

**PIMA COUNTY COMMUNITY DEVELOPMENT & NEIGHBORHOOD CONSERVATION DEPARTMENT
DRAFT FY2015-2016 HUