,894	5%
With three selected Conditions	161	0%	123	0%
With four selected Conditions	12	0%	4	0%
No selected Conditions	175,165	74%	74,683	49%
Total	238,312	100%	151,317	100%

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	57,202	24%	24,857	16%
1980-1999	82,268	35%	54,565	36%
1950-1979	88,512	37%	61,295	41%
Before 1950	10,291	4%	10,584	7%
Total	238,273	100%	151,301	100%

Table 35 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	98,803	41%	71,879	48%
Housing Units build before 1980 with children present	34,018	14%	18,474	12%

Table 36 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Both owner and rental rehabilitation are necessary to address substandard housing conditions. The condition of the housing stock is highly variable throughout Pima County, with the newer housing stock generally in good condition and portions of the older housing stock in need of repair or replacement. Not all pre-1980 housing units are in need of rehabilitation, yet these units are more likely to be in need of improvements.

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Approximately 170,000 Pima County households occupy pre-1980 housing units, including 119,100 in Tucson. Countywide approximately 100,000 homeowners and 70,000 renters occupy pre-1980 housing units, including 61,900 Tucson homeowners and 57,200 Tucson renters. Outside of Tucson, approximately 50,900 households occupy pre-1980 housing units including 38,500 homeowners and 12,400 renters.

Renters are more likely to occupy older housing stock, including units that may be substandard and/or present a lead-based paint hazard. More than 17,000 occupied Pima County housing units outside of Tucson were built before 1970 when local building codes were not yet adopted or enforced in many areas. In December 2019, there were approximately 250 households on waiting lists for owner-occupied housing rehabilitation; approximately 250 owners are assisted with home repairs annually.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

There are 52,492 Pima County households with children under the age of 6 years living in pre-1980 housing units, including 34,018 owner households and 18,474 renter households. An estimated 20,900 LMI households with children under the age of 6 years occupy pre-1980 housing.

Discussion

Poor housing conditions are associated with a wide range of health conditions, including respiratory infections, asthma, lead poisoning, injuries, and mental health concerns. Exposure to substandard housing is not evenly distributed across populations. People of color and people with low income are more likely to rent older housing and to live in overcrowded housing.

CHAS housing conditions data indicates there are 139,781 Pima County housing units with one or more selected conditions, including 63,147 owner units and 76,634 rental units. Nearly 9,200 housing units have two or more conditions, including 2,300 owner units and 6,900 rental units. 300 housing units have three or more conditions, including 172 owner units and 127 rental units.

The conditions tables in the needs assessment section of this plan provide a clearer picture of the condition of housing units:

- 3,345 housing units lack complete plumbing or kitchen facilities, including 2,126 owner units and 1,219 rental units;
- 3,429 housing units are severely overcrowded (more than 1.51 people per room), including 2,499 owner units and 930 rental units;
- 8,919 units are overcrowded (1.01 to 1.5 people per room), including 6,060 owner units and 2,859 rental units.

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This data suggests that in addition to housing cost burden, crowding and overcrowding are problematic.

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MA-25 Public And Assisted Housing - 91.410, 91.210(b) – City of Tucson

Introduction

The City of Tucson Housing and Community Development Department (HCD) manages 1,505 public housing units and 5,675 project- and tenant-based vouchers. Of the tenant-based vouchers, HCD manages 877 on behalf of Pima County. The public housing portfolio includes over 800 scattered site units (homes and small duplexes) throughout the City of Tucson. HCD manages 234 project-based vouchers and 4,578 tenant-based vouchers, including 636 Veterans Affairs Supportive Housing (VASH) vouchers and 150 Family Unification Program vouchers.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	12	1,505	5,675	234	4,578	636	150	85
# of accessible units			68						

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:
PHA Data

Public Housing Condition

Public Housing Development	Average Inspection Score
AZ004000048	89
AZ004000051	93
AZ004000065	92
AZ004006040	70
AZ004100115	82
AZ004300110	72
AZ004400111	76
AZ004500112	70
AZ004600113	57
AZ004700120	98

Table 38 - Public Housing Condition

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Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The condition of public housing units is variable. HCD will be obtaining a physical needs assessment to determine needs of the entire portfolio.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HCD is improving the living environment by investing in air conditioning and furnaces, increasing curb appeal through preventive maintenance such as repainting, and increasing energy efficiency and privacy through window shades. As units are vacated, HCD is replacing cabinets, counter tops, and bathroom fixtures.

Discussion:

Over half of the public housing portfolio is scattered-site homes and duplexes, and one quarter of the public housing portfolio is in one project - Tucson House. The condition of public housing units is variable. HCD will be obtaining a physical needs assessment to determine needs of the entire portfolio and is in the process of preparing to apply for a grant that will include redevelopment of Tucson House.

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MA-30 Homeless Facilities and Services - 91.410, 91.210(c) – City of Tucson

Introduction

Poverty, unemployment, and lack of affordable housing are commonly recognized causes of homelessness. People with disabilities, justice-system involvement, sudden serious illness, mental and substance use disorders, and those who have experienced trauma or violence, or divorce or the death of a partner are all particularly vulnerable to homelessness. Housing and shelter are important elements of addressing the root causes of homelessness through essential support services that help people stabilize.

The Continuum of Care reports 2,846 beds are available for individuals and families experiencing homelessness in Pima County. The City of Tucson and Pima County work with numerous organizations to support facilities and services that are part of the Continuum of Care. A list of beds by facility type is attached, and includes 2,299 emergency shelter, transitional housing, and permanent supportive housing beds and 547 rapid rehousing beds.

- Emergency shelters are often where people experiencing an economic or personal challenge leading to homelessness first turn for support. In 2019, there were an estimated 767 emergency shelter beds in 28 Pima County facilities serving adults without children, adults with children, Veterans and youth.
- Transitional housing typically involves a temporary residence of up to 24 months with wrap-around services to help people stabilize. In 2019, there were an estimated 448 transitional housing beds in 14 Pima County facilities.
- Permanent supportive housing offers safe and stable housing environments with voluntary and flexible supports and services to help people manage serious, chronic issues. In 2019, there were an estimated 1,084 permanent supportive housing beds in 18 Pima County facilities, and 641 Veterans Affairs Supportive Housing (VASH) Vouchers. Permanent supportive housing provided on a housing first basis has proven to be effective for people experiencing chronic homelessness, and 174 beds are available in addition to VASH Vouchers.
- Rapid rehousing provides short-term rental assistance and services. The goals of rapid rehousing are to help people obtain housing quickly, increase self-sufficiency and stay housed. It is offered without preconditions such as employment, income, absence of a criminal record or sobriety. Resources and services tailored to the needs of the person or family are offered. Rapid rehousing is not included in the HUD tables. In 2019, there were an estimated 547 rapid rehousing beds in 18 programs, including 402 for households with children and 145 for households without children.

The delivery system is challenged by limitations in shelter and services outside the City of Tucson, insufficient resources to address the full spectrum of needs of people experiencing homelessness, the high cost of permanent housing relative to income, and insufficient supportive housing for particularly vulnerable populations. The City of Tucson and Pima County will continue working with nonprofit organizations to identify methods of ensuring supportive housing is available; this housing may be regional. Efforts to reduce the cost of housing or develop permanent affordable housing will be implemented.

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Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	264	155	135	177	0
Households with Only Adults	433	7	127	502	0
Chronically Homeless Households	0	0	0	174	0
Veterans	56	0	120	844	0
Unaccompanied Youth	10	0	66	28	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: 2019 Inventory

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services that complement services targeted to people experiencing homelessness include rent and utility assistance, alcohol and drug abuse services, employment and employment training services, health care and behavioral health care services and food and other assistance.

Rent and utility assistance is available through the Community Action Agency to people who are at risk of homelessness and need assistance with rent and utilities.

People who have experienced homelessness and who also have disabilities have access to center-based employment, independent living skills training and peer mentoring, counseling services, day treatment, friendly phone calls and visits, home-delivered meals, hearing, visual/reading and mobility aids, and transportation. Available supports for caregivers include counseling, support groups, training, subsidies and respite services.

Mental health services are available to eligible low-income individuals with severe mental illness and/or alcohol and other substance use disorders. The range of services includes outreach, education, prevention, and in-patient and out-patient treatment. Individual, couple and family counseling and support groups are also available.

Health services are available through private and public health centers and departments. Most centers and departments provide a range of health services and most accept public and private insurance plans.

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Employment and employment training services are provided through Arizona@Work Job Centers, Goodwill Tucson Job Connection Centers and Primavera Works. There are thirteen locations throughout the Tucson area. One center – the Sullivan Jackson Employment Center (SJEC) is specifically dedicated to people experiencing homelessness. The SJEC has been a pioneer in developing effective approaches to assist individuals experiencing homelessness seeking employment to become self-sufficient. Each client is sheltered as the first step of program participation. Additional needs are identified using case management practices, and once basic needs are met, clients enter a 2-week employability skills training program. When employment is obtained, the SJEC continues to support the client’s transition to independent living.

The Community Food Bank of Southern AZ partners to distribute fresh produce and non-perishable food to a network of community partners, provides nutrition education, garden workshops and culinary skills education to help low-income food entrepreneurs with funding and business development planning, and promotes policies and practices to help lift people out of poverty and strengthen the food system. Other agencies provide clothing and social and economic supports.

There are two agencies that provide services to victims of domestic violence. A 24-hour crisis hotline and emergency and transitional housing are available.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The services and facilities listed in the table provide a combination of shelter and services. There are 29 emergency shelter and safe haven facilities that meet the needs of people experiencing homelessness, including individuals, individuals living in families, and unaccompanied youth. There are 14 transitional housing facilities including 8 for individuals living in families. There are 20 permanent supportive housing (PSH) facilities, nine of which serve both chronically homeless individuals and families. Of the PSH facilities, 16 serve individuals living in families. Veterans are served primarily with VASH vouchers and through LIHTC supportive housing projects. A full list of facilities is included in the attachments.

All emergency and transitional housing shelters and permanent supportive housing facilities provide support services for the individuals and families that they assist. The approach to services provided in PSH varies considerably and includes on-site or coordinated services for mental health, substance and alcohol use, health, independent living skills, employment, peer support, and community involvement and support.

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MA-35 Special Needs Facilities and Services - 91.410, 91.210(d) – City of Tucson and Pima County

Introduction

The Consortium has a strong network of public, private, and nonprofit organizations offering facilities and services to particularly vulnerable (special needs) populations; many of the facilities and services are located in the City of Tucson. The following section identifies many of the services available to assist particularly vulnerable people that are elderly, frail elderly, that have disabilities, who live in poverty or are refugees, who have alcohol or other drug addictions, and/or are domestic violence survivors.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	240
PH in facilities	83
STRMU	150
ST or TH facilities	65
PH placement	50

Table 40 – HOPWA Assistance Baseline

Alternate Data Source Name:
2019 HOPWA Assistance Baseline

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Services provided by a network of local nonprofit and government agencies in supportive housing are flexible and focused on the outcome of housing stability and the specific needs of each individual or family. Supportive housing needs include, but are not limited to: rent and utility assistance, financial management, food and clothing assistance, health and mental health care, employment services, and life skills training or assistance with daily living. Each of the identified populations have both housing and service needs. All populations are important and should be addressed, yet there are significant needs in each category and difficult decisions will be made to direct available resources to capable partners.

People who are elderly or frail elderly need programs and services that are comprehensive, age-appropriate and made available onsite or close to community services. These services include specialized elderly outreach services, assistance with activities of daily living, 24-hour crisis assistance, physical health care, mental health care,

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substance use treatment, transportation services, representative payee services, care coordination with community providers, nutrition and meal services, and community building activities aimed at reducing isolation.

People with disabilities need services available onsite or close to community services. These services include assistance with activities of daily living, 24-hour crisis assistance, physical and mental health care, substance use treatment, transportation services, representative payee services, care coordination with community providers, nutrition and meal services, employment services, and community building activities aimed at reducing isolation.

People with alcohol or other drug addictions need psychiatric and medical services, relapse prevention services, assistance with and training in activities of daily living, money and medication management, employment services, and education and information sharing groups.

Housing and services for persons with HIV/AIDS and their families are managed by the Southern Arizona AIDS Foundation (SAAF). SAAF provides the needed case management, housing, and support services for people living with HIV/AIDS and their families; comprehensive prevention and education programs to reduce the rate of infection; and trainings and opportunities for community members to fill critical roles. Services and assistance provided by SAAF are based first on the housing status of the individual or family.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

People who are exiting institutional settings and who have resided in those settings for 90 days or less and resided in an emergency shelter or place not meant for human habitation at entry are eligible for CoC housing services. Some local institutions partner with Coordinated Entry Access Points to facilitate Coordinated Entry assessment for such individuals. There is also active discharge planning/medical respite occurring between local shelters and multiple local physical health institutions through which transfers to emergency shelter at institution exit are pre-arranged.

To the maximum extent possible, individuals discharged from State-funded institutions or systems of care have housing options available in order to prevent discharge into homelessness. Discharge planning begins as soon as an individual is admitted to a facility and includes referrals and possible interventions to meet the individual's needs. The Regional Behavioral Health Authority (RBHA) has dedicated housing staff with knowledge, expertise and experience to participate in and administer affordable housing programs. For individuals who are able to live independently, the RBHA makes available programs such as rent subsidies, owner-occupied home repairs, move-in assistance, and transitional and supportive housing programs coupled with needed supportive services. The RBHAs also make available supervisory care homes or unlicensed board and care homes for those in need of additional assistance while advocating for independent living.

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Tucson and Pima County are a consortia grantee. The description in the following field describes planned activities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Both Pima County and the City of Tucson have set forth goals to provide tenant-based rental assistance and homelessness prevention assistance to special populations who are at risk of homelessness. In addition, some programs and activities will provide preference to particularly vulnerable populations including: owner-occupied housing rehabilitation; affordable rental housing rehabilitation, construction and preservation; public services including job training and employment supports, life skills training, alcohol and drug abuse programs, community support services, and case management; and facilities improvements.

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 nonsegregated 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.

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MA-40 Barriers to Affordable Housing - 91.410, 91.210(e) – City of Tucson and Pima County

Describe any negative effects of public policies on affordable housing and residential investment

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, parking and landscaping requirements, and infill 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 appropriate land, and NIMBY (Not in My Backyard). Specific to the City of Tucson, participants cited the lack of an expedited permitting process and a complex overlay district process.

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.

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f) – City of Tucson

Introduction

Economic development is a major contributor to a community’s standard of living and quality of life. Standard of living is typically measured by a series of indicators that include, but are not limited to, educational achievement, housing and neighborhood conditions, general health and safety, household income, employment opportunities, and wages. The City’s ability to retain and attract businesses that employ the local workforce and raise the standard of living is essential to successful economic development.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,810	228	1	0	-1
Arts, Entertainment, Accommodations	25,597	26,448	18	17	-1
Construction	9,432	8,229	7	5	-2
Education and Health Care Services	31,732	39,908	22	26	4
Finance, Insurance, and Real Estate	9,167	9,896	6	6	0
Information	2,595	3,637	2	2	0
Manufacturing	11,862	7,248	8	5	-3
Other Services	6,282	6,428	4	4	0
Professional, Scientific, Management Services	11,780	13,303	8	9	1
Public Administration	0	0	0	0	0
Retail Trade	24,361	27,865	17	18	1
Transportation and Warehousing	4,645	3,856	3	3	0
Wholesale Trade	5,329	6,230	4	4	0
Total	144,592	153,276	--	--	--

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	258,575
Civilian Employed Population 16 years and over	229,680
Unemployment Rate	11.17
Unemployment Rate for Ages 16-24	33.01
Unemployment Rate for Ages 25-65	6.50

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	46,900
Farming, fisheries and forestry occupations	11,145
Service	30,590
Sales and office	58,195
Construction, extraction, maintenance and repair	19,955
Production, transportation and material moving	12,435

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	158,875	72%
30-59 Minutes	52,900	24%
60 or More Minutes	9,340	4%
Total	221,115	100%

Table 44 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	19,610	3,440	15,055
High school graduate (includes equivalency)	38,155	4,785	18,570
Some college or Associate's degree	64,760	6,095	22,545
Bachelor's degree or higher	51,995	2,575	10,235

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Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,440	2,360	3,045	8,315	8,130
9th to 12th grade, no diploma	10,720	7,115	6,245	11,020	5,790
High school graduate, GED, or alternative	21,910	18,325	14,235	29,120	17,230
Some college, no degree	40,330	21,885	16,580	32,820	15,740
Associate's degree	3,460	6,700	5,170	11,535	4,200
Bachelor's degree	6,570	13,005	10,470	17,070	8,925
Graduate or professional degree	355	6,010	6,225	12,605	8,645

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,541
High school graduate (includes equivalency)	22,973
Some college or Associate's degree	28,980
Bachelor's degree	38,252
Graduate or professional degree	46,478

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the City of Tucson are 1) Education and Health Care Services, 2) Retail Trade, and 3) Arts, Entertainment, Accommodations.

Describe the workforce and infrastructure needs of the business community:

The City of Tucson and Pima County work together and independently to identify and address economic development. The Pima County 2019 Economic Development Plan identifies priorities common to the County’s partners including the City of Tucson, other public sector entities in the region, utilities, and a range of private-sector groups and authorities. Priorities include expanding the available workforce through multiple paths,

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working to improve supporting infrastructure, and increasing awareness of the region's competitive advantages. All regional partners agree that expanding and enhancing the workforce is the highest priority and a number of efforts in the private and public sector are under way to achieve that goal. Infrastructure is the second highest priority in improving the region's competitiveness.

During the Great Recession and the long economic recovery, many of the region's construction trade workers moved to where they could find work and have not returned. Construction trade workers who stayed in the region are aging and the younger replacement workers seem to have little interest in the available jobs. Developers are seeing increasing labor costs and shortages that impact project schedules and costs.

The region is also struggling with shortages in college graduates in many high technology professions. Rapidly growing companies could hire the entire graduating classes from the University of Arizona in certain disciplines. While companies have been successful in attracting new employees, increased funding to the education system is critical to keep the pipeline full.

Finally, as changes to the retail industry continue over time, it will be necessary to provide retraining for a substantial number of dislocated retail employees to prepare them for other industries. These are skilled employees with excellent logistics and customer interaction skills that can be extremely productive in a range of other industries.

Infrastructure needs include transportation, airports, water, sewer, and utilities. In undeveloped areas, transportation investment is one of the more important infrastructure investments to be made that can ensure competitiveness and location desirability. The region will have several key transportation investment opportunities arising in the very near future, including Tucson's citywide mobility master plan.

Together, Pima County, the City of Tucson, other local entities, and state and federal agencies are master planning land use and transportation and utility infrastructure to insure a coordinated and successful region where industrial and residential use conflicts are avoided, development costs are minimized, and travel between residential and employment centers is optimized in rapidly-developing areas.

In an effort to attract new businesses the City of Tucson offers the Primary Jobs Incentive (PJI). Tucson Water recently developed the Water Infrastructure Incentive (WII). For those businesses that satisfy the City's PJI requirements, meeting the WII Program criteria will allow the development site to be eligible for reimbursement of certain new infrastructure development costs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

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The South Tucson/Bridges/Kino Sport Park Corridor projects will spur redevelopment and stimulate economic development. The projects rely heavily on interjurisdictional coordination among Pima County, the City of Tucson, the City of South Tucson and the University of Arizona. The projects include substantial improvements to Interstate 10, improvements and upgrades to supporting infrastructure, “TECH park” development, and a major addition to the Kino Sports Complex. These projects are designed to increase employment and attract businesses.

THRIVE in 05 is a place-based, community-driven collaborative designed to build and transform community in Tucson’s historic Northern Gateway. Investments include Daniel Rose Fellowship Technical Assistance, a Choice Neighborhoods Planning Grant from HUD, and Community-based Crime Reduction funding from the US Department of Justice. The collaborative is designed to increase access to services, jobs, transportation, schools and parks, and to develop quality housing and amenities and sustainable mixed-income neighborhoods.

While these projects may increase needs for workforce development, business support or infrastructure, existing systems are designed to address these needs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to data provided by HUD, there are insufficient workers to fill jobs in the Education and Health Care Services, and Retail Trade sectors. At the same time, there are insufficient jobs in the Manufacturing sector. However, Tucson is part of a larger regional economy where people may live or work in neighboring jurisdictions, in unincorporated areas, or in adjacent counties.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The partner programs that make up the ARIZONA@WORK Pima County One-Stop System connect people to jobs, education and training, and develop economic incentives for industry growth. The system connects employers and job seekers by identifying skills gaps and providing job seekers with the skills employers need. The system is marketed to companies and industry sectors that offer occupations with career ladders, and to job seekers for whom the normal employer-job seeker marketplace may not work.

The Adult program provides workforce investment activities designed to assist individuals, particularly those with barriers to employment, and increases access to employment, retention, earnings, and the attainment of recognized postsecondary credentials. The program provides priority to veterans, public assistance recipients, other low-income individuals, and individuals who are basic-skills deficient.

The WIB actively supports and convenes sector partnerships to spur development of career pathways. Sector partnerships create an ecosystem in which strategic partners work together to create new pathways or improve

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existing ones based on industry needs. As complementary approaches, the sector partnership defines industry demand for skills, while the career pathway provides educational options that assure an appropriate talent pool to support business retention, expansion and attraction.

Career pathways at Pima Community College offer stackable credentials developed or adapted based on industry input and standards to promote advancement and employment; some offer opportunities to attain industrial certifications and credit-based degrees/certificates simultaneously. Stacked credentials facilitate participants leaving and re-entering the pathway to work, with each component of education or training resulting in a credential that increases earning power. Each of the 14 career pathways features a linkage with secondary education, allowing training participants opportunities to complete a high-school diploma, High School Equivalency or GED, or address basic-skills gaps that may be a barrier. In some cases, this linkage is provided through a high-school Career Technical Education program offered through the Pima County Joint Technical Education District and local high schools.

The WIB will continue to emphasize access to post-secondary training through: 1) Embedded career pathways, long range career planning, and livable wage concepts in career counseling and career exploration activities; 2) Continued offering of financial assistance for tuition, books and other training related costs for enrolled participants who have completed a training plan for an eligible training provider; 3) Observing and mirroring state policy that limits eligibility to programs that lead to a recognized postsecondary credential; 4) Partnering with programs that provide effective pre-college preparation; 5) Continuing support and partnership with College student services to maximize financial aid leveraging and tracking; 6) Pursuing discretionary grants to expand available direct financial aid for training; 7) Partnering with employers to provide incumbent worker training that leads to recognized credentials; 8) Partnering with educational institutions that offer credit for learning that occurred outside of the scope of formal higher education coursework and prior to students' enrollment at the institution; and 9) Partnering with educational institutions to develop more seamless transfer pathways to professional degree programs, including for people who have completed certificates and associates of applied science degrees for direct employment.

These services support the Consolidated Plan by providing opportunities for low-to-moderate income and vulnerable people to access employment, education and training opportunities and increase their earnings potential.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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The CEDS identifies multiple economic development initiatives that may be coordinated with the Consolidated Plan, including:

1. Working with Tucson Water to develop a pro-active approach to expanding water infrastructure to create shovel-ready sites.
2. Continuing to support local small and medium sized businesses through the Small Business Assistance Line and through other outreach efforts.
3. Supporting the work of the Workforce Investment Board (WIB) and the Pima County One-Stop to create long-term growth of quality jobs in Aerospace and Defense, Health Science, Logistics, Natural and Renewable Resources, and Infrastructure with grants for workforce development programs in these sectors.
4. Identifying creative solutions for providing training in work settings to encourage incumbent workers to maintain and enhance their skills.
5. Supporting new and expanding existing internship/apprenticeship programs that help place vocational/technology students with regional employers.
6. Promoting and continuing the redevelopment of downtown to expand opportunities for live, work, and play.
7. Partnering with commercial real estate brokers and others to identify failing or vacant retail centers and work on creating incentives for redevelopment.
8. Continuing to work with the Regional Transit Authority and the Pima Association of Governments to align infrastructure investments with identified key commercial areas.
9. Promoting mixed-use developments within designated incentive areas.
10. Supporting new residential infill developments within the City's core.
11. Supporting development of vacant Westside parcels.
12. Bringing industry players together to develop a strategy for the creation of an entrepreneurial ecosystem to ensure start-ups stay in Tucson.
13. Working with the University of Arizona to support entrepreneurs and innovators through access to education, talent and financial resources.
14. Working to ensure the availability of work spaces for entrepreneurs and start-up firms.

Discussion

The City has multiple roles impacting the local economy. Beyond its authority as a regulatory agency, the City of Tucson is a major employer and local investor working with many other organizations to create a prosperous region. The City's economic development activities include but are not limited to:

- Developing and expanding partnerships
- Supporting existing businesses
- Pursuing economic growth opportunities and new businesses
- Maintaining a safe, clean, and attractive environment

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- Enforcing, interpreting, amending, and revising laws and regulations
- Supporting and enhancing employability
- Investing City resources to maintain and promote a livable, vibrant, and attractive community for all residents
- Marketing and promoting Tucson

MA-50 Needs and Market Analysis Discussion – City of Tucson

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

A concentration area is a census tract where the proportion of households with multiple housing problems exceeds the city or county proportion by at least 10%. Multiple housing problems are generally concentrated among the lowest income households. In 2017, there were 31 census tracts that were considered areas of low-income concentration and therefore of concentrated housing problems. Concentrations are clustered along the I-10 corridor and in the southern part of Tucson and in the City of South Tucson.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Consortium's 2020 Analysis of Impediments to Fair Housing Choice identified 32 minority concentration census tracts where the percentage of minorities exceeds the County percentage by at least 10%. Two thirds of minority concentration census tracts are located wholly or partially in Tucson. Concentrations of minorities in Tucson are clustered along the I-10 corridor and in the southern part of the City. Of the minority concentration census tracts outside of the City of Tucson, five are on Tribal Lands and the remaining five are located south and west of Tucson.

There are also 55 Hispanic concentration census tracts where the Hispanic population exceeds the County percentage by at least 10%. Eighty percent of Hispanic concentration census tracts are located wholly or partially in Tucson. Hispanic concentration tracts share many of the same boundaries as minority and poverty concentration tracts and are clustered along the I-10 corridor and in the southern part of the City. The Hispanic concentration census tracts outside of the City of Tucson are located south and west of Tucson.

What are the characteristics of the market in these areas/neighborhoods?

Areas of low-income and minority concentration are characterized by older housing stock and higher rates of renting. In some areas near downtown, homes are being purchased by more affluent households at higher prices and higher-density higher-income housing has been developed. These changes have resulted in concerns about gentrification and displacement of residents. In some areas, infrastructure is aging and in need of upgrade or replacement.

Are there any community assets in these areas/neighborhoods?

There are significant community assets in many of these areas, including a higher number of youth, multicultural roots and traditions, multigenerational or legacy families, and a higher number of human and housing services opportunities and providers. Several nonprofit organizations focus their community development activities in

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these areas. For example, Primavera Foundation has expanded its services and advocacy work to include: drop-in centers to provide respite and assistance to homeless or impoverished community members; emergency shelter for families; workforce development programs that help people develop job skills, search for, and find/return to work; day labor opportunities for work through Primavera Works, a social enterprise; supportive services for military veterans and their families; rental housing that provides stable, temporary and/or long-term, affordable solutions to the community's lack of affordable, safe housing; financial education programs, home ownership and mortgage foreclosure prevention workshops that help families work toward financial security; neighborhood programs that help neighborhoods become communities of choice; water harvesting services; and proactive community engagement that provides communities with sustainable solutions to issues.

Are there other strategic opportunities in any of these areas?

There are numerous strategic opportunities in these areas including the asset-based community development work of Primavera, the Thrive in 05 / Choice Neighborhoods and Kino Sports Complex initiatives described in other sections of this plan, and continued investment in Tucson's downtown. Other strategic opportunities include the development of the Pima Community College downtown campus that will engage residents in the Center of Excellence in Applied Technology to develop new business opportunities and create sustainable, living wage jobs.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) – City of Tucson

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The 2017 US Census American Community Survey reported 77,453 Pima County households with no broadband internet subscription. An estimated 30,000 Pima County LMI households do not have broadband access, primarily in tribal communities and the lowest-density and most remote rural areas.

According to the February 2018 Arizona Statewide Broadband Strategic Plan, a statewide infrastructure plan will be developed to identify existing infrastructure, opportunities for expansion, and areas with greatest need/highest priority. The infrastructure plan will emphasize rural middle-mile infrastructure and improve coordination between broadband providers and public entities.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are seven internet service providers in Pima County.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) – City of Tucson

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The Arizona Department of Emergency and Military Affairs 2018 State of Arizona Hazard Mitigation Plan identified the likely effects of climate change as increased heat, drought, and insect outbreaks that result in more wildfires, declining water supplies, reduced agricultural yields, health impacts in cities due to heat, and flooding and erosion. The plan was prepared in compliance with US Department of Homeland Security Federal Insurance and Mitigation Administration Requirements.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

An estimated 12,490 Pima County LMI households are vulnerable to extreme heat, and 3,600 to flooding. The 2017 Pima County Multi-Jurisdictional Hazard Mitigation Plan describes in greater detail how vulnerability is determined.

Strategic Plan - City of Tucson

SP-05 Overview

Strategic Plan Overview

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 LMI 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 LMI residents and neighborhoods. Goals and objectives of the Consolidated Plan are supported by the City's General Plan.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

The priorities, goals and objectives of the Consolidated Plan resulted from consultation with residents and stakeholders and analysis of the housing market and community needs. Many activities identified as priorities by residents participating in the survey and Consolidated Plan forums will be implemented using other local, federal or state resources. The City's Consolidated Plan Strategic Plan includes seven priority needs and related goals and activities to address priority needs:

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

Improvements to facilities and housing generally include energy-efficiency and disability accessibility improvements. Priority is given in many projects and programs to particularly vulnerable (special needs) populations.

HUD requires the City to assign a priority level of low or high to each priority need. The assigned priority level does not indicate a lack of need, it simply indicates relative preference among the needs. High priority needs are those that are most likely to be addressed using limited Consolidated Plan resources. Low priority needs are those that may be addressed as appropriate opportunities arise or that are particularly challenging to implement using Consolidated Plan resources. Not all priority needs will be addressed annually.

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CDBG-funded public facility and infrastructure improvements are prioritized to the City's CDBG Target Area. All other activities using CDBG, HOME, ESG and HOPWA resources benefit LMI individuals and households and vulnerable populations throughout the City.

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SP-30 Influence of Market Conditions - 91.415, 91.215(b) – City of Tucson and Pima County

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> • Increasing rents. • Maintaining housing stability is less costly than stabilizing individuals or families experiencing homelessness. • Over 28,000 families on waiting list for public housing assistance. • Growing incidence of homelessness. • In Tucson, 78% (21,945) of extremely low-income, 88% (18,735) of low-income, and 56% (11,815) moderate-income renters experienced at least one housing problem. • In Tucson, housing cost burden impacted 8% (2,130) of extremely low-income, 47% (10,005) of low-income, and 42% (8,875) of moderate-income households. • In Tucson, severe housing cost burden impacted 69% (18,945) of extremely low-income, 39% (8,250) of low-income, and 7% (1,540) of moderate-income renters. Twenty percent (20%) of middle-income renters were also housing cost burdened. • Countywide, 78% (26,800) of extremely low-income, 89% (24,090) of low-income, and 58% (17,400) moderate-income renters experienced at least one housing problem. • Countywide, housing cost burden impacted 8% (2,630) of extremely low-income, 44% (11,970) of low-income, and 43% (12,940) of moderate-income renters. • Countywide, severe housing cost burden impacted 68% (23,455) of extremely low-income, 42% (11,530) of low-income, and 9% (12,940) of moderate-income renters. Twenty-two percent (22%) of middle-income renters were also housing cost burdened.

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Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> • 455 persons with HIV and their families in need of housing assistance. <ul style="list-style-type: none"> • Previously-incarcerated individuals have few housing options. • Increasing rents. • Maintaining housing stability is less costly than stabilizing individuals or families experiencing homelessness. • Over 28,000 families on waiting list for public housing assistance. • Growing incidence of homelessness among particularly vulnerable populations. • In Tucson, 78% (21,945) of extremely low-income, 88% (18,735) of low-income, and 56% (11,815) moderate-income renters experienced at least one housing problem. • In Tucson, housing cost burden impacted 8% (2,130) of extremely low-income, 47% (10,005) of low-income, and 42% (8,875) of moderate-income households. • In Tucson, severe housing cost burden impacted 69% (18,945) of extremely low-income, 39% (8,250) of low-income, and 7% (1,540) of moderate-income renters. Twenty percent (20%) of middle-income renters were also housing cost burdened. • Countywide, 78% (26,800) of extremely low-income, 89% (24,090) of low-income, and 58% (17,400) moderate-income renters experienced at least one housing problem. • Countywide, housing cost burden impacted 8% (2,630) of extremely low-income, 44% (11,970) of low-income, and 43% (12,940) of moderate-income renters. • Countywide, severe housing cost burden impacted 68% (23,455) of extremely low-income, 42% (11,530) of low-income, and 9% (12,940) of moderate-income renters. Twenty-two percent (22%) of middle-income renters were also housing cost burdened.

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Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<ul style="list-style-type: none"> • Need for approximately 11,835 rental units renting for less than \$250/month and an additional 5,534 renting for between \$250 and \$500/month to house severely cost burdened renters. • Need for approximately 7,500 homeownership units priced for \$135,000 or less needed for purchase by LMI households. • Increasing rents and home prices. • Maintaining housing stability is less costly than stabilizing individuals or families experiencing homelessness. • Over 28,000 families on waiting list for public housing assistance. • Growing incidence of homelessness. • In Tucson, 78% (21,945) of extremely low-income, 88% (18,735) of low-income, and 56% (11,815) moderate-income renters experienced at least one housing problem. • In Tucson, housing cost burden impacted 8% (2,130) of extremely low-income, 47% (10,005) of low-income, and 42% (8,875) of moderate-income households. • In Tucson, severe housing cost burden impacted 69% (18,945) of extremely low-income, 39% (8,250) of low-income, and 7% (1,540) of moderate-income renters. Twenty percent (20%) of middle-income renters were also housing cost burdened. • In Tucson, 75% (5,830) of extremely low-income, 62% (6,095) of low-income, and 48% (8,390) of moderate-income owners experienced at least one housing problem. • In Tucson, housing cost burden impacted 13% (1,030) of extremely low-income, 23% (2,295) of low-income, and 31% (5,460) of moderate-income owners. • In Tucson, severe housing cost burden impacted 59% (4,600) of extremely low-income, 36% (3,555) of low-income, and 12% (2,065) of moderate-income owners. • Countywide, 78% (26,800) of extremely low-income, 89% (24,090) of low-income, and 58% (17,400) moderate-income renters experienced at least one housing problem. • Countywide, housing cost burden impacted 8% (2,630) of extremely low-income, 44% (11,970) of low-income, and 43% (12,940) of moderate-income renters. • Countywide, severe housing cost burden impacted 68% (23,455) of extremely low-income, 42% (11,530) of low-income, and 9% (12,940) of moderate-income renters. Twenty-two percent (22%) of middle-income renters were also housing cost burdened. • Countywide, 74% (11,400) of extremely low-income, 61% (11,945) of low-income, and 48% (17,160) of moderate-income owners experienced at least one housing problem. • Countywide, housing cost burden impacted 14% (2,135) of extremely low-income, 24% (4,760) of low-income, and 29% (10,330) of moderate-income owners.

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Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<ul style="list-style-type: none"> • Need for approximately 11,835 rental units renting for less than \$250/month and an additional 5,534 renting for between \$250 and \$500/month to house severely cost burdened renters. • Increasing rents and home prices. • Maintaining housing stability is less costly than stabilizing individuals or families experiencing homelessness. • Over 28,000 families on waiting list for public housing assistance. • Growing incidence of homelessness. • In Tucson, 78% (21,945) of extremely low-income, 88% (18,735) of low-income, and 56% (11,815) moderate-income renters experienced at least one housing problem. • In Tucson, housing cost burden impacted 8% (2,130) of extremely low-income, 47% (10,005) of low-income, and 42% (8,875) of moderate-income households. • In Tucson, severe housing cost burden impacted 69% (18,945) of extremely low-income, 39% (8,250) of low-income, and 7% (1,540) of moderate-income renters. Twenty percent (20%) of middle-income renters were also housing cost burdened. • In Tucson, 75% (5,830) of extremely low-income, 62% (6,095) of low-income, and 48% (8,390) of moderate-income owners experienced at least one housing problem. • In Tucson, housing cost burden impacted 13% (1,030) of extremely low-income, 23% (2,295) of low-income, and 31% (5,460) of moderate-income owners. • In Tucson, severe housing cost burden impacted 59% (4,600) of extremely low-income, 36% (3,555) of low-income, and 12% (2,065) of moderate-income owners. • Countywide, 78% (26,800) of extremely low-income, 89% (24,090) of low-income, and 58% (17,400) moderate-income renters experienced at least one housing problem. • Countywide, housing cost burden impacted 8% (2,630) of extremely low-income, 44% (11,970) of low-income, and 43% (12,940) of moderate-income renters. • Countywide, severe housing cost burden impacted 68% (23,455) of extremely low-income, 42% (11,530) of low-income, and 9% (12,940) of moderate-income renters. Twenty-two percent (22%) of middle-income renters were also housing cost burdened. • Countywide, 74% (11,400) of extremely low-income, 61% (11,945) of low-income, and 48% (17,160) of moderate-income owners experienced at least one housing problem. • Countywide, housing cost burden impacted 14% (2,135) of extremely low-income, 24% (4,760) of low-income, and 29% (10,330) of moderate-income owners. • An estimated 20,900 LMI households with young children at risk of lead poisoning.

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Acquisition, including preservation	<ul style="list-style-type: none"> • Need for approximately 11,835 rental units renting for less than \$250/month and an additional 5,534 renting for between \$250 and \$500/month to house severely cost burdened renters. • Increasing rents and home prices. • Maintaining housing stability is less costly than stabilizing individuals or families experiencing homelessness. • Over 28,000 families on waiting list for public housing assistance. • Growing incidence of homelessness. • 1,426 LIHTC and HOME units with expiring periods of affordability. • In Tucson, 78% (21,945) of extremely low-income, 88% (18,735) of low-income, and 56% (11,815) moderate-income renters experienced at least one housing problem. • In Tucson, housing cost burden impacted 8% (2,130) of extremely low-income, 47% (10,005) of low-income, and 42% (8,875) of moderate-income households. • In Tucson, severe housing cost burden impacted 69% (18,945) of extremely low-income, 39% (8,250) of low-income, and 7% (1,540) of moderate-income renters. Twenty percent (20%) of middle-income renters were also housing cost burdened. • In Tucson, 75% (5,830) of extremely low-income, 62% (6,095) of low-income, and 48% (8,390) of moderate-income owners experienced at least one housing problem. • In Tucson, housing cost burden impacted 13% (1,030) of extremely low-income, 23% (2,295) of low-income, and 31% (5,460) of moderate-income owners. • In Tucson, severe housing cost burden impacted 59% (4,600) of extremely low-income, 36% (3,555) of low-income, and 12% (2,065) of moderate-income owners. • Countywide, 78% (26,800) of extremely low-income, 89% (24,090) of low-income, and 58% (17,400) moderate-income renters experienced at least one housing problem. • Countywide, housing cost burden impacted 8% (2,630) of extremely low-income, 44% (11,970) of low-income, and 43% (12,940) of moderate-income renters. • Countywide, severe housing cost burden impacted 68% (23,455) of extremely low-income, 42% (11,530) of low-income, and 9% (12,940) of moderate-income renters. Twenty-two percent (22%) of middle-income renters were also housing cost burdened. • Countywide, 74% (11,400) of extremely low-income, 61% (11,945) of low-income, and 48% (17,160) of moderate-income owners experienced at least one housing problem. • Countywide, housing cost burden impacted 14% (2,135) of extremely low-income, 24% (4,760) of low-income, and 29% (10,330) of moderate-income owners. • Countywide, severe housing cost burden impacted 57% (8,850) of extremely low-income, 34% (6,630) of low-income, and 15% (5,460) of moderate-income owners. Thirty-one percent (31%) of middle-income owners were also housing cost burdened. • An estimated 20,900 LMI households with young children at risk of lead poisoning.
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Table 48 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2) – City of Tucson

Introduction

The City of Tucson anticipates receiving CDBG, HOME, ESG and HOPWA Consolidated Plan resources from the US Department of Housing and Urban Development over the next 5 years.

Anticipated Resources

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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	5,602,779	0	0	5,602,779	22,411,116	Community Development Block Grant (CDBG) funds may be used for a variety of activities that meet the needs of low- and moderate-income residents, neighborhoods and communities. Eligible activities include public services, 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.

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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	3,550,066	0	0	3,550,066	14,200,264	The City of Tucson and Pima County created a HOME Consortium to utilize HOME Investment Partnership Program (HOME) funds to assist LMI 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 71% of HOME funds are set-aside for eligible activities in the City and 29% for activities in Pima County outside the City of Tucson.

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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	750,028	0	0	750,028	3,000,112	The 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 are administered by the Southern Arizona AIDS Foundation.

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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	483,655	0	0	483,655	1,934,620	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 49 - Anticipated Resources

City of Tucson-Pima County Consortium 2020-2024 HUD Consolidated Plan and FFY2020 Annual Action Plans

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

HUD Consolidated Plan resources are leveraged with numerous federal, state, local and private resources to address the needs identified in this plan.

Federal leverage resources from the US Department of Housing and Urban Development include:

1. Continuum of Care funding received by the City for emergency and transitional housing, permanent housing placement, essential services, rapid rehousing (rental assistance), and permanent housing in facilities.
2. Public Housing Capital funds for the development, financing and modernization of public housing developments and for management improvements.
3. Public Housing Operating funds for administration of public housing developments.
4. Section 8 Housing Choice Voucher funds for rent subsidies to low-income households in the City of Tucson and Pima County.
5. Veterans Affairs Supportive Housing vouchers for rent subsidies to Veterans experiencing homelessness.
6. Shelter Plus Care funds for permanent supportive housing for individuals and families with disabilities experiencing homelessness, including individuals and families with serious mental illness, physical disabilities, and/or chronic substance use problems.
7. Lead-Based Paint Hazard Control Program funds that target and serve low to very-low income families with children under six years of age residing in or frequenting housing built prior to 1978.

State leverage resources from the Arizona Departments of Housing and Economic Security include:

1. Low-income Housing Tax Credit financing for developers of affordable rental housing serving households with income below 60% of the area median income, on a competitive basis.
2. Homelessness prevention funding targeted to preventing eviction and maintaining housing stability.
3. Emergency Shelter Grant resources for street outreach, services, emergency/transitional shelter improvements and operating, addition of emergency/transitional housing beds, rapid rehousing (rental assistance), and homelessness prevention.
4. HOME funds for housing development on a competitive basis.
5. National Housing Trust Funds for rental housing serving extremely low-income households, on a competitive basis.

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.

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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

The City of Tucson may make available multiple parcels of city-owned land for the development of housing or facilities that serve LMI people and neighborhoods.

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k) – City of Tucson

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Tucson Department of Housing and Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
PIMA COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Southern Arizona AIDS Foundation	Subrecipient	Non-homeless special needs	Region

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Tucson Pima Collaboration to End Homelessness	Continuum of care	Homelessness	Jurisdiction

Table 50 - Institutional Delivery Structure

City of Tucson-Pima County Consortium 2020-2024 HUD Consolidated Plan and FFY2020 Annual Action Plans

Assess of Strengths and Gaps in the Institutional Delivery System

The Institutional Delivery System provides a full array of services to LMI households and people with special needs, including people experiencing homelessness, people with HIV/AIDS and other particularly vulnerable populations. The only limited services are mobile clinics in the City of Tucson and employment and employment training services targeted to people with HIV/AIDS.

The City carries out infrastructure and facility projects, and periodically accepts applications from nonprofit and for-profit developers, and philanthropic and community and faith-based organizations to carry out other goals in the Consolidated Plan. Annual activities are described in the City's Annual Action Plan.

The HOME program includes a 15% set-aside for specially-formed nonprofit organizations called Community Housing Development Organizations or CHDOs. CHDOs must carry out development activities including new construction or acquisition and rehabilitation of rental housing, and new construction of or acquisition, rehabilitation and resale of homeowner housing. CHDOs must meet specific criteria to access the CHDO set-aside and must demonstrate the capacity to use the CHDO set-aside for development activities. In general, CHDO capacity is sufficient to undertake development activities.

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Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X		X
Transportation	X		
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The service delivery system addresses the needs of people experiencing homelessness through coordinating homelessness prevention services such as rent and utility assistance with outreach services and supportive services. Coordinated supportive services include behavioral health and health services, substance abuse services, employment and employment training services and services for people living with HIV/AIDS. Numerous programs are in place to seamlessly deliver coordinated services to people experiencing homelessness including coordinated law enforcement outreach programs designed to reduce lethality risk for victims of domestic violence

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and to decrease incarceration of individuals with mental illness by serving as an entry portal into mental health treatment.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths of the service delivery system include: coordination between Medicaid, HUD and privately-funded housing resources; direct engagement of workforce, healthcare, behavioral healthcare, and substance abuse providers and resources with housing providers and resources; and the diversity of housing resources and pathways to assistance. In addition to these strengths, the service delivery system for people experiencing homeless has near 100% participation in HMIS.

The gaps in the service delivery system include limited capacity of some nonprofit agencies to provide the case management necessary to effectively stabilize households or help households maintain their stability. In addition, an insufficient number of permanent supportive housing units, and insufficient homelessness prevention resources, family shelter, and low-demand shelter resources are gaps in the service delivery system for people at risk of or experiencing homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Tucson and Pima County recognize the benefits of increasing administrative efficiencies to improve the delivery system. During the next year the Consortium members will:

1. Reestablish their respective Housing Commissions to address the need for affordable housing.
2. Work with program partners to:
 - a. Increase and coordinate homelessness prevention resources;
 - b. Examine methods to adequately fund subrecipient administrative costs or to increase the number of case managers; and
 - c. Examine approaches to developing additional permanent supportive housing, family shelter and low demand shelter.
3. Evaluate a first-come, first-served process for allocating HOME rental housing funds to quickly address the need for rental housing.
4. Examine alternate methods of fair housing outreach and education to reach a broad range of individuals and organizations.
5. Develop resources to reach landlords and encourage participation in tenant-based rental assistance and acceptance of households with unique backgrounds.
6. Examine methods of increasing homelessness outreach in rural areas.

In addition, the City of Tucson will:

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1. Create a Housing First Coordinator position to coordinate City Department efforts and recommend best practices to reduce homelessness.
2. Coordinate with Constables to connect people with homelessness outreach staff to provide connection to housing and services.
3. Utilize Specialty Vouchers to assist people experiencing or at risk of homelessness, and HOME funds to provide move-in assistance.
4. Expand the OPCS Homeless Work program from 4 days/week to 5 days/week utilizing General Funds.

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SP-45 Goals - 91.415, 91.215(a)(4) – City of Tucson

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community Facilities and Improvements	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Community Sustainability	CDBG: \$8,700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Buildings Demolished: 30 Buildings

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Human and Public Services	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Human and Public Services	CDBG: \$4,202,084	Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Decent Affordable Rental and Homeowner Housing	2020	2024	Affordable Housing	Citywide CDBG Target Area	Decent Affordable Housing	CDBG: \$9,009,032 HOME: \$15,975,297	Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 160 Household Housing Unit Homeowner Housing Added: 50 Household Housing Unit Homeowner Housing Rehabilitated: 505 Household Housing Unit Direct Financial Assistance to Homebuyers: 160 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 325 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Prevent and Reduce Homelessness	2020	2024	Homeless	Citywide CDBG Target Area	Homelessness	ESG: \$2,236,904	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted Homeless Person Overnight Shelter: 500 Persons Assisted Homelessness Prevention: 200 Persons Assisted
5	Housing and Services for People with HIV/AIDS	2020	2024	Non-Homeless Special Needs	Citywide	HIV/AIDS Housing and Services	HOPWA: \$3,637,636	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 160 Households Assisted Homelessness Prevention: 1000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Program Administration	2020	2024	Program Administration	Citywide CDBG Target Area	Program Administration	CDBG: \$5,602,779 HOPWA: \$112,504 HOME: \$1,775,033 ESG: \$181,371	Other: 5 Other
7	Economic Development	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Economic Development	CDBG: \$500,000	Businesses assisted: 25 Businesses Assisted

Table 52 – Goals Summary

City of Tucson-Pima County Consortium 2020-2024 HUD Consolidated Plan and FFY2020 Annual Action Plans

Goal Descriptions

1	Goal Name	Community Facilities and Improvements
	Goal Description	CDBG funds for development of or improvements to facilities for seniors, youth, persons with disabilities, abused and neglected children, neighborhood facilities, parks/ recreation facilities, child care centers, fire stations/ equipment, health facilities, nonprofit facilities, bus shelters, emergency/ transitional shelters, parking facilities, non-residential historic preservation, including energy efficiency and disability accessibility improvements; development of or improvements to flood drainage, water/sewer systems, streets, and sidewalks in LMI areas, or for economic or housing development, including broadband, disability accessibility improvements; development of or improvements to group homes, emergency shelter/ transitional housing facilities (that add beds); clearance and demolition or movement of buildings to other sites; acquisition of real property that will be developed for a public purpose; and cleanup of contaminated sites.
2	Goal Name	Human and Public Services
	Goal Description	CDBG-funded services to LMI individuals, including persons experiencing homelessness, seniors, persons with disabilities, youth, domestic violence survivors, people with serious mental illness, people with alcohol/ substance use disorders, refugees, previously-incarcerated individuals, abused/neglected children, domestic violence survivors, improvements to or operating support for emergency/transitional shelter.
3	Goal Name	Decent Affordable Rental and Homeowner Housing
	Goal Description	Acquisition and/or rehabilitation of affordable rental housing, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation, supportive housing, HOME-funded transitional housing; construction of affordable rental housing, including supportive housing, HOME transitional housing; monthly rental assistance and/or security and/or utility deposits; rehabilitation of housing occupied by LMI owners, including energy-efficiency and disability accessibility improvements; first-time homebuyer assistance, including down payment and closing cost assistance and interest rate buydowns; and construction of or acquisition/ rehabilitation/resale of affordable homeownership housing.

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4	Goal Name	Prevent and Reduce Homelessness
	Goal Description	ESG funded rent, mortgage, utility and related assistance to maintain housing stability and prevent homelessness; essential services including street outreach; operating support for emergency/transitional shelter; and monthly rental assistance for households experiencing homelessness (rapid rehousing).
5	Goal Name	Housing and Services for People with HIV/AIDS
	Goal Description	HOPWA-funded essential services for LMI persons with HIV/AIDS and their families and operating support for short-term and permanent housing facilities; monthly rental assistance and/or security/utility deposits; and short-term rent, mortgage and utility assistance.
6	Goal Name	Program Administration
	Goal Description	General program administration; indirect costs; and fair housing activities.
7	Goal Name	Economic Development
	Goal Description	CDBG-funded business building façade improvements; and financial and technical assistance to commercial enterprises with five or fewer employees, one or more of whom own the enterprise. Infrastructure in support of economic development may be undertaken as part of community sustainability activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that it will provide affordable rental and homeownership housing as defined by the HOME Program over the next 5 years to 55 extremely low-income, 175 low-income and 175 moderate income families.

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SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c) – City of Tucson Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

Tucson Housing and Community Development currently has an active resident council at Tucson House and is working to restart resident councils at all developments, with the goal of engaging families in more activities and programs, and providing a forum to address resident concerns. HCD will also continue to invite residents and participants to meetings to discuss changes to the Public Housing Admissions and Continued Occupancy Plan, HCV Administrative Plan, Annual and 5-year Agency Plans, and any related policies.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

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SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h) – City of Tucson and Pima County

Barriers to Affordable Housing

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, parking and landscaping requirements, and infill 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 appropriate land, and NIMBY (Not in My Backyard). Specific to the City of Tucson, participants cited the lack of an expedited permitting process and a complex overlay district process.

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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

During the next five years City of Tucson will update its General Plan and Pima County will update its Comprehensive Plan. In updating the General Plan and Comprehensive Plan, the City and County will examine land uses and housing quality, variety and affordability.

The City of Tucson and Pima County are also working with the University of Arizona and others to prepare a Housing Study that will examine the existing housing stock, development trends and gaps to support a variety of housing options to meet the needs of the full range of household types in the City and County. The objectives of the study will help support greater understanding of the current and future demand for housing, and the need for housing for households at various income levels. Potential policies will be developed to support the development of new housing serve current and projected needs, allow central neighborhoods to maintain affordability, encourage homeownership, and direct housing development appropriately.

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The City of Tucson is working with the University of Arizona to prepare a Vulnerable Neighborhood Index to provide greater information on communities that are vulnerable to displacement and gentrification. The study will be done in phases. The first phase is a heat map identifying vulnerable neighborhoods.

Pima County has taken numerous steps to incent affordable housing development, including: a single, consolidated permit application process and established time limits for government review; expedited permitting and approval processes for affordable housing projects; accessory dwelling units are permitted in single-family residential zones; parking requirements are adjusted through a parking plan based on transit availability or other conditions such as shared parking lots, adjacent lots and street parking; housing has been recently added as an eligible use in commercial-zoned land to allow for the redevelopment of commercial properties to include housing.

In a follow-up meeting with developers, participants identified multiple incentives that could assist with affordable housing development, including: fee waivers and reductions; provision of infrastructure to support development; expedited Tucson permitting processes; making HOME funds available for non-LIHTC projects; allowing Accessory Dwelling Units as-of-right in City R-1 districts, and taking back abandoned alleys to facilitate ADU development; land zoned for higher-density development, density bonuses, and cluster building; coordinated plan approval and acceptance among all Pima County jurisdictions; land assembly; neighborhood improvements, including street lighting, clean-ups, redevelopment of mobile home parks, and rental unit inspections; technical assistance and an assigned team; creating a systemic process outside of complex Tucson overlay districts that is both scalable and replicable; and underwriting criteria that cap professional and other fees.

To further encourage affordable housing development, the consortium will:

1. Provide HOME funds to Low-income Housing Tax Credit projects, subject to underwriting and subsidy layering analyses.
2. Provide infrastructure, where practical, in support of affordable housing development.
3. Make HOME funds available for non-LIHTC projects.
4. Invest in neighborhood and community improvements.
5. Examine HOME program underwriting criteria.

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SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Continuum of Care (CoC) currently conducts coordinated outreach activities through partnerships between the City of Tucson, Pima County, behavioral health entities, and local nonprofit outreach programs. These efforts have proven effective in reaching out to unsheltered homeless people and will be continued. Outreach workers are trained to conduct VI-SPDAT screening in the field and use progressive engagement strategies with unsheltered individuals to encourage engagement with shelter, supportive housing, and other available housing subsidies.

Additionally, the City of Tucson has applied for Supportive Services Only (SSO)-Coordinated Entry funds through the CoC Program to expand outreach/assessment into rural and tribal communities, to increase assessment opportunities, and to expand currently limited navigation services. If approved, this funding will allow the CoC to more quickly engage people experiencing unsheltered homelessness with housing resources.

Addressing the emergency and transitional housing needs of homeless persons

The City of Tucson will utilize ESG funding to support emergency shelter and transitional housing, homelessness prevention, and services for people experiencing homelessness. ESG funding will be leveraged with City Human Services funding and the activities of the Continuum of Care.

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 CoC is currently piloting an active by-name list approach that removes individuals/families from the housing referral list after 90 days with no contact. This reduces the frequency at which housing referrals are made for households that cannot be located or that have self-resolved through other resources. The CoC is also assessing progressive engagement strategies and changes to its case conferencing procedures to increase on-going contact with people awaiting housing referral and to obtain necessary documents so that move-ins can occur swiftly. If funded, the City's SSO-Coordinated Entry project application submitted through the FY19 CoC Program funding competition will create 2 full-time Coordinated Entry navigator positions responsible for administering the services described above at the system, rather than the agency and/or subpopulation level.

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Increased aftercare and follow-up activities are being piloted by multiple State-funded projects serving families with the aim of quickly identifying and addressing issues that could result in repeat homelessness. Training for CoC case managers and project staff related to homelessness prevention and eviction assistance resources is taking place; resources have been developed to share with participants at exit and as needed during follow-up.

Strategic plan goals will also help to strengthen partnerships between workforce and supportive housing systems, accelerate the transition to PHA vouchers or alternate resources as soon as comprehensive case management is no longer needed, aid with early housing planning for people experiencing homelessness, and accelerate receipt of SSI/SSDI benefits when possible.

These efforts will help to shorten the time that individuals and families experience homelessness; however, the shortage of housing (supportive and affordable) will continue to limit the ability of the CoC to quickly house people.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Individuals and families are able to 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.) designed 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. Additionally, families are able to 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.

Pima County's Housing First pilot program is a collaborative effort of the Pima County and City of Tucson Criminal Justice systems, the City of Tucson Housing and Community Development Department and Old Pueblo Community Services. The program is designed to coordinate housing and services for people that cycle between shelters, hospitals, jails, treatment programs, and the streets and may be overlooked by traditional approaches. The program accepts referrals from the collaborating organizations and provides employment services, parenting/coaching life skills, health and behavioral health services, substance use treatment and case management services. The program addresses the underlying systemic problems that result from criminalization of homelessness, arrests and rearrests for minor infractions, and other barriers that limit access to housing and increase the likelihood of recidivism.

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SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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. The Consortium has licensed contractors available to perform appropriate abatement and/or removal procedures if lead-based paint is present. The City of Tucson will continue to pursue lead hazard control and healthy homes funding to reduce LBP hazards and will continue community education efforts.

HUD's funding of the City of Tucson Housing and Community Development Department's application for the Lead-Based Paint Hazard Control Program will target and serve low to very-low income families with children under six years of age residing in or frequenting housing built prior to 1978. Over a three-year period, the City and its partners will directly assist an estimated 180 vulnerable households. The goals of the program include:

1. Eliminating and/or controlling all identified lead hazards in 180 housing units for low to very-low income families with children under six years of age.
2. Implementing programs that will effectively increase the number of children screened for lead poisoning by working closely with the Pima County Health Department and other working partners.
3. Implementing a primary prevention program to identify children under six years of age with elevated blood levels who are not yet lead poisoned.
4. Developing a Preventative Maintenance Program for continued lead-safe units.
5. Providing lead training and awareness in the City of Tucson and on a regional basis.

How are the actions listed above related to the extent of lead poisoning and hazards?

Participation in rehabilitation programs is voluntary. The City plans to prioritize rehabilitation to the oldest housing stock to effectively reduce lead poisoning and hazards. Continued community education may incent additional at-risk households to apply for rehabilitation assistance. Continued pursuit of funding to address LBP hazards will provide additional opportunities to mitigate.

How are the actions listed above integrated into housing policies and procedures?

The Consortium 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 Consortium follows a multi-pronged approach to reduce lead hazards:

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1. Section 8 Housing Choice Vouchers. The PHA inspects prospective dwellings constructed prior to 1978 that will be occupied by households that have a child under the age of six for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection includes visual inspections for chipped, peeling, chalking and deteriorated interior and exterior paint. Clearance testing may be performed after remediation by the property owner, to assure a lead-safe environment.
2. Public Education. Lead Hazard Information is distributed to participants in homeownership and rental programs.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j) – City of Tucson

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Pima County and the City of Tucson work together through regional and other efforts to increase economic activity, promote jobs-based education, and provide services to help lower-income households attain higher-wage employment. Together these efforts serve to reduce the incidence of poverty. The City will continue to fund services that support employment including job training and employment preparation, education opportunities, transportation, and child care, and to provide critical services to poverty-level families.

While the focus of an anti-poverty strategy is to reduce the incidence of poverty, the City recognizes that stabilization of people in crisis is a forerunner to their movement out of poverty. Consequently, the anti-poverty strategy also focuses on creating a stable family and stable and sustainable community environment. Public services for low and moderate individuals and families, people experiencing homelessness, people with disabilities and other particularly vulnerable populations are critical. These services include fresh food and hygiene items not provided through other services, support for nontraditional families and particularly-vulnerable special-needs populations, transportation services, and activities for youth to reduce generational poverty.

The City will update 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Anti-poverty strategies complement multiple housing activities, providing services to individuals and families receiving rental assistance, living in public housing, residing in shelters or permanent supportive housing, and receiving assistance with home repairs and accessibility improvements. Improvements to LMI housing units reduce maintenance costs, improve energy efficiency and reduce the likelihood of costly physical and mental illnesses. Improvements to facilities and infrastructure in LMI neighborhoods increase public safety, provide access to critical community services and education and employment opportunities, and encourage economic integration to provide models of success for poverty-level families.

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SP-80 Monitoring - 91.230 – City of Tucson

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Program monitoring for CDBG and HOME regulatory compliance occurs on a continual basis and is conducted following the City's Monitoring Policy. Program monitoring includes the following activities.

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

Pre-Award Screening. Prior to award of funds, all subrecipient service providers receive pre-contract assessments to assure that sufficient administrative and fiscal management systems are in place to successfully implement the activities identified in the grant application. During the RFP process, City staff meets individually with agencies to evaluate other program capacity issues as necessary.

Post-Award Monitoring. It is the policy of the City to monitor all subrecipient contracts on an annual basis. All subrecipients will, at a minimum, be monitored by means of an office desk-review utilizing a monitoring checklist appropriate for the program/project. The City utilizes a risk matrix that evaluates, among other factors, the experience of the agency and of staff and past performance with the type of proposed activity, prior audit/monitoring results, and the complexity and cost of the activity. The level of post-award monitoring is determined as follows:

- Subrecipients whose risk assessment is high receive on-site monitoring.
- Subrecipients whose risk assessment is medium receive on-site monitoring, time permitting; those with the highest number of risk factors are prioritized.
- Subrecipients whose risk assessment is low receive a desk-review monitoring.

All subrecipients will receive on-site monitoring in the event it is requested by an authorized city, state or federal official. All public facility projects require an on-site visit prior to making final payment.

HOME Rental Housing Monitoring is conducted as proscribed by the HOME regulations. During the period of affordability, the City performs on-site inspections to ensure compliance with property standards and to verify the income of tenants. Monitoring occurs not less than every three years.

Consolidated Plan Performance. The Consolidated Plan is utilized as the basis for compiling the Consolidated Annual Performance and Evaluation Report (CAPER) and measuring progress towards 5-year goals. The CAPER includes information about minority business outreach. HCD conducts regular management meetings to discuss

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issues and develop plans to mitigate problems, achieve stated goals, and comply with regulations. Project specific meetings are conducted to discuss issues associated with particular projects.

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Expected Resources – City of Tucson

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

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	5,602,779	0	0	5,602,779	22,411,116	Community Development Block Grant (CDBG) funds may be used for a variety of activities that meet the needs of low- and moderate-income residents, neighborhoods and communities. Eligible activities include public services, 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.

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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	3,550,066	0	0	3,550,066	14,200,264	The City of Tucson and Pima County created a HOME Consortium to utilize HOME Investment Partnership Program (HOME) funds to assist LMI 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 71% of HOME funds are set-aside for eligible activities in the City and 29% for activities in Pima County outside the City of Tucson.

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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	750,028	0	0	750,028	3,000,112	The 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 are administered by the Southern Arizona AIDS Foundation.

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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	483,655	0	0	483,655	1,934,620	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 53 - Expected Resources – Priority Table

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

HUD Consolidated Plan resources are leveraged with numerous federal, state, local and private resources to address the needs identified in this plan.

Federal leverage resources from the US Department of Housing and Urban Development include:

1. Continuum of Care funding received by the City for emergency and transitional housing, permanent housing placement, essential services, rapid rehousing (rental assistance), and permanent housing in facilities.
2. Public Housing Capital funds for the development, financing and modernization of public housing developments and for management improvements.
3. Public Housing Operating funds for administration of public housing developments.
4. Section 8 Housing Choice Voucher funds for rent subsidies to low-income households in the City of Tucson and Pima County.
5. Veterans Affairs Supportive Housing vouchers for rent subsidies to Veterans experiencing homelessness.
6. Shelter Plus Care funds for permanent supportive housing for individuals and families with disabilities experiencing homelessness, including individuals and families with serious mental illness, physical disabilities, and/or chronic substance use problems.
7. Lead-Based Paint Hazard Control Program funds that target and serve low to very-low income families with children under six years of age residing in or frequenting housing built prior to 1978.

State leverage resources from the Arizona Departments of Housing and Economic Security include:

1. Low-income Housing Tax Credit financing for developers of affordable rental housing serving households with income below 60% of the area median income, on a competitive basis.
2. Homelessness prevention funding targeted to preventing eviction and maintaining housing stability.
3. Emergency Shelter Grant resources for street outreach, services, emergency/transitional shelter improvements and operating, addition of emergency/transitional housing beds, rapid rehousing (rental assistance), and homelessness prevention.
4. HOME funds for housing development on a competitive basis.
5. National Housing Trust Funds for rental housing serving extremely low-income households, on a competitive basis.

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.

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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

The City of Tucson may make available multiple parcels of city-owned land for the development of housing or facilities that serve LMI people and neighborhoods.

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Annual Goals and Objectives – City of Tucson

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community Facilities and Improvements	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Community Sustainability	CDBG: \$1,740,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Buildings Demolished: 6 Buildings
2	Human and Public Services	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Human and Public Services	CDBG: \$840,417	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Decent Affordable Rental and Homeowner Housing	2020	2024	Affordable Housing	Citywide CDBG Target Area	Decent Affordable Housing	CDBG: \$1,801,806 HOME: \$3,195,059	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 32 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 101 Household Housing Unit Direct Financial Assistance to Homebuyers: 32 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 65 Households Assisted
4	Prevent and Reduce Homelessness	2020	2024	Homeless	Citywide CDBG Target Area	Homelessness	ESG: \$447,381	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

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2020	2024	Non-Housing Community Development	Citywide CDBG Target Area	Economic Development	CDBG: \$100,000	Businesses assisted: 5 Businesses Assisted
6	Housing and Services for People with HIV/AIDS	2020	2024	Non-Homeless Special Needs	Citywide CDBG Target Area	HIV/AIDS Housing and Services	HOPWA: \$727,527	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
7	Program Administration	2020	2024	Program Administration	Citywide CDBG Target Area	Program Administration	CDBG: \$1,120,556 HOPWA: \$22,501 HOME: \$355,007 ESG: \$36,274	Other: 1 Other

Table 54 – Goals Summary

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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 business assistance activities
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.

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

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

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

This section of the 5-year Consolidated Plan is the first annual action plan outlining projects and activities for the City's FY 2020 beginning July 1, 2020 and ending June 30, 2025.

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

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

Recognizing disparities in income, employment, housing and facilities which are indicators of urban stress, the City of Tucson adopted a Community Development Block Grant (CDBG) Target Area in program year 2013. The Target Area has been amended based on the most recently available American Community Survey data and reflects the areas of the City with the highest levels of low- and moderate-income block groups. The CDBG Target Area will be a primary focus for investment over the new 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.

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AP-38 Project Summary

1. Community Facilities – CDBG \$1,740,000 for: Development of or improvements to facilities for seniors, youth, persons with disabilities, abused and neglected children, neighborhood facilities, parks/recreation facilities, child care centers, fire stations/equipment, public housing, health facilities. Improvements to emergency/transitional shelter. Infrastructure improvements for housing development. Development of or improvements to flood drainage, water and sanitary sewer systems, streets, and sidewalks, for economic development in LMI areas. Includes fire hydrants, traffic lights, street lights, signs, and bus shelters. Development of or improvements to group homes, facilities for abused/neglected children, public housing. Community Facilities activities will assist 20,000 LMI people, add 30 shelter beds, and demolish 6 buildings.
2. Human and Public Services – CDBG \$840,417 for: Services targeted to LMI individuals and households, including persons experiencing homelessness, seniors, persons with disabilities, youth, domestic violence survivors, people with alcohol/substance use disorders, abused/neglected children, public housing residents, previously-incarcerated individuals, and refugees. Human and public services activities will serve an estimated 1,500 people citywide.
3. Decent Affordable Rental and Homeowner Housing – CDBG \$1,801,806 for: 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. Clearance and demolition or movement of building to other sites.
4. Economic Development – CDBG \$100,000 for: façade improvements for 5 businesses.
5. CDBG Planning and Administration - \$1,120,556 for general program administration, including indirect costs and fair housing activities.
6. City of Tucson HOME Decent Affordable Rental and Homeowner Housing – HOME \$2,255,037 for: 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 for first time home buyers. Construction of or acquisition/rehabilitation/resale of affordable homeownership housing.
7. City of Tucson HOME Program Administration – HOME \$250,560 for program administration, including indirect costs.
8. Pima County HOME Decent Affordable Rental and Homeownership Housing – HOME \$940,020 for: 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

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transitional housing. Monthly rental assistance and security and utility deposits. Assistance for first time home buyers. Construction of or acquisition/rehabilitation/resale of affordable homeownership housing.

9. Pima County HOME Program Administration – HOME \$104,447 for program administration, including indirect costs.
10. ESG20 City of Tucson – ESG \$483,655 for: Essential services including street outreach. Operating support for emergency/transitional shelter. Monthly rental assistance for households experiencing homelessness. Program Administration.
11. Southern Arizona AIDS Foundation AZH20F002 (SAAF) – HOPWA \$727,527 for: 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 person with HIV/AIDS and their families.
12. City of Tucson AZH20F002 (COT) – HOPWA \$22,501 for program administration.

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

To ensure funds are directed to areas of low-income concentration, the City identified and designated a target area. The target area is an area with the largest proportion of low-and-moderate income households based on block group level data received from HUD.

In addition to the target area, the City directs funds to activities that may benefit LMI residents and areas, and particularly vulnerable populations throughout the City.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	60
CDBG Target Area	40

Table 55 - Geographic Distribution

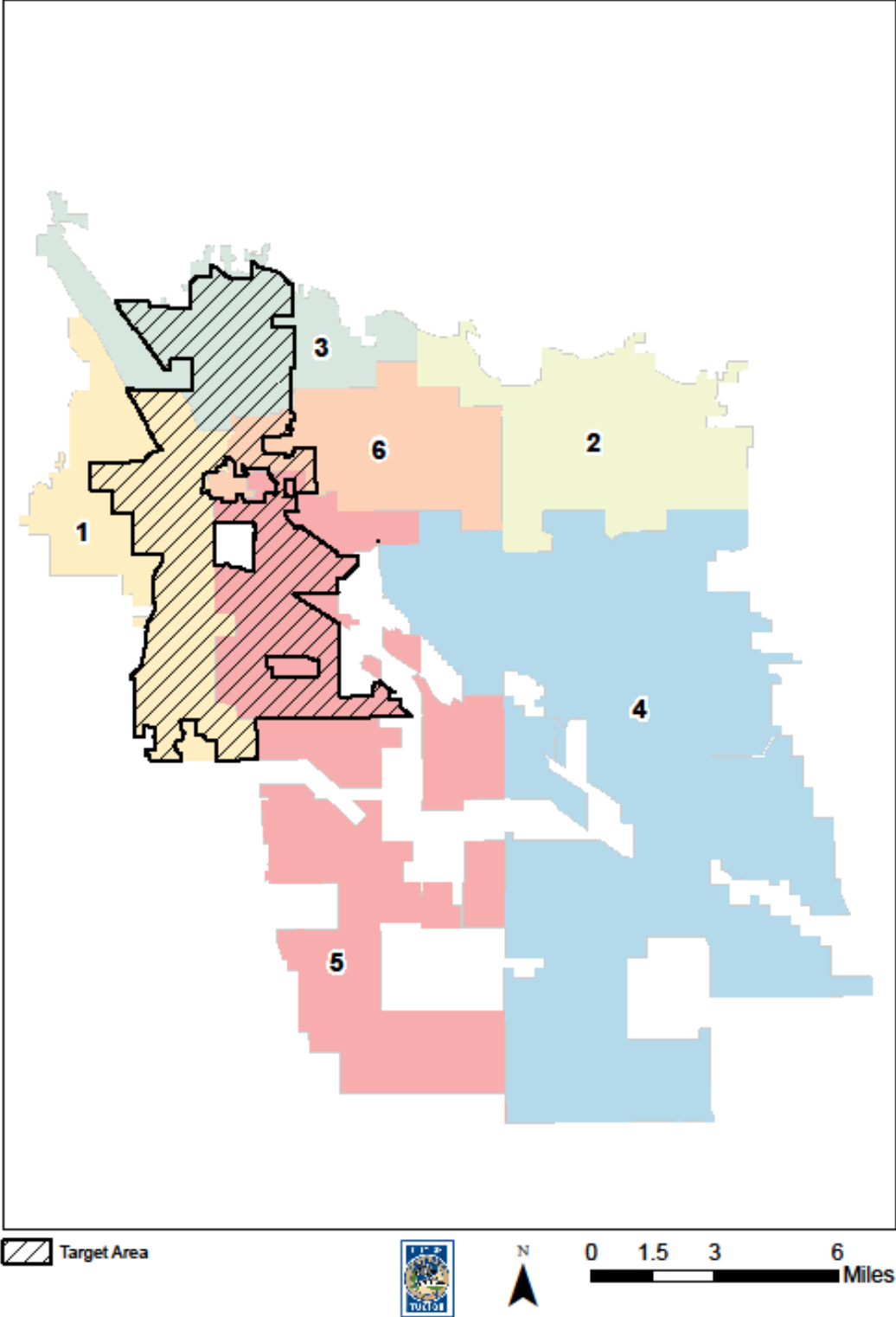
Rationale for the priorities for allocating investments geographically

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. Because LMI households and particularly vulnerable populations may reside throughout the City, funding is also dedicated to serving these individuals and

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households outside of the target area.

City of Tucson CDBG Public Facilities Target Area



Affordable Housing

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

Introduction

Consolidated Plan investments of CDBG and HOME resources during the coming year are planned to provide affordable housing for 266 households. Affordable housing will be provided to LMI households, households experiencing homelessness, and vulnerable (special needs) populations. Households will be supported through rental assistance, the production of new units, and acquisition and/or rehabilitation of existing units.

One Year Goals for the Number of Households to be Supported	
Homeless	24
Non-Homeless	178
Special-Needs	64
Total	266

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
The Production of New Units	30
Rehab of Existing Units	136
Acquisition of Existing Units	40
Total	266

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

Annual affordable housing goals include all CDBG affordable housing planned by the City of Tucson and all HOME-funded affordable housing planned by the City of Tucson and Pima County through the HOME Consortium.

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 nonsegregated 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.

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AP-60 Public Housing - 91.420, 91.220(h) – City of Tucson

Introduction

The City of Tucson Public Housing Authority (PHA) assists low-income renters by providing public housing, other affordable rental housing, Section 8 Housing Choice Vouchers, HUD VASH vouchers for Veterans, Family Unification Vouchers, and Moderate Rehabilitation program units. The City's public housing and other affordable rental housing units are administered by property management offices regionalized throughout the City. The property management team at each office is responsible for residential property management activities associated with its assigned projects including property maintenance and modernization work.

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

Each year the PHA submits an annual plan to the US Department of Housing and Urban Development. The plan must be submitted no later than April 15th. For the coming year, the PHA plans to take the following actions to address public housing needs:

1. Reduce the number of vacancies across the portfolio to less than 3% on average;
2. Complete a physical needs assessment of the public housing portfolio to determine the overall cost of capital improvements and opportunities for asset repositioning or demolition and disposition; and
3. Continue modernization and renovation efforts.

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

The Family Self Sufficiency (FSS) program is a voluntary program available to families who receive rental assistance through the public housing and Section 8 Housing Choice Voucher programs. Participants must have a genuine desire to work toward a living-wage career within a five-year period. The program's main focus is to help participants increase their earnings and build assets and financial capability. Participants set and meet long- and short-term goals for education, training, career development and job retention. The program seeks to help participants reach self-sufficiency so that they are less dependent on rental assistance and better able to achieve the goals they have set for their future. Homeownership, savings and financial education are encouraged. Approximately one-third of FSS program graduates move on to homeownership.

The Section 8 Home Ownership Program (SEHOP) provides an opportunity for low-income Housing Choice Voucher (HCV) holders to achieve homeownership. PHA staff works with homeownership clients to educate them about other resources available in the community, such as homeownership assistance through the City's HOME program, Federal Home Loan Bank, sponsors of Individual Development Accounts, and products sponsored by the Industrial Development Authority such as mortgage revenue bonds and mortgage credit certificates.

The City's Section 3 Plan provides information to resident councils and neighborhood associations about available

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Section 3 training and employment opportunities. Training and employment opportunities are also advertised in resident newsletters and at public housing management offices.

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

The CoC will coordinate outreach activities through partnerships between the City of Tucson, Pima County, behavioral health entities, and local non-profit outreach programs. These efforts have proven effective in reaching out to unsheltered homeless people. Outreach workers are trained to conduct VI-SPDAT screening in the field and use progressive engagement strategies with unsheltered individuals toward the aim of engaging them in shelter, supportive housing, and/or other available housing subsidies.

Additionally, the City of Tucson has applied for SSO-Coordinated Entry funds through the CoC Program to expand outreach/assessment into rural and tribal communities, to increase assessment opportunities, and to expand currently limited navigation services. If approved, this will allow the CoC to better and more quickly bridge people experiencing unsheltered homelessness to housing resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG funds will be used to support emergency and transitional housing for people experiencing homelessness. Funds will provide essential services, including operations and maintenance for facilities assisting people experiencing homelessness, including particularly vulnerable populations.

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 CoC is currently piloting an active by-name list approach that removes individuals/families from the housing referral list after 90 days with no contact. This reduces the frequency at which housing referrals are made for households that cannot be located or that have self-resolved through other resources. The CoC is also assessing progressive engagement strategies and changes to its case conferencing procedures to increase on-going contact with people awaiting housing referral and to obtain necessary documents so that move-ins can occur swiftly. If

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funded, the City's SSO-Coordinated Entry project application submitted through the FY19 CoC Program funding competition will create 2 full-time Coordinated Entry navigator positions responsible for administering the services described above at the system level, rather than agency and/or subpopulation level.

Increased aftercare and follow-up activities are being piloted by multiple State-funded projects serving families with the aim of quickly identifying and addressing issues that could result in repeat homelessness. Training for CoC case managers and project staff related to homelessness prevention and eviction assistance resources is taking place and resources have been developed to share with participants at exit and as needed during follow-up.

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 are able to 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 are able to 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 a contract between the recipient agency and the City Housing and Community Development Department. The contract contains terms and conditions of funding, reporting and invoice requirements, performance and outcome expectations and service delivery levels, record keeping responsibilities, and consent to on-site monitoring. Funds are awarded on a competitive basis. The City of Tucson and Pima County jointly make some funding allocations. Members of the allocation committee are selected for

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their knowledge of services and participation in the Continuum of Care. Every effort is made to involve in the process a person who is currently experiencing homelessness or formerly experienced homelessness.

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AP-70 HOPWA Goals - 91.420, 91.220 (l)(3) – City of Tucson

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) – City of Tucson and Pima County

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, parking and landscaping requirements, and infill 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 appropriate land, and NIMBY (Not in My Backyard). Specific to the City of Tucson, participants cited the lack of an expedited permitting process and a complex overlay district process.

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.

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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 and Pima County are working with the University of Arizona and others to prepare a Housing Study that will examine the existing housing stock, development trends and gaps to support a variety of housing options to meet the needs of the full range of household types in the City and County. The objectives of the study will help support greater understanding of the current and future demand for housing, and the need for housing for households at various income levels. Potential policies will be developed to support the development of new housing serve current and projected needs, allow central neighborhoods to maintain affordability, encourage homeownership, and direct housing development appropriately.

The City of Tucson is working with the University of Arizona to prepare a Vulnerable Neighborhood Index to provide greater information on communities that are vulnerable to displacement and gentrification. The study will be done in phases. The first phase is a heat map identifying vulnerable neighborhoods.

To further encourage affordable housing development, the consortium will:

1. Provide HOME funds to Low-income Housing Tax Credit projects, subject to underwriting and subsidy layering analyses.
2. Provide infrastructure, where practical, in support of affordable housing development.
3. Make HOME funds available for non-LIHTC projects.
4. Invest in neighborhood and community improvements.
5. Examine HOME program underwriting criteria.

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

Introduction

This section discusses 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 LMI 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 LMI residents and neighborhoods. The City's expectations are focused on sustainability, reserving land for economic development, and investment in areas experiencing disinvestment.

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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 to seniors 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 LMI 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 a community event.

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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 Consortium 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 Consortium follows a multi-pronged approach to reduce lead hazards:

1. Section 8 Housing Choice Vouchers. The PHA inspects prospective dwellings constructed prior to 1978 that will be occupied by households that have a child under the age of six for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection includes visual inspections for chipped, peeling, chalking and deteriorated interior and exterior paint. Clearance testing may be performed after remediation by the property owner, to assure a lead-safe environment.
2. Public Education. Lead Hazard Information is distributed to participants in homeownership and rental programs.

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.

The City will update the Poverty and Urban Stress report, which documents disparities in urban stress based on

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factors such as income levels, education, housing issues and incidence of crime.

Actions planned to develop institutional structure

The City of Tucson and Pima County recognize the benefits of increasing administrative efficiencies to improve the delivery system. During the next year the Consortium members will:

1. Reestablish their respective Housing Commissions to address the need for affordable housing.
2. Work with program partners to:
 - Increase and coordinate homelessness prevention resources; and
 - Examine approaches to developing additional permanent supportive housing, family shelter and low demand shelter.
3. Evaluate a first-come, first-served process for allocating HOME rental housing funds to quickly address the need for rental housing.
4. Examine alternate methods of fair housing outreach and education to reach a broad range of individuals and organizations.
5. Develop resources to reach landlords and encourage participation in tenant-based rental assistance and acceptance of households with unique backgrounds.
6. Examine methods of increasing homelessness outreach in rural areas.

In addition, the City of Tucson will:

1. Create a Housing First Coordinator position to coordinate City Department efforts and recommend best practices to reduce homelessness.
2. Coordinate with Constables to connect people with homelessness outreach staff to provide connection to housing and services.
3. Utilize Specialty Vouchers to assist people experiencing or at risk of homelessness, and HOME funds to provide move-in assistance.
4. Expand the OPCS Homeless Work program from 4 days/week to 5 days/week utilizing General Funds.

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

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service agencies to improve coordination between workforce development resources and Section 8 Housing Choice Voucher and public housing programs for people experiencing homelessness.

Program Specific Requirements – City of Tucson

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

Introduction

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

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%

Method for HOPWA Project Sponsor Selection

The City of Tucson Housing and Community Development Department selects the Southern Arizona AIDS Foundation (SAAF) for its HOPWA program.

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SAAF is the only organization in Tucson that specializes in providing HOPWA services. SAAF is a community-based organization in Southern Arizona providing case management, housing, and support services for people living with HIV/AIDS and their families; comprehensive prevention and education programs to reduce the rate of infection; and trainings and opportunities for community members to fill critical roles. SAAF is a member of the Pima County HIV/AIDS Consortium and the Tucson Pima Collaboration to end Homelessness, the Continuum of Care for Tucson and Pima County.

SAAF as project sponsor, administers HOPWA Housing Subsidy Assistance in the form of Short-term Rent, Mortgage and Utility assistance (STRMU), Supportive Services (including case management and transportation), Emergency Shelter Vouchers (Short-term Supportive Facility) and Permanent Housing Placement Services (including move-in costs and housing prescreen assistance). The City of Tucson also works through its Section 8 program as project sponsor to provide Tenant Based Rental Assistance (TBRA), with SAAF providing case management to those in the TBRA units.

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. Both resale and 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.

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

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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 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:

The Consortium will not utilize HOME funds to refinance existing debt secured by multifamily housing.

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Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

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

The Emergency Solutions Grant Policy Manual is attached.

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

The 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 Coordinated Entry process is a "no wrong door" approach that uses a standardized process 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 HMIS.
- Each housing program serves as the primary point of contact to assist a client with navigating their matched housing program. The navigator works with outreach teams to locate the client 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, 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

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(RFP) Notice is released through the Continuum of Care as well as through the City Participation Process. Pima County also solicits RFP's 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. 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 Tucson Pima Collaboration to End Homelessness reaches out to and consults with individuals currently and formerly experiencing homelessness in considering policies and funding decisions regarding facilities and services funded with ESG resources.

5. Describe performance standards for evaluating ESG.

The Tucson Pima Collaboration to End Homelessness ESG Written and Performance Standards provide measures to evaluate the effectiveness of:

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

Executive Summary – Pima County

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is required every five years by the U.S. Department of Housing and Urban Development (HUD) for jurisdictions that receive a direct allocation of HUD formula funds from the HUD Office of Community Planning and Development (CPD). CPD formula funds received by the Pima County Community and Workforce Development Department (CWD) include the Community Development Block Grant program (CDBG), and Emergency Solutions Grant program (ESG).

The primary purpose of HUD CPD programs is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment and expanded economic opportunities for low-and-moderate income people, households and neighborhoods. The Consolidated Plan focuses resources on low-and-moderate-income (LMI) households at various income levels including: 1) extremely low-income households that have income at or below 30% of the area median income (AMI); 2) very low-income households that have income 31%-50% of AMI; and 3) low-and moderate-income households that have income 51-80% of AMI.

The City of Tucson and Pima County Consortium are jointly responsible for developing the Consolidated Plan. This Consolidated Plan determines priorities, establishes strategic goals, and allocates resources for the HUD CPD programs administered by Pima County for the 5-year period beginning July 1, 2020 and ending June 30, 2024.

Pima County's central long-term community development goal is to build healthy communities, focusing resources on community needs, particularly the needs of low and moderate income and other vulnerable residents. The core organizing principle of Pima Prospers (Pima County's Comprehensive Plan) and of the Consolidated Plan is the creation and maintenance of healthy communities.

Pima County is a series of communities and the principle of healthy communities means that communities provide opportunities for people to thrive - economic growth, social vitality, environmental responsibility, access to healthy food, and to the extent possible access to transportation and housing choices. Pima County recognizes the necessity of acknowledging the different lifestyles of rural, suburban and urban communities, with a focus on the provision of services and intergovernmental and public-private-nonprofit partnerships.

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2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

HUD resources must generally be used to benefit low and moderate income (LMI) households and neighborhoods. A needs assessment and market analysis are conducted for the Consolidated Plan. The needs assessment and market analysis examine conditions and trends in housing, homelessness, community development and vulnerable (special needs) populations. The needs assessment and market analysis are combined with input from residents and stakeholders to define priorities, goals and objectives.

To address infrastructure, facility, housing and services needs using HUD Consolidated Plan resources, Pima County established goals and objectives to address needs in six categories:

1. Community Facilities and Improvements.
2. Public Services.
3. Decent Affordable Housing
4. Homelessness.
5. Economic Development.
6. Program Administration.

In many cases, federal, state and local resources leverage HUD funding.

3. Evaluation of past performance

Pima County's most recent Consolidated Annual Performance Report (four of five plan years completed) demonstrates the County made progress towards 1) providing or improving community facilities and infrastructure, 2) supporting housing and providing services for people with HIV/AIDS, 2) outreaching to and providing services, shelter beds, transitional housing, permanent housing and rapid re-housing for people experiencing homelessness, 3) providing public services for LMI people, 4) demolishing unsafe vacant structures, 5) rehabilitating owner-occupied housing units, 6) preventing homelessness, and 7) developing or rehabilitating rental housing.

4. Summary of citizen participation process and consultation process

Pima County and the City of Tucson jointly held nine (9) Consolidated Plan Forums, conducted follow-up meetings with stakeholders, conducted resident and stakeholder surveys, conducted a public meeting to review the Consolidated Plan prior to the public comment period, and held public hearings.

Consolidated Plan forums were held over a three-day period, including an evening meeting focused on neighborhood sustainability; 110 individuals attended the forums. The follow-up meetings with stakeholders focused on homelessness and regulatory barriers to further refine priorities.

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Online surveys were conducted to identify resident and stakeholder priorities and solicit input into needs and priorities. The surveys were marketed through radio and online media and to the City and County email lists. Flyers with a QR code were posted in public places, including community centers and bus shelters to further encourage participation. The survey was available in both English and Spanish from July 18, 2019 to September 19, 2019; 798 valid survey responses were received.

Both the City of Tucson and Pima County held public hearings with their respective governing bodies. The draft 5-year Consolidated Plan and Annual Action Plan were made available to the public for a thirty-day public comment period beginning March 20, 2020 and ending April 21, 2020. Public hearing notices and a summary of the 5-year Consolidated Plan and Annual Action Plan were posted on the City and County websites and advertised in a newspaper of general circulation 15 days prior to the meetings. Notices were also sent by email to the City and County email list.

5. Summary of public comments

A full spectrum of needs and priorities were discussed in the public forums and meetings and identified through the surveys, including: affordable housing, homelessness, special needs populations, infrastructure, community facilities, economic development, public services, and program delivery.

Prevalent affordable housing comments included: the rising cost of housing, particularly the need for affordable rental housing for extremely-low income households, vulnerable populations, seniors, and families; owner housing rehabilitation; disability-accessibility improvements; first-time homebuyer assistance; the need to develop living wage employment opportunities so households can afford housing; and working with landlords and property managers to house vulnerable populations.

Prevalent homelessness comments included: the need for emergency shelter (particularly low-barrier), site-based transitional housing, supportive services, permanent supportive housing, and homelessness prevention; the growing population of seniors experiencing homelessness and challenges housing them through the Coordinated Entry model; increasing numbers of people experiencing chronic homelessness; the limited supply of rental housing affordable to extremely-low income households; challenges with documentation, and credit and income requirements necessary to secure rental housing; and limited administrative funding and case manager burnout.

Among special needs populations, the housing and services needs of youth, people with disabilities, seniors, people with health and mental health conditions, and low-income families with children were the most prevalent discussions.

The most prevalent comments regarding facilities and infrastructure included: dental, health and mental health services and facilities; public safety facilities; transportation and transit systems, including streets and sidewalks; broadband infrastructure; child care centers; libraries and other community facilities; and community/neighborhood clean-up.

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Prevalent comments regarding public services included: services for unsheltered people experiencing homelessness; child care services; employment, job training and job search/placement services; fair housing services, financial education and counseling; small business/microbusiness assistance; and the need to link transportation, child care and essential services.

Program delivery discussions focused on: establishing data collection and numeric goals; community and neighborhood planning and leadership development; need to address local regulatory barriers and create incentives to encourage affordable housing development; HUD program regulatory barriers and the capacity necessary to manage multiple HUD CPD resources with often-conflicting regulatory requirements; and developing intentional collaboration, coordination and partnerships, including systems of support and capacity building for rural areas, relationships with the private sector, and cross-collaboration with health care providers.

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

All comments relevant to the Consolidated Plan were accepted.

7. Summary

Priorities identified through the survey, forums and meetings were incorporated into goal setting. Consultation and citizen participation comments are collated with analyzed data to identify priorities. Given the extensive volume of input and limited HUD and local resources, the City and County have identified those actions that it can take with available resources.

The Process – Pima County

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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
Lead Agency	PIMA COUNTY	
CDBG Administrator	PIMA COUNTY	CWD
ESG Administrator	PIMA COUNTY	CWD

Table 58– Responsible Agencies

Narrative

Pima County oversees the 5-year Consolidated Plan and Annual Action Plan processes.

Consolidated Plan Public Contact Information

Joel Gastelum, Program Manager
Pima County Community Development Block Grant Program
2797 E Ajo Way
Tucson, AZ 85713
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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Pima County and the City of Tucson jointly held 9 Consolidated Plan Forums. Members of the public were invited to attend and participate in forum discussions; one forum was held during the evening hours and focused on neighborhood and community priorities and education about past and potential uses of Consolidated Plan funds. The forums were attended by 110 individuals. An online stakeholder survey was also conducted to identify priorities and solicit input into needs and how the consortium can improve the delivery of HUD-funded activities.

Follow-up meetings were held with the Continuum of Care, affordable housing developers, and communities throughout the County. The purpose of the follow-up meetings was to discuss suggested priorities based on the forums, surveys, and data analysis and to receive additional input into priorities. A public meeting was held prior to the public comment period to discuss the draft Consolidated Plan and provide additional opportunity for input.

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(I)).

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

Changes in the State’s system of care will require the development of new relationships and education of the health services sector regarding efforts to coordinate stable housing and economic opportunities with health, mental health and other services.

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

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Both the City and County are active members of the Continuum of Care (CoC). As the TPCCH Collaborative Applicant, the City of Tucson works closely with the 3 governments operating ESG Programs in the region (City of Tucson, Pima County, and AZ Department of Economic Security). Each ESG recipient holds a seat on the CoC Board and engages in regular communication and collaboration with the CoC through its Collaborative Applicant, HMIS Lead, Continuum of Services Committee, and Emergency Solutions Subcommittee. The City and County coordinate with ADOH through various trainings and conferences.

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

The CoC provides local data in the form of HIC, PIT, Gaps Analysis, and subrecipient performance reports to each ESG recipient which is used to inform service needs and resource allocation. The Gaps Analysis for the CoC and Comprehensive Needs Assessment for Youth are used to determine priorities for funding and services.

The CoC is represented on each recipients' funding panel and the CoC's Emergency Solutions Subcommittee meets monthly with ESG recipients to identify, plan for, and address opportunities to improve system performance through strategic resource allocation. The CoC and ESG recipients routinely engage in collaborative planning co-hosting public, provider, and consumer input forums and feedback sessions.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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

A full range of agencies, groups and organizations participated in the process, including public and private agencies that provide health services and social and fair housing services, including those focusing on services for particularly vulnerable populations; state health agency regarding lead-based paint hazards; adjacent units of government; the agency that addresses the needs of persons with HIV/AIDS and their families; the public housing authority; the Tucson Pima Collaboration to End Homelessness (the local Continuum of Care); public and private agencies that address housing, health, social services, victim services, employment, and education needs of low-income, homeless, and special needs populations; publicly funded institutions and systems of care; and business and civic leaders.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Tucson Pima Collaboration to End Homelessness	Goals to address homelessness using ESG funds overlap Continuum of Care goals.

Table 59– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Pima County works closely with incorporated and unincorporated communities and areas throughout the County to identify and address housing and community development needs. Consolidated Plan investments are closely coordinated to ensure priorities may be addressed. The County meets at least annually with incorporated and unincorporated communities to provide technical assistance in the identification and implementation of activities. The County provides input to the State regarding priority housing, homelessness, community development and public services needs in an effort to co-fund projects and programs and coordinate actions to address the needs of Pima County residents and communities.

Narrative

A full list of agencies participating in the Consolidated Planning process is attached.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The City of Tucson and Pima County marketed an online survey to residents to secure input on housing and community development priorities and needs. The survey received 798 valid responses due to a concerted marketing effort consisting of radio ads and flyers posted in public places, including public facilities and bus shelters. Flyers included a QR code to allow interested residents to take the survey on their phone.

Nine Consolidated Plan forums were conducted over a three-day period and were widely marketed through print, radio, and email to resident and neighborhood organizations. One forum was held during the evening hours and focused on neighborhood and community priorities and education about past and potential uses of Consolidated Plan funds. Residents were also invited to public forums held over a three-day period and to community meetings.

Priorities identified through the survey, forums and meetings were incorporated into goal setting.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	Nine community forums were conducted, and attended by 110 individuals.	Comments are summarized in the Executive Summary.	All comments relevant to the Consolidated Plan were accepted.	
2	Resident Survey	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	798 valid survey responses received.	Comments are summarized in the Executive Summary.	All comments relevant to the Consolidated Plan were accepted.	
3	Public Hearing	Non-targeted/broad community	A public hearing was held during the public comment period.	The public hearing was held May 5, 2020.	No comments received.	

Table 60– Citizen Participation Outreach

Needs Assessment

NA-05 Overview – Pima County

Needs Assessment Overview

The housing needs assessment demonstrates the housing needs of Pima County and City of Tucson residents. The greatest housing needs of Pima County and Tucson owners and renters are described in section NA-10. Additional data was analyzed for the 2015 to 2017 period to reflect recent changes in population, households and housing needs.

From 2009 to 2015, Pima County's population grew 0.8% and households grew 5.2%, reflecting increased numbers of single-person and small households; two thirds of Pima County households consist of one or two people. Census Bureau data for 2017 reflect an additional increase between 2015 and 2017 of 8,720 people in 8,872 households or 0.9% population growth and 2.3% household growth. And while the Pima County median income declined 5.6% from 2009 to 2015, Census Bureau data reflects an increase of \$2,514 to \$48,676 or 5.4% from 2015 to 2017.

According to HUD 2015 CHAS data, there were 162,360 LMI households in Pima County, including 49,915 households with income less than 30% AMI (extremely low-income), 46,720 with income 30-50% AMI (low-income), and 65,725 with income 50-80% AMI (moderate income). Sixty-five percent (65%) of Pima County LMI households reside in Tucson, including 71% of extremely low-income households, 67% of low-income households, and 59% of moderate-income households.

In 2017, 77,498 Pima County households had an annual income less than \$20,000, including 31,335 with annual income less than \$10,000. Of Pima County households with annual income less than \$20,000, 53,798 (69%) reside in Tucson, including 22,037 (70%) with annual income less than \$10,000. The number of households with annual income less than \$20,000 declined by 3,234 from 2015 to 2017, with 59% (1,987 households) of the decline in Tucson. The number of households with annual income less than \$20,000 increased slightly in the Town of Sahuarita and the City of South Tucson.

Households that contain a person age 75 or older, with one or more children 6 years old or younger, and that are large families (5 or more people) are more likely to be LMI than are other household types. Small family households and households that contain at least one person age 62-74 are less likely to be LMI. There were 70,204 single-parent families in Pima County in 2015.

There were 121,750 single-person households in Pima County in 2017, including 62,482 owner households and 59,268 renter households. Sixty percent (60%) of Pima County's single-person households reside in Tucson, including 73% of single-person renters and 48% of single-person owners. Thirty-nine percent (39%) of Pima

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County's single-person households are headed by a person age 65 years or older. Of single-person households age 65 or older, 67% reside outside the City of Tucson.

The median income of Pima County households in 2017 was \$48,676, with the lowest median household incomes in South Tucson (\$21,160) and Tucson (\$39,617), and the highest in Marana (\$81,041) and Oro Valley (\$79,458). The median earnings of a Pima County resident with a Bachelor's Degree are 2.4 times the earnings of a resident without a High School Diploma or Equivalent.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c) – Pima County

Introduction:

Individuals and families experiencing homelessness in Pima County reflect the diverse, complex characteristics, and special needs of all people experiencing homelessness in the United States. Almost all are extremely poor and face many obstacles to attaining personal safety and security. Many are without appropriate identification and have no credit history. Others have pets who are their only family and abandoning them for shelter is not considered a viable choice. Still others are hampered by crime- and drug-free housing policies that keep them unsheltered; for some there is no second chance to attain safe, decent shelter or housing. A lack of resources for basic needs such as food, clothing, and health care is also common. Some people experiencing homelessness require limited assistance to regain permanent housing and self-sufficiency. Yet many, particularly people with unique needs, require extensive and long-term support.

Many working individuals and families spend more than 50% of their income for housing and struggle to obtain childcare, medical care, transportation and food, and are in imminent danger of homelessness or repeat homelessness. These individuals and families often live paycheck to paycheck and one crisis can lead to homelessness or repeat homelessness. Supportive services and affordable housing are essential to preventing homelessness, yet the supply of affordable housing has declined significantly during the past two years leading to increasing rents, deposits and fees.

Homelessness is quantified through an annual point-in-time count and data collected by shelters and service providers.

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Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	357	0	0	0	0
Persons in Households with Only Children	0	6	0	0	0	0
Persons in Households with Only Adults	361	658	0	0	0	0
Chronically Homeless Individuals	187	158	0	0	0	0
Chronically Homeless Families	0	11	0	0	0	0
Veterans	48	178	0	0	0	0
Unaccompanied Child	0	6	0	0	0	0
Persons with HIV	5	59	0	0	0	0

Table 61- Homeless Needs Assessment

Alternate Data Source Name:
2019 Point-in-time Homelessness Count

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

People experiencing homelessness in rural areas often live in cars or camps near developed areas and are extremely difficult to count. Case management and financial assistance, financial education and counseling, legal aid, and prevention services are critical.

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The specific rates at which different subpopulations experience homelessness as reported in the 2019 Point in Time Count (PIT), which provides information on the nature and extent of sheltered and unsheltered homelessness on a given night. The 2019 PIT reveals that 1,372 people in 1,122 households were homeless on that night, including 361 unsheltered individuals. 356 people were chronically homeless – 169 were residing in an emergency shelter or safe haven and 187 were unsheltered.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data is not available regarding the number of persons becoming homeless each year. The 2019 point-in-time count identified 1,372 sheltered and unsheltered individuals experiencing homelessness on that night.

An estimated 338 people in families with children, 29 unaccompanied youth, 2,799 people in households with only adults, and 593 individuals in households that include a Veteran exit homelessness each year. Data regarding the number of chronically homeless families and individuals exiting homelessness is not available.

Available data indicates that people in families with children experience homelessness for 123 days, unaccompanied youth for 12 days, people in households with only adults for 87 days, and Veterans and their families for 65 days. Self-reports suggest that individuals and families are experiencing multiple episodes of homelessness that extend the number of days they actually experience homelessness.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Approximately 357 people living in households with at least one adult and one child were counted in homeless shelters and on the streets during the 2019 point-in-time count (PIT). Families accounted for approximately 26% of the total population experiencing homelessness. Based on the 2019 PIT, there are 357 families with children, including the families of veterans in need of housing assistance.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group

Based on the 2019 point-in-time count, 73% of sheltered and unsheltered people experiencing homelessness are White, 12% are Black/African American, 7% are Native American, and 7% are of multiple races.

When compared to local population and poverty data, this information indicates that Black/African American and Native American households experience disproportionately high rates of homelessness that cannot be attributed to general demographics or poverty alone.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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The specific rates at which different subpopulations experience homelessness is reported in the 2019 point-in-time count (PIT), which provides information on the nature and extent of sheltered and unsheltered homelessness on a given night. The 2019 PIT reveals that 1,372 people in 1,122 households were homeless on that night, including 361 unsheltered individuals. 356 people were chronically homeless – 169 were residing in an emergency shelter or safe haven and 187 were unsheltered.

People in households without children constitute the largest group of people experiencing homelessness and are predominantly male. Chronic substance abuse and severe mental illness are common problems of sheltered people experiencing homelessness. Domestic violence is a prevalent cause of homelessness among households with children.

Discussion:

Common precipitators of homelessness include housing cost burden, behavioral/physical health challenges, disabilities, low education, limited income, unstable employment histories, criminal justice involvement, heavy emergency services utilization, and histories of trauma, abuse, and/or violence. In addition to these common precipitators, the dwindling supply of affordable rental housing has placed more individuals and families at risk of homelessness. There are increasing numbers of elderly individuals and families experiencing homelessness.

Consolidated Plan stakeholder/citizen forums and surveys identified the need for permanent supportive housing and case management for people experiencing homelessness and homelessness prevention as priority activities. Forum discussions revealed a range of barriers and needs centered around homelessness including: a lack of transitional housing, no affordable housing for people to “graduate” to, insufficient education or job skills coupled with low wages and employer rejection, overly-complicated and restrictive HUD program regulations that leave little room for innovate approaches and increase program delivery costs, the need for paid staff to liaise with landlords and property managers, insufficient administrative funding coupled with low wages for case managers, the need for intentional partnerships with mental health care providers, reduction of development barriers to reduce the cost of affordable housing development, and the need to focus on low-barrier shelter.

There were over 13,000 evictions in Pima County in 2018, and homelessness prevention is a critical component of ending homelessness. There is growing concern that the lack of transitional housing will ultimately increase homelessness, especially among particularly-vulnerable populations. Given the shortage of affordable rental housing, particularly-vulnerable populations are at higher risk of homelessness or repeat homelessness and require permanent supportive housing or housing assistance beyond that provided through rapid rehousing programs. Resources are also needed to leverage HUD funding and support basic needs such as food and child care; promotion of economic self-sufficiency; safety for domestic violence survivors; and overall health and safety.

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f) – Pima County

Describe the jurisdiction's need for Public Facilities:

The vast geographic area of Pima County, the concentration of services in Tucson, and limited funding contribute to a variety of public service and built environment needs. Consultation with Pima County communities revealed diverse and varied needs.

- Public Safety. Rural areas are generally served by the Pima County Sheriff's Office, Fire Districts and volunteer fire departments. Fire departments, both district-sponsored and volunteer are in need of hydrants, equipment, and EMT/ambulance support to ensure public safety.
- Water and Wastewater. Water and wastewater systems range from individual wells and septic systems to public and private systems. Water quality is a concern in many areas, especially where water quality is not regulated. The technology and infrastructure of public and private systems is aging. Old pond systems in some areas impact water quality as aquifers and rivers absorb effluent. System improvements are essential to public health in these areas.
- Streets and Flood Control. In some areas, bridges are needed while in others paving, street signage, and speed control are essential.

Pima Prospers recognizes the necessity of acknowledging the different lifestyles of rural, suburban and urban communities. Much of the suburban area is built or with entitlements to be developed and what is largely, though not exclusively, left are infill and revitalization opportunities. The focus is therefore on the provision of services and intergovernmental and public-private-nonprofit partnerships.

While many of the County's Comprehensive Plan goals and policies are inter-related with Consolidated Plan goals and policies, the most relevant housing and community development goals include:

1. Encourage growth in areas with or in close proximity to existing infrastructure, and support economic opportunities through infill sewer system capacity expansions.
2. Align public facilities with healthy community principles, integrating healthy community concepts into land use, social services and infrastructure planning processes.
3. Create a safe environment through the support of public safety and law enforcement, including increased coordination between behavioral health and public safety professionals, crime prevention education and environmental design, transportation improvements and analysis of rural and volunteer fire districts to serve new development.

How were these needs determined?

Needs were determined by reviewing records of past funding for both HUD and local resources. Pima County held 17 meetings with communities and organizations to discuss their needs. In addition, the Pima County Integrated Infrastructure Plan 2019-2029 was reviewed to identify the need for public improvements.

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Describe the jurisdiction's need for Public Improvements:

The vast geographic area of Pima County, the concentration of services in Tucson, and limited funding contribute to a variety of public service and built environment needs. Consultation with Pima County communities revealed diverse and varied needs.

- Public Safety. Rural areas are generally served by the Pima County Sheriff's Office, Fire Districts and volunteer fire departments. Fire departments, both district-sponsored and volunteer are in need of hydrants, equipment, and EMT/ambulance support to ensure public safety.
- Water and Wastewater. Water and wastewater systems range from individual wells and septic systems to public and private systems. Water quality is a concern in many areas, especially where water quality is not regulated. The technology and infrastructure of public and private systems is aging. Old pond systems in some areas impact water quality as aquifers and rivers absorb effluent. System improvements are essential to public health in these areas.
- Streets and Flood Control. In some areas, bridges are needed while in others paving, street signage, and speed control are essential.

Pima Prospers recognizes the necessity of acknowledging the different lifestyles of rural, suburban and urban communities. Much of the suburban area is built or with entitlements to be developed and what is largely, though not exclusively, left are infill and revitalization opportunities. The focus is therefore on the provision of services and intergovernmental and public-private-nonprofit partnerships.

While many of the County's Comprehensive Plan goals and policies are inter-related with Consolidated Plan goals and policies, the most relevant housing and community development goals include:

1. Encourage growth in areas with or in close proximity to existing infrastructure, and support economic opportunities through infill sewer system capacity expansions.
2. Align public facilities with healthy community principles, integrating healthy community concepts into land use, social services and infrastructure planning processes.
3. Create a safe environment through the support of public safety and law enforcement, including increased coordination between behavioral health and public safety professionals, crime prevention education and environmental design, transportation improvements and analysis of rural and volunteer fire districts to serve new development.

How were these needs determined?

Needs were determined by reviewing records of past funding for both HUD and local resources. Pima County held 17 meetings with communities and organizations to discuss their needs. In addition, the Pima County Integrated Infrastructure Plan 2019-2029 was reviewed to identify the need for public improvements.

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Describe the jurisdiction's need for Public Services:

Geographic isolation, the concentration of services in Tucson, and limited funding contribute to a variety of public service and built environment needs. Human service needs include transportation, health care, child care, employment and job training, and basic services.

- Transportation and Child Care. Employment, job training and other services are concentrated in Tucson. Even when transportation vouchers are available, service hours and availability can be limited, particularly during non-traditional times and for people who are elderly or have disabilities. Commuting to Tucson to take advantage of employment and services can be costly and time consuming and is particularly challenging for LMI people. Reductions in State child care subsidies and few certified providers available during non-traditional work hours add to the challenge.
- Health care. The availability of health care is often limited and specialized/diagnostic services are generally not available. School-based clinics provide health care to children and obstetricians have free and low-cost clinics to ensure adequate pre-natal care. In most areas, residents may access health care through mobile health clinics that provide services several times per month.

The Community Food Bank of Southern Arizona serves approximately 250,000 unduplicated food-insecure clients annually across their 5-county 23,000 square mile service area, providing nearly 21 million meals worth of food. The Food Bank also provides nutrition education, food production technical assistance and infrastructure, food entrepreneurship incubation, and advocates for food system policies.

While many of the County's Comprehensive Plan goals and policies are inter-related with Consolidated Plan goals and policies, the most relevant public services goals include:

1. Support transit service and programs for those who are transit dependent and where ridership meets minimum thresholds.
2. Increase access to resources that support physical and behavioral health and wellness, and to interpersonal violence prevention programs and resources.
3. Support the needs of the aging population, collaborating with the Pima Council on Aging and other organizations.
4. Support state and local efforts to assure affordable accessible and subsidized child care is available. Invest in early childhood education, daycare and other educational opportunities for youth.
5. Increase housing stability through financial education, debt management, foreclosure prevention and credit repair services.
6. Secure availability of healthy affordable food and eliminate food deserts.
7. Promote joint-use facilities.

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How were these needs determined?

Needs were determined by reviewing records of past funding for both HUD and local resources. Pima County held 17 meetings with communities and organizations to discuss their needs.

Housing Market Analysis – Pima County

MA-05 Overview

Housing Market Analysis Overview:

Understanding housing characteristics creates a baseline for understanding housing choice and access to opportunity. The housing market consists of structures and units and the households who choose to occupy them. While the housing market is based on supply and demand, many complex variables influence the housing market. Some of these variables include household income, family composition, access to suitable employment and education opportunities, age, and the cost of goods and services in the community.

Within the housing market, variety, quality and affordability move in tandem. Variety is defined as the types of housing that are available, which changes over time to meet demand. Demand is in turn influenced by housing affordability and quality and by demographic change, including population growth and household and family composition.

In general, the housing market moves roughly in line with the rest of the economy over the long term. The Pima County economy continues to grow, with demand for housing creating a mini-boom, increased construction employment, and increased demand for consumer goods and services related to home purchase and moves within the rental market.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Poverty, unemployment, and lack of affordable housing are commonly recognized causes of homelessness. People with disabilities, justice-system involvement, sudden serious illness, mental and substance use disorders, and those who have experienced trauma or violence, and divorce or the death of a partner are all particularly vulnerable to homelessness. Housing and shelter are important elements of addressing the root causes of homelessness through essential support services that help people stabilize.

The Continuum of Care reports 2,846 beds are available for individuals and families experiencing homelessness in Pima County. The City of Tucson and Pima County work with numerous organizations to support facilities and services that are part of the Continuum of Care. A list of beds by facility type is attached, and includes 2,299 emergency shelter, transitional housing, and permanent supportive housing beds and 547 rapid rehousing beds.

- Emergency shelters are often where people experiencing an economic or personal challenge leading to homelessness first turn for support. In 2019, there were an estimated 767 emergency shelter beds in 28 Pima County facilities serving adults without children, adults with children, Veterans and youth.

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- Transitional housing typically involves a temporary residence of up to 24 months with wrap-around services to help people stabilize. In 2019, there were an estimated 448 transitional housing beds in 14 Pima County facilities.
- Permanent supportive housing offers safe and stable housing environments with voluntary and flexible supports and services to help people manage serious, chronic issues. In 2019, there were an estimated 1,084 permanent supportive housing beds in 18 Pima County facilities, and 641 Veterans Affairs Supportive Housing (VASH) Vouchers. Permanent supportive housing provided on a housing first basis has proven to be effective for people experiencing chronic homelessness, and 174 beds are available in addition to VASH Vouchers.
- Rapid rehousing provides short-term rental assistance and services. The goals of rapid rehousing are to help people obtain housing quickly, increase self-sufficiency and stay housed. It is offered without preconditions such as employment, income, absence of a criminal record or sobriety. Resources and services tailored to the needs of the person or family are offered. Rapid rehousing is not included in the HUD tables. In 2019, there were an estimated 547 rapid rehousing beds in 18 programs, including 402 for households with children and 145 for households without children.

The delivery system is challenged by limitations in shelter and services outside the City of Tucson, insufficient resources to address the full spectrum of needs of people experiencing homelessness, the high cost of permanent housing relative to income, and insufficient supportive housing for particularly vulnerable populations. The City of Tucson and Pima County will continue working with nonprofit organizations to identify methods of ensuring supportive housing is available; this housing may be regional. Efforts to reduce the cost of housing or develop permanent affordable housing will be implemented.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	264	155	135	177	0
Households with Only Adults	433	7	127	502	0
Chronically Homeless Households	0	0	0	174	0
Veterans	56	0	120	844	0
Unaccompanied Youth	10	0	66	28	0

Table 62- Facilities Targeted to Homeless Persons

Alternate Data Source Name:
Housing Inventory Count

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and FFY2020 Annual Action Plans

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Mainstream services that complement services targeted to people experiencing homelessness include rent and utility assistance, alcohol and drug abuse services, employment and employment training services, health care and behavioral health care services and food and other assistance.

Rent and utility assistance is available through the Community Action Agency to people who are at risk of homelessness and need assistance with rent and utilities.

People who have experienced homelessness and who also have disabilities have access to center-based employment, independent living skills training and peer mentoring, counseling services, day treatment, friendly phone calls and visits, home-delivered meals, hearing, visual/reading and mobility aids, and transportation. Available supports for caregivers include counseling, support groups, training, subsidies and respite services.

Mental health services are available to eligible low-income individuals with severe mental illness and/or alcohol and other substance addictions. The range of services includes outreach, education, prevention, and in-patient and out-patient treatment. Individual, couple and family counseling and support groups are also available.

Health services are available through private and public health centers and departments. Most centers and departments provide a range of health services and most accept public and private insurance plans.

Employment and employment training services are provided through Arizona@Work Job Centers, Goodwill Tucson Job Connection Centers and Primavera Works. There are thirteen locations throughout the Tucson area. One center – the Sullivan Jackson Employment Center (SJEC) is specifically dedicated to people experiencing homelessness. The SJEC has been a pioneer in developing effective approaches to assist individuals experiencing homelessness seeking employment to become self-sufficient. Each client is sheltered as the first step of program participation. Additional needs are identified using case management practices, and once basic needs are met, clients enter a 2-week employability skills training program. When employment is obtained, the SJEC continues to support the client's transition to independent living.

The Community Food Bank of Southern AZ partners to distribute fresh produce and non-perishable food to a network of community partners, provides nutrition education, garden workshops and culinary skills education to help low-income food entrepreneurs with funding and business development planning, and promotes policies and practices to help lift people out of poverty and strengthen the food system. Other agencies provide clothing and social and economic supports.

There are two agencies that provide services to victims of domestic violence. A 24-hour crisis hotline and emergency and transitional housing are available.

Housing and services for persons with HIV/AIDS and their families are managed by the Southern Arizona AIDS Foundation (SAAF). SAAF provides case management, housing, and support services for people living with

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HIV/AIDS and their families; comprehensive prevention and education programs to reduce the rate of infection; and trainings and opportunities for community members to fill critical roles. Services and assistance provided by SAAF are based first on the housing status of the individual or family.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The services and facilities listed in the table provide a combination of shelter and services. There are 29 emergency shelter and safe haven facilities that meet the needs of homeless persons, including individuals, individuals living in families, and unaccompanied youth. There are 14 transitional housing facilities, all of which meet the needs of individuals experiencing homelessness and 8 for individuals living in families. There are 20 permanent supportive housing (PSH) facilities, nine of which serve chronically homeless individuals and families. Of the PSH facilities, 16 serve individuals living in families. Veterans are served primarily with VASH vouchers and through LIHTC supportive housing projects. A full list of facilities is included in the attachments.

All emergency and transitional housing shelters and permanent supportive housing facilities provide support services for the individuals and families that they assist. The approach to services provided in PSH varies considerably and includes on-site or coordinated services for mental health, substance and alcohol use, health, independent living skills, employment, peer support, and community involvement and support.

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Pima County, as the most populous County in Southern Arizona has multiple roles in the realm of regional economic and workforce development. Heightened priorities for the Economic Development Plan 2019 -2021 are strategically increasing workforce development programs and increasing focus on innovation and the successes of start-up companies across multiple industries. The regional economy continues to improve and expand while the availability of a qualified workforce is becoming a limiting factor in attracting new sources of employment to the region, which hinders business expansion.

Pima County works with partners in neighboring counties, cities, tribal governments and regional educational institutions to address regional workforce issues and retrain and locate jobs for displaced workers. To ensure sharing of information and mutual success, Pima County hosts a quarterly Economic Development Forum where regional partners, including all of the surrounding Counties, tribes and many cities outside of Pima County come together to learn about a variety of applicable topics, collaborate and share information.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,587	2,632	2	3	1
Arts, Entertainment, Accommodations	19,069	17,069	15	17	2
Construction	8,012	6,984	6	7	1
Education and Health Care Services	26,352	18,440	21	19	-2
Finance, Insurance, and Real Estate	7,582	4,354	6	4	-2
Information	2,471	781	2	1	-1
Manufacturing	13,318	16,642	11	17	6
Other Services	5,004	4,457	4	5	1
Professional, Scientific, Management Services	11,403	9,850	9	10	1
Public Administration	0	0	0	0	0
Retail Trade	19,094	12,101	15	12	-3
Transportation and Warehousing	3,937	3,292	3	3	0
Wholesale Trade	4,838	2,176	4	2	-2
Total	123,667	98,778	--	--	--

Table 63 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	210,726
Civilian Employed Population 16 years and over	192,680
Unemployment Rate	8.54
Unemployment Rate for Ages 16-24	26.33
Unemployment Rate for Ages 25-65	4.99

Table 64 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	50,902
Farming, fisheries and forestry occupations	7,917
Service	20,422
Sales and office	47,362
Construction, extraction, maintenance and repair	16,245
Production, transportation and material moving	10,166

Table 65 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	100,241	56%
30-59 Minutes	67,991	38%
60 or More Minutes	9,554	5%
Total	177,786	100%

Table 66 - Travel Time

Data Source: 2011-2015 ACS

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Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,511	2,000	7,116
High school graduate (includes equivalency)	30,474	2,841	13,744
Some college or Associate's degree	58,586	4,369	19,510
Bachelor's degree or higher	58,856	2,187	15,959

Table 67 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	385	797	1,733	3,941	4,996
9th to 12th grade, no diploma	5,684	3,838	3,504	5,851	5,118
High school graduate, GED, or alternative	11,000	10,673	9,905	26,493	24,292
Some college, no degree	13,613	14,677	13,742	31,691	23,343
Associate's degree	1,763	4,518	5,650	12,953	5,825
Bachelor's degree	2,004	9,594	10,264	26,331	20,735
Graduate or professional degree	153	4,320	7,778	19,235	18,216

Table 68 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$16,628
High school graduate (includes equivalency)	\$25,773
Some college or Associate's degree	\$31,871
Bachelor's degree	\$44,216
Graduate or professional degree	\$57,483

Table 69 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
Median Earnings by Educational Attainment

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Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within Pima County are 1) Education and Health Care Services, 2) Arts, Entertainment, Accommodations, and 3) Manufacturing.

Describe the workforce and infrastructure needs of the business community:

The City of Tucson and Pima County work together and independently to identify and address economic development. The Pima County 2019 Economic Development Plan identifies priorities common to the County's partners including the City of Tucson, other public sector entities in the region, utilities, and a range of private-sector groups and authorities. Priorities include expanding the available workforce through multiple paths, working to improve supporting infrastructure, and increasing awareness of the region's competitive advantages. All regional partners agree that expanding and enhancing the workforce is the highest priority and a number of efforts in the private and public sector are under way to achieve that goal. Infrastructure is the second highest priority in improving the region's competitiveness.

During the Great Recession and the long economic recovery, many of the region's construction trade workers moved to where they could find work and have stayed there. Construction trade workers who stayed in the region are aging and the younger replacement workers seem to have little interest in the available jobs. Developers are seeing increasing labor costs and shortages that impact project schedules and costs.

The region is also struggling with shortages in college graduates in many high technology professions. Rapidly growing companies could hire the entire graduating classes from the University of Arizona in certain disciplines. While companies have been successful in attracting new employees, increased funding to the education system is critical to keep the pipeline full.

Finally, as changes to the retail industry continue over time, it will be necessary to provide retraining for a substantial number of dislocated retail employees to prepare them for other industries. These are skilled employees with excellent logistics and customer interaction skills that can be extremely productive in a range of other industries.

Infrastructure needs include transportation, airports, water, sewer, and utilities. In undeveloped areas, transportation investment is one of the more important infrastructure investments to be made that can ensure competitiveness and location desirability. The region will have several key transportation investment opportunities arising in the very near future.

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Together, Pima County, the City of Tucson, other local entities, and state and federal agencies are master planning land use and transportation and utility infrastructure to insure a coordinated and successful master-planned region where industrial and residential use conflicts are avoided, development costs are minimized, and travel between residential and employment centers is optimized in rapidly-developing areas.

In an effort to attract new businesses the City of Tucson offers the Primary Jobs Incentive (PJI). Tucson Water recently developed the Water Infrastructure Incentive (WII). For those businesses that satisfy the City's PJI requirements, meeting the WII Program criteria will allow the development site to be eligible for reimbursement of certain new infrastructure development costs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The South Tucson/Bridges/Kino Sport Park Corridor projects will spur redevelopment and stimulate economic development. The projects rely heavily on interjurisdictional coordination among Pima County, the City of Tucson, the City of South Tucson and the University of Arizona. The projects include substantial improvements to Interstate 10, improvements and upgrades to supporting infrastructure, "TECH park" development, and a major addition to the Kino Sports Complex. These projects are designed to increase employment and attract businesses.

THRIVE in 05 is a place-based, community-driven collaborative designed to build and transform community in Tucson's historic Northern Gateway. Investments include Daniel Rose Fellowship Technical Assistance, a Choice Neighborhoods Planning Grant from HUD, and Community-based Crime Reduction funding from the US Department of Justice. The collaborative is designed to increase access to services, jobs, transportation, schools and parks, develop quality housing and amenities and sustainable mixed-income neighborhoods.

While these projects may increase needs for workforce development, business support or infrastructure, existing systems are designed to address these needs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to data provided by HUD, there are insufficient workers to fill jobs in the Manufacturing, and Arts, Entertainment, Accommodations sectors. At the same time, there are insufficient jobs in the Education and Health Care Services, Retail Trade and Wholesale Trade sectors. However, it is important to acknowledge that Pima County's economy is regional and many people may not live in the same community in which they work.

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Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The programs that make up the ARIZONA@WORK Pima County One-Stop System connect people to jobs, education and training, and develop economic incentives for industry growth. The system connects employers and job seekers by identifying skills gaps and providing job seekers with the skills employers need. The System is marketed to companies and industry sectors that offer occupations with career ladders, and to job seekers for whom the normal employer-job seeker marketplace may not work.

The Adult program provides workforce investment activities designed to assist individuals, particularly those with barriers to employment, increasing access to employment, retention, earnings, and the attainment of recognized postsecondary credentials. The program provides priority of service to veterans, public assistance recipients, other low-income individuals, and individuals who are basic-skills deficient.

The WIB actively supports and convenes sector partnerships to spur development of career pathways. Sector partnerships create an ecosystem in which strategic partners work together to create new pathways, or improve existing ones, based on industry needs. As complementary approaches, the sector partnership defines industry demand for skills, while the career pathway provides educational options that assure an appropriate talent pool to support business retention, expansion and attraction.

Career pathways at Pima Community College offer stackable credentials developed or adapted based on industry input and standards to promote advancement and employment; some offer opportunities to attain industrial certifications and credit-based degrees/certificates simultaneously. Stacked credentials facilitate participants leaving and re-entering the pathway to work, with each component of education or training resulting in a credential that increases earning power. Each of the 14 career pathways features a linkage with secondary education, allowing training participants opportunities to complete a high-school diploma, High School Equivalency or GED, or address basic-skill gaps that may be a barrier. In some cases, this linkage is provided through a high-school Career Technical Education program offered through the Pima County Joint Technical Education District and various local high schools.

The WIB will continue to emphasize access to post-secondary training through: 1. Embedded career pathways, long range career planning, and livable wage concepts in career counseling and career exploration activities. 2. Continued offering of financial assistance for tuition, books and other training related costs for enrolled participants who have completed a training plan for an eligible training provider. 3. Observing and mirroring state policy that limits eligibility to programs that lead to a recognized postsecondary credential. 4. Partnering with programs that provide effective pre-college preparation. 5. Continuing support and partnership with College student services to maximize financial aid leveraging and tracking. 6. Pursuing discretionary grants to expand available direct financial aid for training. 7. Partnering with employers to provide incumbent worker training that leads to recognized credentials. 8. Partnering with educational institutions that offer credit for learning that

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occurred outside of the scope of formal higher education coursework and prior to students' enrollment at the institution. 9. Partnering with educational institutions to develop more seamless transfer pathways to professional degree programs, including for people who have completed certificates and associates of applied science degrees for direct employment.

These services support the Consolidated Plan by providing opportunities for low-to-moderate income and vulnerable people to access employment, education and training opportunities and increase their earnings potential.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Long-term County planning documents guide economic development and related actions of the County. These documents include Pima Prospers (the County's Comprehensive Plan), the County Sustainable Action Plan, and the County Economic Development Plan. The plans are integrated to place the County in the best position to successfully attract and retain high-wage business and industry. Pima County is also developing an Integrated Infrastructure Plan that will guide the general infrastructure implementation of Pima Prospers. An integrated infrastructure plan is designed to provide the capital improvements needed to meet the policy objectives of the County.

In addition to the initiatives described above, Pima County continues to take steps to enhance the community's economic development opportunities through collaborative planning and development of infrastructure systems. The County has invited utilities to help continue these efforts by identifying employment centers that are underserved and engaging in strategic planning initiatives to provide the necessary infrastructure to these growing job centers.

Additionally, Pima County has acquired various land assets through the years and is bringing

selected properties to market for development. Development of these properties will spur economic development activity, create jobs and return these underutilized lands to the tax base.

Discussion

The County's Economic Development Plan recognizes the widely diversified assets of the region and includes seven goals:

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1. Identify ways to overcome limitations that affected success.
2. Diversify the economy.
3. Increase the number of jobs.
4. Increase disposable income.
5. Identify multiple paths to enhance the workforce.
6. Develop new local development funding sources.
7. Creation of a regional identity.

The objectives of the County's Economic Development Plan are to plan specific initiatives through regional collaboration with economic development partners and the private sector to:

1. Retain local expertise and attract new job opportunities;
2. Increase competitiveness through expansion of the skilled workforce; and
3. Identify infrastructure investment critical to expansion of economic growth.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

A concentration area is a census tract where the proportion of households with multiple housing problems exceeds the city or county proportion by at least 10%. Multiple housing problems are generally concentrated among the lowest income households. In 2017, there were 31 census tracts that were considered areas of low-income concentration and therefore of concentrated housing problems. Concentrations are clustered along the I-10 corridor and in the southern part of Tucson and in the City of South Tucson.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Consortium's 2020 Analysis of Impediments to Fair Housing Choice identified 32 minority concentration census tracts where the percentage of minorities exceeds the County percentage by at least 10%. Two thirds of minority concentration census tracts are located wholly or partially in Tucson. Concentrations of minorities in Tucson are clustered along the I-10 corridor and in the southern part of the City. Of the minority concentration census tracts outside of the City of Tucson, five are on Tribal Lands and the remaining five are located south and west of Tucson.

There are also 55 Hispanic concentration census tracts where the Hispanic population exceeds the County percentage by at least 10%. Eighty percent of Hispanic concentration census tracts are located wholly or partially in Tucson. Hispanic concentration tracts share many of the same boundaries as minority and poverty

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concentration tracts and are clustered along the I-10 corridor and in the southern part of the City. The Hispanic concentration census tracts outside of the City of Tucson are located south and west of Tucson.

What are the characteristics of the market in these areas/neighborhoods?

Areas of low-income and minority concentration are characterized by older housing stock and higher rates of renting. In some areas near downtown, homes are being purchased by more affluent households at higher prices and higher-density higher-income housing has been developed. These changes have resulted in concerns about gentrification and displacement of residents. In some areas, infrastructure is aging and in need of upgrade or replacement.

Are there any community assets in these areas/neighborhoods?

There are significant community assets in many of these areas, including a higher number of youth, multicultural roots and traditions, multigenerational or legacy families, and a higher number of human and housing services opportunities and providers. Several nonprofit organizations focus their community development activities in these areas. For example, Primavera Foundation has expanded its services and advocacy work to include: drop-in centers to provide respite and assistance to homeless or impoverished community members; emergency shelter for families; workforce development programs that help people develop job skills, search for, and find/return to work; day labor opportunities for work through Primavera Works, a social enterprise; supportive services for military veterans and their families; rental housing that provides stable, temporary and/or long-term, affordable solutions to the community's lack of affordable, safe housing; financial education programs, home ownership and mortgage foreclosure prevention workshops that help families work toward financial security; neighborhood programs that help neighborhoods become communities of choice; water harvesting services; and proactive community engagement that provides communities with sustainable solutions to issues.

Are there other strategic opportunities in any of these areas?

There are numerous strategic opportunities in these areas including the asset-based community development work of Primavera, the Thrive in 05 / Choice Neighborhoods and Kino Sports Complex initiatives described in other sections of this plan, and continued investment in Tucson's downtown. Other strategic opportunities include the development of the Pima Community College downtown campus that will engage residents in the Center of Excellence in Applied Technology to develop new business opportunities and create sustainable, living wage jobs.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The 2017 US Census American Community Survey reported 77,453 Pima County households with no broadband internet subscription. An estimated 30,000 Pima County LMI households do not have broadband access, primarily in tribal communities and the lowest-density and most remote rural areas.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are seven internet service providers in Pima County. According to the February 2018 Arizona Statewide Broadband Strategic Plan, a statewide infrastructure plan will be developed to identify existing infrastructure, opportunities for expansion, and areas with greatest need/highest priority. The infrastructure plan will emphasize rural middle-mile infrastructure and improve coordination between broadband providers and public entities.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Arizona Department of Emergency and Military Affairs 2018 State of Arizona Hazard Mitigation Plan identified the likely effects of climate change as increased heat, drought, and insect outbreaks that result in more wildfires, declining water supplies, reduced agricultural yields, health impacts in cities due to heat, and flooding and erosion.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

An estimated 12,490 Pima County LMI households are vulnerable to extreme heat, and 3,600 to flooding. The plan was prepared in compliance with US Department of Homeland Security Federal Insurance and Mitigation Administration Requirements. The 2017 Pima County Multi-Jurisdictional Hazard Mitigation Plan describes in greater detail how vulnerability is determined.

Strategic Plan – Pima County

SP-05 Overview

Strategic Plan Overview

Pima County’s central long-term community development goal is to build healthy communities, focusing resources on community needs, particularly the needs of low and moderate income and other vulnerable residents. The core organizing principle of Pima Prospers (Pima County’s Comprehensive Plan) and of the Consolidated Plan is the creation and maintenance of healthy communities.

Pima County is a series of communities and the principle of healthy communities means that communities provide opportunities for people to thrive - economic growth, social vitality, environmental responsibility, access to healthy food, and to the extent possible access to transportation and housing choices. Pima County recognizes the necessity of acknowledging the different lifestyles of rural, suburban and urban communities, and focuses on the provision of services and intergovernmental and public-private-nonprofit partnerships.

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SP-10 Geographic Priorities - 91.415, 91.215(a)(1) – Pima County

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

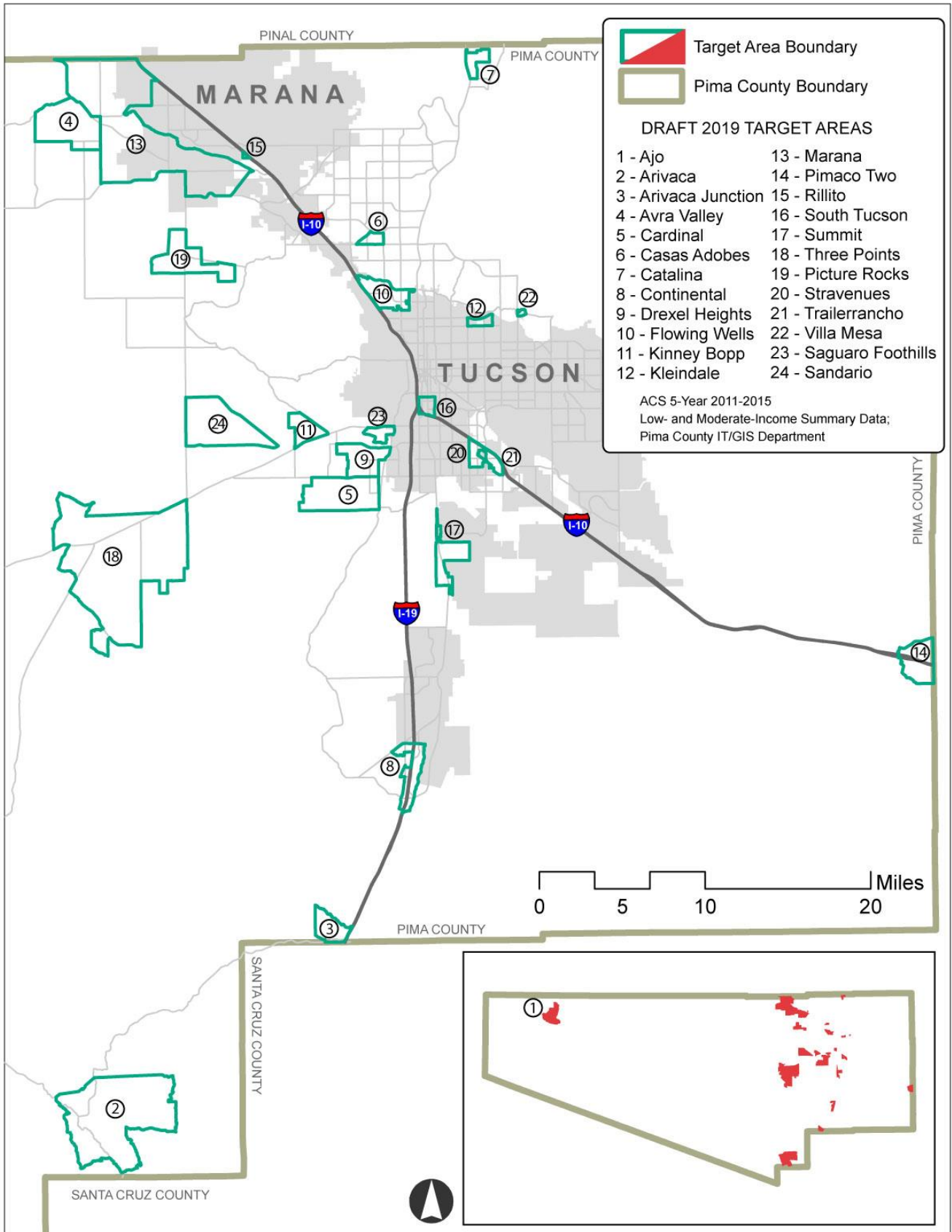
All areas of unincorporated Pima County and incorporated jurisdictions outside the City of Tucson are eligible to apply for CDBG funds from Pima County. Some areas are eligible for designation as a Community Development Target Area (CDTA). CDTA designation allows a community to apply for CDBG funds using the CDBG areawide benefit objective without conducting special surveys to determine whether there are sufficient LMI households to meet CDBG requirements.

In general, to be designated as a CDTA at least 51% of the population in a Census Block Group must be LMI according to HUD LMISD data. Analysis of the LMISD data identified 26 Community Development Target Areas.

Pima County also utilizes funding for projects with a countywide benefit.

Pima County is working with the City of South Tucson to develop a Neighborhood Revitalization Strategy Area (NRSA), and is also working with the Flowing Wells NRSA to update the strategy. This plan may be amended to include these NRSAs when HUD approved.

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SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

The priorities, goals and objectives of the Consolidated Plan resulted from consultation with residents and stakeholders and analysis of the housing market and community needs. Many activities identified as priorities by residents participating in the survey and Consolidated Plan forums will be implemented using other local, federal or state resources. Pima County's Consolidated Plan Strategic Plan includes six priority needs and related goals and activities to address priority needs:

1. Community Facilities and Improvements
2. Public Services.
3. Decent Affordable Housing.
4. Homelessness.
5. Economic Development.
6. Program Administration.

Improvements to facilities and housing generally include energy-efficiency and disability accessibility improvements. Priority is given in many projects and programs to particularly vulnerable (special needs) populations.

HUD requires the County to assign a priority level of low or high to each priority need. The assigned priority level does not indicate a lack of need, it simply indicates relative preference among the needs. High priority needs are those that are most likely to be addressed using limited Consolidated Plan resources. Low priority needs are those that may be addressed as appropriate opportunities arise or that are particularly challenging to implement using Consolidated Plan resources. Not all priority needs will be addressed annually.

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SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Pima County anticipates receiving CDBG and ESG Consolidated Plan resources from the US Department of Housing and Urban Development over the next 5 years. Annual allocations vary considerably based on congressional appropriations and HUD allocation formulas.

Pima County also receives HOME resources through the City of Tucson-Pima County Consortium. The City of Tucson is the lead agency for HOME funds, and all HOME funding and goals are included in the City's Annual Action Plan and 5-year Consolidated Plan.

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	2,971,606	0	0	2,971,606	11,886,424	Community Development Block Grant (CDBG) funds may be used for a variety of activities that meet the needs of LMI residents and communities. Eligible activities include public services, economic development, and capital improvements such as infrastructure, facilities, housing, and Section 108 loan guarantee. Each activity must meet a CDBG national objective.

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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	258,818	0	0	258,818	2,377,285	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 70 - Anticipated Resources

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

HUD Consolidated Plan resources are leveraged with numerous federal, state, local and private resources to address the needs identified in this plan.

Federal leverage resources from the US Department of Housing and Urban Development, Federal Emergency Management Agency, and Environmental Protection Agency include:

1. Continuum of Care funding (Supportive Housing Program) received by the County for people moving from homelessness to independent, supportive living.
2. Section 8 Housing Choice Voucher funds for rent subsidies to low-income households in Pima County. Section 8 resources are managed by the City of Tucson PHA.
3. Shelter Plus Care funds for permanent supportive housing for individuals and families with disabilities experiencing homelessness, including individuals and families with serious mental illness, physical disabilities, and/or chronic substance use problems.
4. Housing Opportunities for People with AIDS – Competitive (HOPWA-C). The Positive Directions program is a collaborative effort of Pima County, the Southern Arizona AIDS Foundation and the City of Tucson that provides a continuum of care for people who are low-income and HIV positive. The goals of Positive Directions are to increase independence through subsidized, supportive housing and to maximize self-sufficiency through intensive personalized services. These goals are met by providing needed housing and support and referral services through intensive case management.
5. Neighborhood Stabilization Program 2 (NSP2) Program Income for acquisition and rehabilitation, down-payment assistance, demolition and land-banking, and redevelopment of vacant land.
6. FEMA Emergency Food & Shelter Program (EFSP). The EFSP helps nonprofit and local government agencies feed the hungry, shelter people experiencing homelessness, and prevent hunger and homelessness for people facing non-disaster emergencies. The local EFSP board annually reviews and funds applications for programs that supplement and expand current available resources for food, shelter, and rent, mortgage and utility assistance.
7. Brownfields Program. Funded by the Environment Protection Agency, the Brownfields Program assesses, safely cleans up and sustainably reuses brownfields. Brownfields are sites that are difficult to expand, redevelop or reuse due to the presence or potential presence of a hazardous substance, pollutant, or contaminant.

State leverage resources from the Arizona Departments of Housing and Economic Security include:

1. Low-income Housing Tax Credit financing for developers of affordable rental housing serving households with income below 60% of the area median income.
2. Homelessness prevention funding targeted to preventing eviction and maintaining housing stability.

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3. Emergency Shelter Grant resources for street outreach, services, emergency/transitional shelter improvements and operating, addition of emergency/transitional housing beds, rapid rehousing (rental assistance), homelessness prevention, HMIS data collection and reporting, and administration.
4. HOME funds for housing development.
5. National Housing Trust Funds for rental housing serving extremely low-income households.

Local and private leverage resources include:

1. Outside Agency Program. Funded by the Pima County General Fund, the Outside Agency Program allocates funds to nonprofit agencies that provide overarching services, emergency food and clothing, senior support, services for vulnerable and at-risk children, youth and families, temporary shelter, support services, and homelessness prevention programs.
2. Community Services, Employment and Training (CSET) programs. CSET administers workforce investment and other programs to improve the economic and social sustainability of the County. CSET programs develop skilled workers for quality jobs, assist employers to address workforce and recruitment needs, mitigate the impact of layoffs, assist households in financial crisis, and help persons with barriers, such as homelessness and lack of literacy, to transition in the County's economic talent pool.
3. Community Health programs. The Pima County Health Department is dedicated to helping residents of Pima County achieve and maintain an optimal level of wellness. The Department operates public health clinics, oversees consumer health and food safety, develops partnerships and collaborations to promote education and outreach on matters of public health and preventive health, and invests in supports for the behavioral health system.
4. Federal Home Loan Bank resources that support savings for homeownership and provide financing for affordable housing development and preservation.
5. General Obligation Bonds, should they be voter approved, to expand homeownership opportunities and provide access to affordable housing for low-income residents.
6. HOME matching funds from the County General Fund, project partners, and private resources, including sweat equity, third-party in-kind contributions, and below-market interest rate financing.
7. 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 state that may be used to address the needs identified in the plan

Pima County may make available county-owned land for economic development and/or the development of housing or facilities that serve LMI people and neighborhoods.

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PIMA COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
City of Tucson Department of Housing and Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 71 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Institutional Delivery System provides a full array of services to LMI households and people with special needs, including people experiencing homelessness, people with HIV/AIDS and other particularly vulnerable populations. Many services are primarily available in Tucson. The only limited services are mobile clinics in the City of Tucson and employment and employment training services targeted to people with HIV/AIDS.

The County carries out infrastructure and facility projects, and annually accepts applications from nonprofit and for-profit developers, and philanthropic and community and faith-based organizations to carry out other goals in

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the Consolidated Plan. These organizations are selected annually and specific information is included in the County’s annual action plan.

The HOME program includes a 15% set-aside for specially-formed nonprofit organizations called Community Housing Development Organizations or CHDOs. CHDOs must meet specific criteria to access the CHDO set-aside and must demonstrate the capacity to use the CHDO set-aside for development activities. In general, CHDO capacity is sufficient to undertake development activities.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement		X	
Mobile Clinics			
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 72 - Homeless Prevention Services Summary

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Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The service delivery system addresses the needs of people experiencing homelessness through coordinating homelessness prevention services such as rent and utility assistance with outreach services and supportive services. Coordinated supportive services include behavioral health and health services, substance abuse services, employment and employment training services and services for people living with HIV/AIDS. Numerous programs are in place to seamlessly deliver coordinated services to people experiencing homelessness including coordinated law enforcement outreach programs designed to reduce lethality risk for victims of domestic violence and decrease incarceration of individuals with mental illness by serving as an entry portal into mental health treatment.

The homelessness service delivery system in less populated areas is highly dependent on organizations that provide services identifying people who may be experiencing homelessness and assisting them with finding appropriate resources.

The City of Tucson has applied for Supportive Services Only (SSO)-Coordinated Entry funds through the CoC Program to expand outreach/assessment into rural and tribal communities, to increase assessment opportunities, and to expand currently limited navigation services. If approved, this funding will allow the CoC to more quickly engage people in experiencing unsheltered homelessness in rural and tribal communities with housing resources.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths of the service delivery system include: coordination between Medicaid, HUD and privately-funded housing resources; direct engagement of workforce, healthcare, behavioral healthcare, and substance abuse providers and resources with housing providers and resources; and the diversity of housing resources and pathways to assistance. In addition to these strengths, the service delivery system for people experiencing homeless also has near 100% participation in HMIS.

The gaps in the service delivery system include limited capacity of many nonprofit agencies to provide the case management necessary to effectively stabilize households or help households maintain their stability. In addition, an insufficient number of permanent supportive housing units, and insufficient homelessness prevention resources, family shelter, and low-demand shelter resources are gaps in the service delivery system for people at risk of or experiencing homelessness.

In addition to the above gaps, the service delivery system in rural areas is challenged by mechanical problems involved in bringing people together in areas of low population density, lack of facilities that can serve a broad range of people with varying needs, limited organizational infrastructure to identify, treat and refer people with

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special needs, limited number of trained professionals that offer services to people with special needs, and the high cost of transportation.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To overcome gaps in the institutional structure and service delivery system, the County will work closely with its partners to increase and coordinate homelessness prevention resources, examine methods to adequately fund administrative costs for case management or to increase the number of case managers, and examine approaches to developing additional permanent supportive housing, family shelter and low-demand shelter. The County will also be working with the Tucson Pima Collaboration to End Homelessness to expand the coordinated entry system to non-urban areas.

In addition, the consortium will continue to support food programs, such as food banks and nutrition programs and benefits advocacy to assist people in finding public and entitlement benefits such as Social Security Disability Insurance (SSDI), veterans' benefits, food stamps, childcare assistance, Medicaid, and low-income energy assistance.

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SP-45 Goals - 91.415, 91.215(a)(4) – Pima County

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community Facilities and Improvements	2020	2024	Non-Housing Community Development	Countywide CDBG Target Areas	Community Facilities and Improvements	CDBG: \$5,936,424	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted Buildings Demolished: 10 Buildings Housing Code Enforcement/ Foreclosed Property Care: 100 Household Housing Unit Overnight/Emergency Shelter / Transitional Housing Beds added: 10 Beds Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Services	2020	2024	Non-Housing Community Development	Countywide CDBG Target Areas	Human and Public Services	CDBG: \$2,200,000	Public service activities other than Low/Moderate Income Housing Benefit: 100,000 Persons Assisted
3	Decent Affordable Homeowner Housing	2020	2024	Affordable Housing	Countywide CDBG Target Areas	Decent Affordable Housing	CDBG: \$3,500,000	Homeowner Housing Rehabilitated: 450 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Prevent and Reduce Homelessness	2020	2024	Homeless	Countywide CDBG Target Areas	Homelessness	ESG: \$1,197,033	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homeless Person Overnight Shelter: 1,000 Persons Assisted Homelessness Prevention: 200 Persons Assisted
5	Program Administration	2020	2024	Program Administration	Countywide CDBG Target Areas	Program Administration	CDBG: \$5,602,779 HOPWA: \$112,504 HOME: \$1,775,033 ESG: \$181,371	Other: 5 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development	2020	2024	Non-Housing Community Development	Countywide CDBG Target Areas	Economic Development	CDBG: \$250,000	Jobs created/retained: 50 Jobs Businesses assisted: 10 Businesses Assisted

Table 73 – Goals Summary

Goal Descriptions

1	Goal Name	Community Facilities and Improvements
	Goal Description	CDBG funding for development of or improvements to facilities for seniors, youth, persons with disabilities, abused and neglected children, neighborhood facilities, parks/ recreation facilities, child care centers, fire stations/ equipment, health facilities, nonprofit facilities, bus shelters, emergency/ transitional shelters, parking facilities, non-residential historic preservation, including energy efficiency and disability accessibility improvements; development of or improvements to flood drainage, water/sewer systems, streets, and sidewalks in LMI areas, or for economic or housing development, including disability accessibility improvements; development of or improvements to group homes, emergency shelter/ transitional housing facilities (that add beds); clearance and demolition or movement of buildings to other sites; acquisition of real property that will be developed for a public purpose; cleanup of contaminated sites; and nonprofit organization capacity building.
2	Goal Name	Public Services
	Goal Description	CDBG funding for services to LMI individuals, including persons experiencing homelessness, seniors, persons with disabilities, youth, domestic violence survivors, people with serious mental illness, people with alcohol/ substance use disorders, refugees, previously-incarcerated individuals, abused/neglected children, domestic violence survivors, improvements to or operating support for emergency/transitional shelter.

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3	Goal Name	Decent Affordable Homeowner Housing
	Goal Description	CDBG funding for rehabilitation of housing occupied by LMI owners, including energy-efficiency and disability accessibility improvements.
4	Goal Name	Prevent and Reduce Homelessness
	Goal Description	ESG funding for rent, mortgage, utility and related assistance to maintain housing stability and prevent homelessness; essential services including street outreach; operating support for emergency/transitional shelter; and monthly rental assistance for households experiencing homelessness (rapid rehousing).
5	Goal Name	Economic Development
	Goal Description	CDBG funding for business building façade improvements; nonprofit organization capacity building; assistance to microenterprise businesses, including direct financial assistance and technical assistance; debt service reserve; Section 108 loan guarantee for financing for economic development, public facilities and other physical development projects meeting CDBG eligible activity requirements.
6	Goal Name	Program Administration
	Goal Description	General program administration; indirect costs; and fair housing activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The estimated number of families who will be provided affordable homeownership and rental housing as defined by the HOME program are included in the City’s estimates. Estimates for the County share of Consortium HOME funds are 15 extremely low-income, 50 low-income, and 75 moderate-income families.

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SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Continuum of Care (CoC) currently conducts coordinated outreach activities through partnerships between the City of Tucson, Pima County, behavioral health entities, and local non-profit outreach programs. These efforts have proven effective in reaching out to unsheltered homeless people and will be continued. Outreach workers are trained to conduct VI-SPDAT screening in the field and use progressive engagement strategies with unsheltered individuals to encourage engagement with shelter, supportive housing, and other available housing subsidies.

Additionally, the City of Tucson as the collaborative application for Continuum of Care funding, has applied for Supportive Services Only (SSO)-Coordinated Entry funds to expand outreach/assessment into rural and tribal communities, to increase assessment opportunities, and to expand currently limited navigation services. If approved, this funding will allow the CoC to better and more quickly engage people experiencing unsheltered homelessness outside more populated areas with housing resources.

Addressing the emergency and transitional housing needs of homeless persons

Pima County will utilize CDBG, ESG and HOME funds to support emergency shelter and transitional housing and services for people experiencing homelessness. Activities will include operating support for emergency and transitional housing, improvements to emergency and transitional housing facilities, and rapid rehousing.

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 CoC is currently piloting an active by-name list approach that removes individuals/families from the housing referral list after 90 days with no contact. This reduces the frequency at which housing referrals are made for households that cannot be located or that have self-resolved through other resources.

The CoC is also assessing progressive engagement strategies and changes to its case conferencing procedures to increase on-going contact with people awaiting housing referral and to obtain necessary documents so that move-ins can occur swiftly. If funded, the City's SSO-Coordinated Entry project application submitted through the

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FY19 CoC Program funding competition will create 2 full-time Coordinated Entry navigator positions responsible for administering the services described above at the system, rather than the agency and/or subpopulation level.

Increased aftercare and follow-up activities are being piloted by multiple State-funded projects serving families with the aim of quickly identifying and addressing issues that could result in repeat homelessness. Training for CoC case managers and project staff related to homelessness prevention and eviction assistance resources is taking place; resources have been developed to share with participants at exit and as needed during follow-up.

Strategic plan goals will also help to strengthen partnerships between workforce and supportive housing systems, accelerate the transition to PHA vouchers or alternate resources as soon as comprehensive case management is no longer needed, aid with early housing planning for people experiencing homelessness, and accelerate receipt of SSI/SSDI benefits when possible.

These efforts will help to shorten the time that individuals and families experience homelessness; however, the shortage of housing (supportive and affordable) will continue to limit the ability of the CoC to quickly house people.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Individuals and families are able to 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.) designed 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. Additionally, families are able to 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.

Pima County's Housing First pilot program is a collaborative effort of Pima County and City of Tucson Criminal Justice systems, the City of Tucson Housing and Community Development Department and Old Pueblo Community Services. The program is designed to coordinate housing and services for people that cycle between shelters, hospitals, jails, treatment programs, and the streets and may be overlooked by traditional approaches meant to help. The program accepts referrals from the collaborating organizations and provides employment services, parenting/coaching life skills, health and behavioral health services, substance use treatment and case management services. The program addresses the underlying systemic problems that result from criminalization of homelessness, arrests and rearrests for minor infractions, and other barriers that limit access to housing and increase the likelihood of recidivism.

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SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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. The Consortium has licensed contractors available to perform appropriate abatement and/or removal procedures if lead-based paint is present. Pima County will continue to pursue lead hazard control and healthy homes funding to reduce LBP hazards and will continue community education efforts.

HUD's funding of Pima County's application for the Lead-Based Paint Hazard Control Program will target and serve low to very-low income families with children under six years of age residing in or frequenting housing built prior to 1978. Over a three-year period, the County will make lead abatement accessible to families who otherwise could not afford to inspect and potentially rid their home of lead.

How are the actions listed above integrated into housing policies and procedures?

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

1. Section 8 Housing Choice Vouchers. The PHA inspects prospective dwellings constructed prior to 1978 that will be occupied by a child under the age of six for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection includes visual inspections for chipped, peeling, chalking and deteriorated interior and exterior paint. Clearance testing may be performed after remediation by the property owner to assure a lead-safe environment.
2. Public Education. Lead Hazard Information is distributed to participants in homeownership and rental programs.

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SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Pima County and the City of Tucson work together through regional and other efforts to increase economic activity, promote jobs-based education, and provide services to help lower-income households attain higher-wage employment. Together these efforts serve to reduce the incidence of poverty. Pima County will continue to fund services that support employment including job training and employment preparation, education opportunities, transportation and child care, and to provide critical services to poverty-level families.

While the focus of an anti-poverty strategy is to reduce the incidence of poverty, Pima County recognizes that stabilization of people in crisis is a forerunner to their movement out of poverty. Consequently, the anti-poverty strategy also focuses on creating a stable family and stable and sustainable community environment. Public services for low and moderate individuals and families, people experiencing homelessness, people with disabilities and other particularly vulnerable populations are critical. These services include fresh food and hygiene items not provided through other services, support for nontraditional families and particularly-vulnerable special-needs populations, transportation services, and activities for youth.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Anti-poverty strategies complement multiple housing activities, providing services to individuals and families receiving rental assistance, living in public housing, residing in shelters or permanent supportive housing, and receiving assistance with home repairs and accessibility improvements. Improvements to LMI housing units reduce maintenance costs, improve energy efficiency and reduce the likelihood of costly physical and mental illnesses. Improvements to facilities and infrastructure in LMI neighborhoods increase public safety, provide access to critical community services and education and employment opportunities, and encourage economic integration to provide models of success for poverty-level families.

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SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The goal of monitoring is to ensure performance and compliance with federal requirements. Monitoring of subgrantees is a continuous process that involves frequent telephone contact, written communication, analysis of quarterly reports and audits, and periodic meetings. This continuous process helps staff to provide technical assistance to agencies to improve, reinforce, or augment grant performance. Emphasis is on prevention, detection and correction with a positive attitude. Whenever possible, deficiencies are corrected through discussion or negotiation in a manner that maximizes local discretion.

CDBG staff conducts monthly and quarterly desk review to ensure compliance including:

- Verification of reimbursement requests to ensure proper documentation is provided including invoices, employee time and effort sheets, and disbursements.
- Tracking of contract balances including funds budgeted, drawn, obligated in current period and to date, expended in current period and to date, and balance remaining.
- Tracking actual project accomplishments, obligations, and spending patterns against planned operations and accomplishments through the Pima County Community Impact Reporting System (CIRS).
- CAPER data collection - activity name, matrix code, description, location, compliance with national objectives, amount expended during the program year, activity status and specific units of accomplishments.

Pima County complies with HUD's IDIS reporting requirements for the CDBG program, which require viewing all activities/projects on a continuous basis with emphasis on 1) long-standing, open activities, 2) cancelled activities with draws, and 3) draws revised from one activity to another.

Staff conducts a more intense review and monitoring of about 60% of agencies annually. Monitoring tools are used to provide technical assistance that may include: setting up case management shadowing opportunities with other provider agencies; reviewing HUD eligibility criteria; identifying community resources for clients; developing outreach strategies; and brainstorming ideas to increase client engagement.

The Pima County Housing Center monitors County HOME-funded activities. HOME activities are monitored for compliance during development, at completion, and according to HUD's schedule during the period of affordability.

Expected Resources – Pima County

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

Introduction

Pima County anticipates receiving CDBG and ESG Consolidated Plan resources from the US Department of Housing and Urban Development over

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the next 5 years. Annual allocations vary considerably based on congressional appropriations and HUD allocation formulas.

Pima County also receives HOME resources through the City of Tucson-Pima County Consortium. The City of Tucson is the lead agency for HOME funds, and all HOME funding and goals are included in the City's Annual Action Plan and 5-year Consolidated Plan.

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	2,971,606	0	0	2,971,606	11,886,424	Community Development Block Grant (CDBG) funds may be used for a variety of activities that meet the needs of LMI residents and communities. Eligible activities include public services, economic development, and capital improvements such as infrastructure, facilities, housing, and Section 108 loan guarantee. Each activity must meet a CDBG national objective.

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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	258,818	0	0	258,818	2,377,285	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 74 - Expected Resources – Priority Table

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

HUD Consolidated Plan resources are leveraged with numerous federal, state, local and private resources to address the needs identified in this plan.

Federal leverage resources from the US Department of Housing and Urban Development, Federal Emergency Management Agency, and Environmental Protection Agency include:

1. Continuum of Care funding (Supportive Housing Program) received by the County for people moving from homelessness to independent, supportive living.
2. Section 8 Housing Choice Voucher funds for rent subsidies to low-income households in Pima County. Section 8 resources are managed by the City of Tucson PHA.
3. Shelter Plus Care funds for permanent supportive housing for individuals and families with disabilities experiencing homelessness, including individuals and families with serious mental illness, physical disabilities, and/or chronic substance use problems.
4. Housing Opportunities for People with AIDS – Competitive (HOPWA-C). The Positive Directions program is a collaborative effort of Pima County, the Southern Arizona AIDS Foundation and the City of Tucson that provides a continuum of care for people who are low-income and HIV positive. The goals of Positive Directions are to increase independence through subsidized, supportive housing and to maximize self-sufficiency through intensive personalized services. These goals are met by providing needed housing and support and referral services through intensive case management.
5. Neighborhood Stabilization Program 2 (NSP2) Program Income for acquisition and rehabilitation, down-payment assistance, demolition and land-banking, and redevelopment of vacant land.
6. FEMA Emergency Food & Shelter Program (EFSP). The EFSP helps nonprofit and local government agencies feed the hungry, shelter people experiencing homelessness, and prevent hunger and homelessness for people facing non-disaster emergencies. The local EFSP board annually reviews and funds applications for programs that supplement and expand current available resources for food, shelter, and rent, mortgage and utility assistance.
7. Brownfields Program. Funded by the Environment Protection Agency, the Brownfields Program assesses, safely cleans up and sustainably reuses brownfields. Brownfields are sites that are difficult to expand, redevelop or reuse due to the presence or potential presence of a hazardous substance, pollutant, or contaminant.

State leverage resources from the Arizona Departments of Housing and Economic Security include:

1. Low-income Housing Tax Credit financing for developers of affordable rental housing serving households with income below 60% of the area median income.
2. Homelessness prevention funding targeted to preventing eviction and maintaining housing stability.

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3. Emergency Shelter Grant resources for street outreach, services, emergency/transitional shelter improvements and operating, addition of emergency/transitional housing beds, rapid rehousing (rental assistance), homelessness prevention, HMIS data collection and reporting, and administration.
4. HOME funds for housing development.
5. National Housing Trust Funds for rental housing serving extremely low-income households.

Local and private leverage resources include:

1. Outside Agency Program. Funded by the Pima County General Fund, the Outside Agency Program allocates funds to nonprofit agencies that provide overarching services, emergency food and clothing, senior support, services for vulnerable and at-risk children, youth and families, temporary shelter, support services, and homelessness prevention programs.
2. Community Services, Employment and Training (CSET) programs. CSET administers workforce investment and other programs to improve the economic and social sustainability of the County. CSET programs develop skilled workers for quality jobs, assist employers to address workforce and recruitment needs, mitigate the impact of layoffs, assist households in financial crisis, and help persons with barriers, such as homelessness and lack of literacy, to transition in the County's economic talent pool.
3. Community Health programs. The Pima County Health Department is dedicated to helping residents of Pima County achieve and maintain an optimal level of wellness. The Department operates public health clinics, oversees consumer health and food safety, develops partnerships and collaborations to promote education and outreach on matters of public health and preventive health, and invests in supports for the behavioral health system.
4. Federal Home Loan Bank resources that support savings for homeownership and provide financing for affordable housing development and preservation.
5. General Obligation Bonds, should they be voter approved, to expand homeownership opportunities and provide access to affordable housing for low-income residents.
6. HOME matching funds from the County General Fund, project partners, and private resources, including sweat equity, third-party in-kind contributions, and below-market interest rate financing.
7. 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

Pima County may make available county-owned land for economic development and/or the development of housing or facilities that serve LMI people and neighborhoods.

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Annual Goals and Objectives – Pima County

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community Facilities and Improvements	2020	2024	Non-Housing Community Development	Countywide	Community Facilities and Improvements	CDBG: \$624,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 20 Household Housing Unit
2	Public Services	2020	2024	Non-Housing Community Development	Countywide	Public Services	CDBG: \$423,560	Public service activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
3	Decent Affordable Homeowner Housing	2020	2024	Affordable Housing	Countywide	Decent Affordable Housing	CDBG: \$1,200,000	Homeowner Housing Rehabilitated: 90 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Prevent and Reduce Homelessness	2020	2024	Homeless	Countywide	Homelessness	ESG: \$258,818	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted Homeless Person Overnight Shelter: 200 Persons Assisted Homelessness Prevention: 40 Persons Assisted
5	Program Administration	2020	2024	Program Administration	Countywide	CDBG Program Administration	CDBG: \$594,321	Other: 1 Other

Table 75 – Goals Summary

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Goal Descriptions

1	Goal Name	Community Facilities and Improvements
	Goal Description	CDBG funds for development of or improvements to facilities for seniors, youth, persons with disabilities, abused and neglected children, neighborhood facilities, parks/ recreation facilities, child care centers, fire stations/ equipment, health facilities, nonprofit facilities, bus shelters, emergency/ transitional shelters, parking facilities, non-residential historic preservation, including energy efficiency and disability accessibility improvements; development of or improvements to flood drainage, water/sewer systems, streets, and sidewalks in LMI areas, or for economic or housing development, including broadband, disability accessibility improvements; development of or improvements to group homes, emergency shelter/ transitional housing facilities (that add beds); clearance and demolition or movement of buildings to other sites; acquisition of real property that will be developed for a public purpose; nonprofit organization capacity building; and cleanup of contaminated sites.
2	Goal Name	Public Services
	Goal Description	CDBG funding for services to LMI individuals, including persons experiencing homelessness, seniors, persons with disabilities, youth, domestic violence survivors, people with serious mental illness, people with alcohol/ substance use disorders, refugees, previously-incarcerated individuals, abused/neglected children, domestic violence survivors, improvements to or operating support for emergency/transitional shelter.
3	Goal Name	Decent Affordable Homeowner Housing
	Goal Description	CDBG funding for rehabilitation of housing occupied by LMI owners, including energy-efficiency and disability accessibility improvements.

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4	Goal Name	Prevent and Reduce Homelessness
	Goal Description	ESG funding for rent, mortgage, utility and related assistance to maintain housing stability and prevent homelessness; essential services including street outreach; operating support for emergency/transitional shelter; and monthly rental assistance for households experiencing homelessness (rapid rehousing).
5	Goal Name	Program Administration
	Goal Description	Program administration, including indirect costs, fair housing activities.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are recommended to the Pima County Board of Supervisors through a competitive Community Planning Application process administered via the County's Citizen's Participation Plan.

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

Pima County prioritizes its HUD entitlement funding in unincorporated and designated Community Development Target Areas (CDTA). In order for an area to be designated as a CDTA, at least 51% of the population in a Census Block Group must be LMI to meet the LMA CDBG National Objective.

Pima County provides direct technical assistance and guidance to its municipalities that participate in the HUD Urban County Program, which includes the Towns of Marana, Oro Valley, Sahuarita, and the City of South Tucson. Additionally, Pima County directly assists the Flowing Wells Neighborhood Association and Community Coalition (FWNACC) in the implementation of the HUD designated Flowing Wells Neighborhood Revitalization Strategy Area (NRSA).

Per 2 CFR 200, Pima County conducts annual risk assessments for all HUD funded Subrecipients; identifies agencies for on-site monitoring during the fiscal year; and provides justification to fund smaller, more rural community entities where HUD and Pima County resources may be the only potential funding opportunity for community improvement projects and programs. For ESG funds, direct consultation and coordination with the local Continuum of Care, Tucson Planning Council for the Homeless (TPCH), is incorporated into Pima County's – and the City of Tucson's – final recommendation for HUD-funded activities.

AP-38 Project Summary

Project Summary Information

1. Community Facilities and Improvements – CDBG \$624,000 for: CDBG funds for development of or improvements to facilities for seniors, youth, persons with disabilities, abused and neglected children, neighborhood facilities, parks/ recreation facilities, child care centers, fire stations/ equipment, health facilities, nonprofit facilities, bus shelters, emergency/ transitional shelters, parking facilities, non-residential historic preservation, including energy efficiency and disability accessibility improvements; development of or improvements to flood drainage, water/sewer systems, streets, and sidewalks in LMI areas, or for economic or housing development, including broadband, disability accessibility improvements; development of or improvements to group homes, emergency shelter/ transitional housing facilities (that add beds); clearance and demolition or movement of buildings to other sites; acquisition of real property that will be developed for a public purpose; nonprofit organization capacity building; and cleanup of contaminated sites.

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Planned Activities include: Amado Youth Center improvements; Arivaca Townsite Water Company building; Avra Water Co-op aging meter replacement; Flowing Wells speed calming measures; Three Points Fire District thermal imaging cameras; Sahuarita Food Bank facility improvements; City of South Tucson fire and rescue equipment; Pima County Las Artes improvements; Catholic Community Services facility upgrades; Interfaith Community Services increased food bank capacity; Tucson Clean and Beautiful climate resilient communities; and Watershed Management Group green stormwater infrastructure.

2. Public Services – CDBG \$423,500 for: services to LMI individuals, including persons experiencing homelessness, seniors, persons with disabilities, youth, domestic violence survivors, people with serious mental illness, people with alcohol/ substance use disorders, refugees, previously-incarcerated individuals, abused/neglected children, domestic violence survivors, improvements to or operating support for emergency/transitional shelter.

Planned Activities include: Ajo Center for Sustainable Agriculture seeds of future; Ajo-International Sonoran Desert Alliance Ajo Works; Portable Practical Educational Preparation Amado teen project; Drexel Heights Fire District family safety program; Flowing Wells Amistades teen program; Flowing Wells School District resource center; Altar Valley School District; Town of Marana neighborhood cleanup; City of South Tucson code enforcement, community clean up, crime prevention and education, and youth programs; Administration of Resources and Choices senior boarding home project; Catholic Community Services getting ahead program; Chicanos Por La Causa youth program; Incremental Development Alliance small business development; Living Street Alliance bicycle pedestrian program; and Pima Prevention Partnership teen court.

3. Homeowner Housing Rehabilitation – CDBG \$1,117,173 for: rehabilitation of housing occupied by LMI owners, including energy-efficiency and disability accessibility improvements.

Planned Activities include: Ajo-International Sonoran Desert Alliance Ajo Builds program; Town of Marana emergency home repair and owner-occupied housing rehabilitation; Pima County emergency septic and home repair programs; Community Home Repair Projects of Arizona emergency home repair; DIRECT Center for Independence home access program; Habitat for Humanity Tucson owner-occupied housing rehabilitation.

4. CDBG Administration and Planning – CDBG \$593,000 for program administration, including indirect costs and fair housing activities.
5. Emergency Solutions Grant – ESG \$258,818 for: rent, mortgage, utility and related assistance to maintain housing stability and prevent homelessness; essential services including street outreach; operating support for emergency/transitional shelter; and monthly rental assistance for households experiencing homelessness (rapid rehousing); and program administration.

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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

Assistance will be directed to areas outside the City of Tucson, with particular emphasis on areas that qualify as Community Development Target Areas.

Rationale for the priorities for allocating investments geographically

Pima County consists of 9,189 square miles - an area larger than the States of Rhode Island, Delaware and Connecticut combined. There are 5 incorporated cities and towns in Pima County, yet much of the County is unincorporated.

Each year CWD follows a Community Planning Process for projects, combining CDBG, Emergency Solutions Grant and Outside Agency Program funds. The Town of Marana and the City of South Tucson, the County's two subrecipients, also followed a community planning process and submit funding recommendations to CWD for activities in their jurisdictions.

All areas of unincorporated Pima County and incorporated jurisdictions outside the City of Tucson are eligible to apply for CDBG funds from Pima County. Some areas are eligible for designation as a Community Development Target Area (CDTA). CDTA designation allows a community to apply for CDBG funds using the CDBG areawide benefit objective without conducting special surveys to determine whether there are sufficient LMI households to meet CDBG requirements.

In general, to be designated as a CDTA at least 51% of the population in a Census Block Group must be LMI according to HUD LMISD data. Analysis of the LMISD data identified 18 Community Development Target Areas. Not all CDTAs will submit projects each year, nor will all CDTAs have projects that are funded each year.

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Discussion

Application forms were posted on ZoomGrants and discussed with area agencies or residents attending the 17 public meetings; email notice was also provided to contacts on Pima County's distribution list.

Proposals were reviewed using the following criteria. Staff will make funding recommendations to the Board of Supervisors in April:

- Eligibility of project
- Leverage of other funds
- Geographic distribution of projects
- Total cost and cost feasibility
- Urgency of the project
- Capacity for project to achieve objectives and be successful
- Capacity of project to clearly link to HUD statutory objectives and goals
- Coordination with other community development efforts
- Evidence of substantial neighborhood or public support
- Benefit to a high number of low/moderate income people
- Plan for permanent funding
- Ability to spend funds in timely manner

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

Introduction

This section describes how Pima County will reach out to and assess the needs of people experiencing homelessness, address their emergency and transitional housing needs, help them to transition to permanent housing and independent living, prevent repeat homelessness, and prevent homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The CoC currently will coordinate outreach activities through partnerships between the City of Tucson, Pima County, behavioral health entities, and local non-profit outreach programs. These efforts have proven effective in reaching out to unsheltered homeless people. Outreach workers are trained to conduct VI-SPDAT screening in the field and use progressive engagement strategies with unsheltered individuals toward the aim of engaging them in shelter, supportive housing, and/or other available housing subsidies.

Additionally, the City of Tucson has applied for SSO-Coordinated Entry funds through the CoC Program to expand outreach/assessment into rural and tribal communities, to increase assessment opportunities, and to expand currently limited navigation services. If approved, this will allow the CoC to better and more quickly bridge people experiencing unsheltered homelessness to housing resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG funds will be used to support emergency and transitional housing for people experiencing homelessness. Funds will provide essential services, including operations and maintenance for facilities assisting people experiencing homelessness, including particularly vulnerable populations.

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 CoC is currently piloting an active by-name list approach that removes individuals/families from the housing referral list after 90 days with no contact. This reduces the frequency at which housing referrals are made for households that cannot be located or that have self-resolved through other resources. The CoC is also assessing progressive engagement strategies and changes to its case conferencing procedures to increase on-going contact with people awaiting housing referral and to obtain necessary documents so that move-ins can occur swiftly upon

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housing referral. If funded, the City's SSO-Coordinated Entry project application submitted through the FY19 CoC Program funding competition will create 2 full-time Coordinated Entry navigator positions responsible for administering the services described above at the system, rather than agency/subpopulation, level.

Increased aftercare and follow-up activities are being piloted by multiple State-funded projects serving families with the aim of quickly identifying and addressing issues that could result in repeat homelessness. Training for CoC case managers and project staff related to homelessness prevention and eviction assistance resources is taking place and resources have been developed to share with participants at exit and as needed during follow-up.

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 are able to 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.) designed 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. Additionally, families are able to 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.

Pima County's Housing First pilot program is a collaborative effort of the Pima County and City of Tucson Criminal Justice systems, the City of Tucson Housing and Community Development Department and Old Pueblo Community Services. The program is designed to coordinate housing and services for people that cycle between shelters, hospitals, jails, treatment programs, and the streets and may be overlooked by traditional approaches. The program accepts referrals from the collaborating organizations and provides employment services, parenting/coaching life skills, health and behavioral health services, substance use treatment and case management services. The program addresses the underlying systemic problems that result from criminalization of homelessness, arrests and rearrests for minor infractions, and other barriers that limit access to housing and increase the likelihood of recidivism.

Discussion

Pima County is an active member of the Tucson Pima Collaboration to End Homelessness. ESG and leverage funding, including several pilot programs and activities are directed towards preventing and reducing homelessness.

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

Introduction

This section discusses Pima County'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

Pima County's central long-term community development goal is to build healthy communities, focusing resources on community needs, particularly the needs of low and moderate income and other vulnerable residents. The principle of healthy communities means that communities provide the opportunities for people to thrive - economic growth, social vitality, environmental responsibility, access to healthy food, and to the extent possible access to transportation and housing choices.

Consolidated Plan resources are combined with other federal and local resources to address underserved needs, generally in five categories:

1. Community Services: overarching services for the entire County.
2. Emergency Food and Clothing: attending to the immediate needs of food & clothing.
3. Senior Support: services for the vulnerable elderly (meals, socialization, recreation, and volunteer coordination).
4. Support Services, Shelter and Domestic Violence Services: temporary shelter (for people experiencing homelessness, domestic violence survivors, youth, etc.); support services (case management, legal assistance, housing location assistance, etc.); and preventing homelessness among all vulnerable populations (identify, intervene and transition to permanent affordable housing).
5. Youth, Young Adults and Family Support: services for vulnerable and at-risk children, youth, young adults and families.

Actions planned to foster and maintain affordable housing

During the coming year, the County will:

- Promote homeownership by providing down payment and closing cost assistance to LMI households in partnership with the City of Tucson, local HUD-approved housing counseling agencies and locally-approved Community Housing Development Organizations.
- Promote the development of affordable housing to serve low-income homebuyers and renters.
- Coordinate resources with the Pima County Community Land Trust to provide affordable housing units.
- 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, WISH and IDEA

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Programs; and land and resources donated by municipalities.

- Continue to provide affordable housing referral and information access, including web-based listings of affordable rental housing choices and service resources.
- Continue monitoring of previously funded affordable housing activities for compliance with federal and local regulations.

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 Consortium 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 Consortium follows a multi-pronged approach to reduce lead hazards:

1. Section 8 Housing Choice Vouchers. The PHA inspects prospective dwellings constructed prior to 1978 that will be occupied by households that have a child under the age of six for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection includes visual inspections for chipped, peeling, chalking and deteriorated interior and exterior paint. Clearance testing may be performed after remediation by the property owner, to assure a lead-safe environment.
2. Public Education. Lead Hazard Information is distributed to participants in homeownership and rental programs.

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Actions planned to reduce the number of poverty-level families

Pima County 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, and ESG funds are efforts to reduce the number of persons living in poverty and improve the quality of life for city residents.

The County 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 County 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, including:

1. Community Services: overarching services for the entire County.
2. Emergency Food and Clothing: attending to the immediate needs of food & clothing.
3. Senior Support: services for the vulnerable elderly (meals, socialization, recreation, and volunteer coordination).
4. Support Services, Shelter and Domestic Violence Services: temporary shelter (for homeless, victims of domestic violence, teens, etc.); support services (case management, legal assistance, housing location assistance, etc.); and preventing homelessness among all vulnerable populations (identify, intervene and transition to permanent affordable housing).
5. Youth, Young Adults and Family Support: services for vulnerable and at-risk children, youth, young adults and families.

Pima County will also continue its efforts to attain HUD's Section 3 goals:

- Distribute Section 3 employment, training and contracting information through the Pima County One-Stop, other County departments and employment agencies;
- Conduct pre-bid and pre-construction meetings for Section 3 covered projects to inform contractors of Section 3 employment, contracting, and training opportunities goals and requirements;
- Collect Section 3 reporting information on a quarterly basis from sub-recipients and submit an annual report to HUD.

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Actions planned to develop institutional structure

The City of Tucson and Pima County recognize the benefits of increasing administrative efficiencies to improve the delivery system. During the next year the Consortium members will:

1. Reestablish their respective Housing Commissions to address the need for affordable housing.
2. Work with program partners to:
 - Increase and coordinate homelessness prevention resources; and
 - Examine approaches to developing additional permanent supportive housing, family shelter and low demand shelter.
3. Evaluate a first-come, first-served process for allocating HOME rental housing funds to quickly address the need for rental housing.
4. Examine alternate methods of fair housing outreach and education to reach a broad range of individuals and organizations.
5. Develop resources to reach landlords and encourage participation in tenant-based rental assistance and acceptance of households with unique backgrounds.
6. Examine methods of increasing homelessness outreach in rural areas.

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 a participant in the Continuum of Care, the County will continue to work with public and private housing and social service agencies to improve coordination between workforce development resources and Section 8 Housing Choice Voucher and public housing programs for people experiencing homelessness.

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Discussion

To address identified impediments to fair housing choice, Pima County will:

- Continue funding for fair housing education, outreach and enforcement activities throughout Pima County. 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 Pima County Housing Center.
- Require robust affirmative marketing by recipients of CWD funds.
- Affirmatively further fair housing by encouraging the investment funds in projects and programs that invest in areas of racial and ethnic concentrations or assist residents to relocate to areas of high opportunity.
- Celebrate Fair Housing Month by organizing a community event.

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Program Specific Requirements

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

Introduction

This section describes Consolidated Plan Annual Action Plan requirements specific to the CDBG and ESG programs operated by Pima County.

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%

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Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

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

The Emergency Solutions Grant Policy Manual is attached.

7. 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 Coordinated Entry process is a "no wrong door" approach that uses a standardized process from initial engagement to successful housing placement. In summary, the policies and procedures include:

- Trained homeless 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 HMIS.
- Each housing program serves as the primary point of contact to assist a matched client with navigating their matched housing program. The navigator works with outreach teams to locate the client 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, matching them to an intervention, and within each category, prioritizing placement into housing.

8. 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.

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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 RFP's through public meetings throughout the RFP period. The City of Tucson and Pima County jointly make funding allocations through an allocation committee. Members of the allocation committee are selected for their knowledge of services and participation in the Continuum. Committee members first review and rank proposals individually. Proposals are then reviewed and ranked by the committee, which makes the final funding recommendations.

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

The Tucson Pima Collaboration to End Homelessness reaches out to and consults with individuals currently and formerly experiencing homelessness in considering policies and funding decisions regarding facilities and services funded with ESG resources.

10. Describe performance standards for evaluating ESG.

The Tucson Pima Collaboration to End Homelessness ESG Written and Performance Standards provide measures to evaluate the effectiveness of:

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

Attachment – Public Forums Summary

The Consortium held a series of 9 community forums to receive input, discuss topics of interest, and identify priorities. A tour of a centralized services facility was also conducted. 110 individuals attended the forums. A summary of the forums and input received is included in the attachments.

Eleven common topics were discussed across the forums:

1. Affordable housing crisis;
2. Increasing homelessness;
3. Data collection and numeric goals need to be established;
4. Community and neighborhood leadership planning and leadership development;
5. Local regulatory barriers and incentives;
6. HUD program regulatory barriers;
7. Intentional collaboration, coordination and partnerships (including systems support and capacity building for rural areas, relationships with the private sector, and cross-collaboration with health care providers);
8. Limited administrative funding and case manager burnout;
9. Living wage employment;
10. Needed link between transportation, child care and essential services;
11. Financial education and counseling.

Cross-referenced with resident and stakeholder survey results, fifteen priorities emerged:

1. Permanent supportive housing and case management for people experiencing homelessness;
2. Homelessness prevention;
3. Health clinics and health/mental health services;
4. Public safety facilities;
5. Transportation and transit systems, including streets, sidewalks, etc.
6. Broadband infrastructure;
7. Child care centers and services;
8. Libraries and other community facilities;
9. Employment, job training and job search/placement services;
10. Fair housing services;
11. Financial education and counseling;
12. Small business assistance;
13. Services and housing for seniors, youth and people with disabilities;
14. Owner-occupied housing rehabilitation; and
15. Affordable rental housing.

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Low-barrier Shelter and Housing Tuesday September 17, 2019

- Need to establish specific numerical goals
- Critical for people with pets and those who may still be using drugs or alcohol; programs prohibit on-site use
- Declining permanent supportive housing and increasing chronic homelessness are demonstrated in most recent count
- Opiate abuse & overdose an increasing problem along with health conditions
- Population of people needing low-barrier shelter/housing is aging adding to concerns about addressing whole person
- Biggest barriers are lack of transitional housing, lack of permanent supportive housing, no affordable housing to graduate people to, no HS diploma or equivalent, and employer rejection
- The VA is pushing people aside and not helping them because their needs are not “bad” enough (drug abuse + PTS)
- How much will it really cost to house everyone?
- Need 350-400 additional beds, which will house 1,000+ people per year
- Need to tell the story in a less disjointed way
- Bridge housing for families – not enough of it
- Process for getting people into Arizona Long Term Care system and other health care systems is lengthy and difficult
- Agencies + government + business leaders need to formulate a plan to address homelessness
- Need real number goals by population
- Agency’s relationships with landlords are critical
- Need to raise wages and address affordable housing shortage or problem will continue
- Mental illness carries stigma that is difficult to address
- Need to focus more on solution and less on problem
- NIMBY, primarily related to higher density is a barrier
- Eliminate regulatory barriers to affordable housing development – fast track, variances, reduced parking requirements for non-driving population, reduce landscaping requirements
- Make the argument to attract real estate investors by demonstrating how they can be profitable by investing in affordable housing
- Allow more project-based vouchers in a project to make it work
- Encourage private-sector investment with sound property management and services with some guarantee of basic income; investors may accept a lower return in exchange for social investment
- Move beyond subsidies to incentives

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- Think about the future and increase the number of accessible units
- Connect agencies and services with property managers
- Need for mobility counselors and property management liaison
- Consider infill housing, particularly cottage housing and tiny homes
- Build for single people and older single people
- Look at opportunities for communal and shared living

Homelessness Prevention and Housing Stability for Vulnerable Populations Tuesday September 17, 2019

- Perform a cost-benefit analysis to better understand the cost to other systems (e.g. justice, health)
- Professionals in this business are seriously underpaid
- Simply not enough affordable housing
- Look to more performance-based contracting
- Invest more than HUD funds in innovative ideas or practices that won't fit in the heavily-regulated environment
- Many of the people needing help are single mothers and older adults
- Need a path for people to attain independence, such as single-mother scholars that moves single moms out of poverty to degrees and well-paid employment
- Behavioral health system needs to be more of a partner
- Affordable child care a barrier
- Therapeutic support is essential for people coming from trauma
- Use trauma-informed models
- Dispel myths about domestic abuse survivors and the potential for continued violence
- Paying higher security deposits and paying in advance can bring averse landlords to the table
- Need to look more closely at special-purpose housing choice vouchers
- Delayed HCV payments to landlords are causing them to not participate
- Need solid data on cost to support affordable housing rather than just the cost of evictions
- Expand financial counseling so people can learn how to manage their finances
- Opportunity to work with faith community
- Need more unrestricted resources, the regulatory burden of HUD programs and of each separate program make addressing the problem a challenge
- Regulatory requirements associated with funds require a lot of expertise and every program is different in what it requires
- People need support to age in place
- Disability can strike at any time and we need to be prepared to help people

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- Keeping people living independently is essential
- Aging boomers will only exacerbate affordable housing shortage
- Regulatory barriers to infill and modular housing need to be removed
- Youth have complex trauma, often come from generational poverty; 20% have been trafficked
- General distrust of system needs to be addressed first
- Create living wage jobs
- There has to be a range of low barrier shelter and housing options
- Mental health and substance abuse providers need to be at the table
- Utility companies are a potential resource
- The now defunct housing rehabilitation collaborative is a good model of city leadership
- Bring first responders into the discussion
- Create a matrix of all potential services so referrals can be made and people aren't stuck on the phone trying to reach somebody who can help
- The Continuum of Care needs paid staff to liaise with landlords and property managers
- Communication skills to deal with various populations (e.g. youth) is needed
- Homelessness is actually increasing
- Take a wholistic approach to prevention
- Evening hours for intake critical
- Programs that require an eviction notice prior to providing help don't address the problem fast enough
- Over 13,000 evictions in 2017
- Not enough people to manage the resources
- Remove programmatic barriers, particularly with federal programs
- Coordinated entry is actually a barrier to helping people when they are in crisis – we get dinged if we don't use the system
- Not enough staff or admin dollars – every proposal is a challenge to make sure we aren't asking for "too much" admin
- Need competitive wages for case managers – many of them are eligible for the programs they are helping people navigate
- Validate prior problems with HCV and difficult tenants so landlords & property managers participate
- More intentional partnerships with mental health providers
- Mitigate risk for landlords who may have had a bad experience
- After hours crisis intervention is critical, otherwise jail is often the only alternative
- Mental health system has changed significantly – need a map of the system; it is too much to navigate

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Preventing Repeat Homelessness Tuesday September 17, 2019

- Statewide hotline an idea but how does it get people to resources
- Pima county emergency services network of 5 agencies allows county to find someone who can help with pending evictions
- New program requires getting to root cause of eviction; critical
- People cannot demonstrate that their housing is sustainable after eviction prevention assistance
- Difficult to follow up with people after they have received assistance; phone numbers change frequently
- Look at leveraging other resources, such as LIHEAP
- University of AZ has a tenant rights program that can help people
- 30, 60 and 90 day follow ups provide important information
- Volunteers like those used by ICS are important part of getting people help
- People need more education about what “pay or quit” means
- Resources for tracking could help – need to define what to track
- Lack of good paying jobs
- A lot of people have relapse
- Too many people living marginally
- Average placement wage for people coming out of program is \$12.75/hour
- “you are not your experience; you are a whole person” needs to be communicated consistently
- People would benefit from a low-interest loan program, usury rate is 36% and this is so high that people have no hope of ever getting ahead
- Government needs to be more accessible electronically
- Unrestricted resources are critical, too many regulatory barriers with HUD programs
- Recognize that housing is health care and health care is housing
- Mental illness one of the biggest barriers to long-term housing stability
- Need to support mental health system to get them the resources the need to be at the table
- Housing first is a rub against housing stability
- Financial education and counseling are critical component
- Work with property managers and landlords to get them to waive late fees for people who attend financial education classes
- Provide TBRA for people who are running out of rapid rehousing assistance and aren’t ready for permanent housing
- Intensive services
- More than one month of assistance at a time so people can get back on their feet
- Build more affordable housing for people on fixed incomes

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- Acquire land close to transportation and employment
- Provide case management, not just financial assistance
- Develop a local housing trust fund
- Provide land use incentives and density bonuses

Mixed-income and Workforce Housing Wednesday September 18, 2019

- Scale is a problem when trying to mix incomes
- Nonprofit developers and housing operators/providers can work together to get units to the people most in need
- Social entrepreneurship needs to be harnessed
- Zoning is a barrier to getting necessary density
- Invest HOME in something other than LIHTC projects
- Require extended affordability periods
- Find a way to retain units being lost from the inventory
- Move away from the notion of permanent affordability to a shared equity model
- Make assets and resources inheritable to keep housing affordable
- Buy affordable units in market rate projects through incentives
- Establish a goal for a percentage of total units that will be affordable
- Work with the development community to understand what will work for them
- Learn to speak the language of developers so can have a discussion that is beneficial to both sides
- Provide incentives, which could include subsidies
- Have a mechanism to pay in fees or waive the fees that can be waived

Anchor Institutions and Investments Wednesday September 18, 2019

- Cultural sensitivity and preservation essential
- Invest in people, place and systems
- Listening is critical
- Invest in community engagement
- Invest in community leadership institute
- Find out why people live where they live
- Bring jobs

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- Look at opportunity zones as potential resources
- Process for establishing opportunity zones didn't do a good job of bringing in residents to decide their role
- Leverage GPLET as incentive for affordable housing, not just economic development
- Provide more public information on redevelopment and revitalization plans
- Need to remember and honor Hispanic and Native American influence
- Absentee landlords create a problem, especially with gentrification
- Need mechanism to help legacy families stay in their neighborhoods
- Bank land for future development
- There needs to be accountability as to community benefit
- Neighborhoods need leadership training and technical assistance
- Look to community college and education system to help build programs that serve neighborhoods and the people who live in them
- Child care center needs to be included in plans
- Community engagement is key to finding out what neighborhood residents want and need
- Leverage hospitals and their Affordable Care Act community investment requirements
- Uncover what institutions could be anchors for affordable housing

The Role of HUD Funding in Neighborhood Preservation Wednesday September 18, 2019

Quality Affordable Housing

1. Housing Rehab
 - a. Working families need support to make upgrades to their homes
 - b. Multi-generational households – families needing to build additions to their existing homes for children returning home
 - c. Having a neighborhood-focused intervention for addressing affordable housing options
2. Home Ownership
 - a. Stabilizes neighborhoods and reduces poverty
 - b. There are concerns over changing neighborhoods and code enforcement working with the community
3. Land Incentives
 - a. Take over dilapidated homes and demolish them to develop a space that benefits the community
 - b. Create incentives to build affordable housing
4. Rental Housing
 - a. Offer more programs for low-income residents to assist with preventing evictions
 - b. Preserve low-cost rental housing and developing new affordable rental units

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5. Tenant/Rental Assistance
 - a. Long Section 8 waitlists and not enough financial assistance for low-income renters
6. Tenant & Landlord Education
 - a. Lack of communication from renters and landlords
 - b. Tenants need more education on their rights, including mobile home owners renting lots in trailer parks
7. Regulatory Land Use Incentives
8. Flexible Funding
 - a. Finding and utilizing non-federal funds to get people into homes
9. Special Housing Types
 - a. Examples such as tiny homes and accessory dwelling units

Community

1. Neighborhood Planning
 - a. Preserving small communities
 - b. Looking at Opportunity Zone costs to neighborhoods and businesses encroaching on neighborhoods
 - c. Securing communities and making them sustainable
 - d. Securing a neighborhood's culture, education, and safety
 - e. Neighborhoods need more resources
2. Street Sidewalks, Curbs, Gutters, etc.
 - a. Building capacity of agencies servicing neighborhoods
 - b. Creating NRSAs
 - c. Creating CDBG set-aside specifically for neighborhoods
 - d. Green infrastructure projects on right of ways that will be followed-up by neighborhood cleanups and green infrastructure stewardships projects
3. Parks & Playgrounds
 - a. Provide services for youth and seniors
 - b. Create more shaded public spaces
4. Code Enforcement
5. Fresh Food Access
 - a. Residents who are facing social isolation who participate in a community garden will have a community space that is intergenerational and educational, which leads to neighborhood stabilization
6. Flood & Drainage
 - a. Green infrastructure projects
7. Utility Assistance

Special Populations

1. Seniors

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- a. Increasing homeless senior population as well as local aging population
2. Illiterate Adults
 - a. Literacy reduces societal ills and increases job opportunities
3. Prioritize the Needs of the Most Vulnerable
 - a. Housing needs should be addressed first, other needs are secondary and can be addressed once someone is housed (Housing First model)

Community Services

1. Transportation
 - a. There is limited access to public transit, some public housing is isolated, there is a need for increased public transit services
2. Childcare
 - a. Need more affordable quality childcare for young children as well as afterschool programs, this will increase residents' participation in the workforce and self-sufficiency

Rural Community Needs Roundtable Discussion Thursday September 19, 2019

- Law enforcement is often primary contact with rural homeless
- Mobile home habitability a huge issue
- A lot of manufactured homes are not affixed making it difficult to help people
- Manufactured homes in floodplain need to be built correctly or moved
- Can't use HUD funds in units that are not affixed
- Many mobile and manufactured homes in rural areas are not habitable
- Support models that will provide for mobile and manufactured housing replacement, such as Habitat for Humanity rapid deployment program that also provides job training opportunities
- People can't access services because the services are in urban areas
- Transportation to services is a big issue for most low-income people who most need the help
- Need loan options for housing rehab or replacement
- Rural organizations are not involved in the Continuum of Care, which is focused on urban organizations and problems
- Create networks of opportunity with faith organizations, schools, health centers
- County needs to facilitate collaboration and participation
- People don't trust the system
- "militia" roots people out of where they are
- Build community leaders and leadership networks that can be sustained

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- Schools an important resource but have multiple responsibilities and roles – e.g. McKinney Vento plus Family Resource center
- People who have a roof over their head, regardless of weather it is leaking don't consider themselves homeless
- People are living in uninhabitable housing but don't view themselves as homeless
- There are some long-standing partnerships that can serve as models
- Build key person capacity and capacity to fill the void when key person is not available or moves
- Community Action Agencies need to be a part of coordinated entry if people in rural areas are going to be reached
- HUD regulatory requirements cause unnecessary delays to getting people the help that they need
- Emergency repairs are only a band aid and if HOME funds are used then agencies can't later come in and complete the rehab or replacement that is really needed
- Involve schools and health centers in coordinated entry
- 250 people on waiting list for assistance and can help about 8 each year
- Desperately need unrestricted resources
- Look at Habitat for Humanity ambassadors as a model for outreach

Improving Access to Healthy Food /Local Food Eco-systems Thursday September 19, 2019

- Need to get to the root causes of hunger and poverty
- Poverty inequality a big issue – they have no voice
- One in four Pima county children are food insecure
- Food systems need to be culturally sensitive and relevant
- The key is leadership development and engagement to give people voice
- Need to move beyond charitable model
- Civic engagement and training could build equity
- Need support for grounds up approaches
- Programs should be co-created with beneficiaries; beneficiaries need to be educated on participation and their capacity developed to engage
- Create co-operatively owned businesses to create community wealth
- Grants to help communities and neighborhoods organize
- Loans for cooperative business development
- Look to education programs (e.g. rainwater harvesting) to engage people
- Provide seeds, soil and instruction
- Provide food for cooking demonstrations so people learn how to cook fresh foods that they acquire or grow

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- Support agriculture club for youth
- Develop a school garden and work it with the culinary program
- Provide a central place for people to build their home-based businesses cooperatively (e.g. commercial kitchen and restaurant)
- Support nutrition education ambassadors
- Support edible landscapes and school yards
- Make events kid friendly to get the adults to come and participate
- Be willing to invest in things with no immediate payout
- Support people to start something and figure out how to sustain it
- Use relationship capital to build networks and resources

Centralizing Resources Thursday September 19, 2019 Tour

No comments

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Multi-purpose / Hybrid Facilities Thursday September 19, 2019

- Be persistent
- Get to know your elected officials and government staff
- Use or form neighborhood association
- Make sure there is something for everyone – involve them in the planning process and keep listening as the community changes
- Insist on cross collaboration among government departments
- Network with other agencies to provide services (e.g. senior meals, after school program)
- Charge rent for use of facilities to ensure sustainability
- Provide essential services such as VITA during tax season
- Look to churches and civic clubs to rent space
- Bring in key organizations, such as credit union and health clinic

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Attachment – Facilities Serving People Experiencing Homelessness

YEAR-ROUND EMERGENCY SHELTER		
Organization Name	Project Name	
Emerge! Center Against Domestic Abuse	Wings of Freedom ES	93
Gospel Rescue Mission	Men's Shelter	55
Gospel Rescue Mission	Women and Children's Center	102
OPCS	COT Low Demand Shelter 2	20
OPCS	Low Demand Shelter	16
OPCS	Reentry Emergency Shelter	4
OPCS	REH	35
OPCS	Steps for Vets	18
Our Family Services	Family Emergency Shelter	24
Our Family Services	Motel Vouchers	3
Our Family Services	RHY Reunion House	4
Our Family Services	T Emergency Shelter	5
Our Family Services	Youth Emergency Shelter	10
Primavera Foundation	Casa Paloma	4
Primavera Foundation	Family Pathways Shelter	39
Primavera Foundation	Men's Shelter	96
Primavera Foundation	Motel Vouchers	34
Salvation Army	HH Shelter Transitional & JEC	24
Salvation Army	Hospitality House	80
Salvation Army	Motel Vouchers	6
Salvation Army	Veterans Emergency Shelter	3
Sister Jose	Sister Jose Women's Shelter	36
Southern Arizona AIDS Foundation	HOPWA Motel ES	25
Sullivan Jackson Employment Center	AZ DES PC OPCS ES	9
Sullivan Jackson Employment Center	FEMA Motel Vouchers	15
Sullivan Jackson Employment Center	Motel Vouchers	7
	TOTAL YEAR-ROUND BEDS	767

SEASONAL & OVERFLOW EMERGENCY SHELTER		
Franciscan Ministries	Sacred Heart Shelter	55
Gospel Rescue Mission	Men's Shelter	30
Primavera Foundation	Men's Shelter	2
Salvation Army	Operation Deep Freeze	54
	TOTAL SEASONAL & OVERFLOW BEDS	141

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TRANSITIONAL HOUSING		
Catholic Community Services	Pio Decimo Center Transitional Housing	68
Community Partners Inc.	Medical Respite	13
Esperanza En Escalante	GPD Bridge Housing	42
Esperanza En Escalante	GPD Hospital to Housing	10
Esperanza En Escalante	GPD Service Intensive	45
OPCS	GPD Bridge Housing	23
OPCS	Oasis Project	46
Our Family Services	Blacklidge Youth Transitional	2
Our Family Services	RHY Common Unity	22
Our Family Services	RHY Couples Program	23
Primavera Foundation	Casa Paloma TH	5
Southern Arizona AIDS Foundation	AVP OVW TH	20
Southern Arizona AIDS Foundation	Ryan White Transitional Housing	110
Sullivan Jackson Employment Center	La Casita	19
TOTAL BEDS		448

RAPID REHOUSING		
Catholic Community Services	DES RRH	4
Community Bridges, Inc.	ADOH CBI RRH	48
Compass Affordable Housing	Community Stabilization Tucson RRH	3
Compass Affordable Housing	Housing Solutions Tucson RRH	4
Emerge! Center Against Domestic Abuse	Rapid ReHousing	2
Our Family Services	ADOH RRH	65
Our Family Services	Home Again RRH	85
Our Family Services	Rapid Rehousing-DES	21
Our Family Services	Secure Futures RRH	17
Our Family Services	Your Place	8
Primavera Foundation	ADOH RRH	6
Primavera Foundation	DES Rapid Rehousing	16
Primavera Foundation	SSVF	47
Sullivan Jackson Employment Center	Advent RRH	106
Sullivan Jackson Employment Center	CASA RRH	46
Sullivan Jackson Employment Center	DES PC CBI RRH	8
Sullivan Jackson Employment Center	One Stop RRH	12
Sullivan Jackson Employment Center	PC Links RRH	49
TOTAL BEDS		547

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PERMANENT SUPPORTIVE HOUSING		
Arizona Department of Housing (ADOH)	ADOH Pima SPC TRA	162
City of Tucson HCD	ECHO Project	86
City of Tucson HCD	Pathways	26
City of Tucson HCD	SPC II	164
City of Tucson HCD	SPC IV	134
CODAC	ESHP	29
CODAC	Solitude	30
Community Partners Inc.	Frontiers	26
COPE Community Services, Inc.	Life Works	41
OPCS	Agave PSH	3
OPCS	My Homes PSH	4
Our Family Services	Home First	26
Southern Arizona AIDS Foundation	Project Bienestar	55
Southern Arizona AIDS Foundation	SAAF - HOPWA Comp Permanent	12
Southern Arizona AIDS Foundation	SAAF - HOPWA Comp TBRA	45
Southern Arizona AIDS Foundation	SAAF - HOPWA Formula TBRA	11
Southern Arizona AIDS Foundation	SAAF - SHP PHOP II	15
Southern Arizona AIDS Foundation	SAAF - SHP Savoy	12
Southern AZ VA Health Care System	VASH vouchers	844
	TOTAL BEDS	1,725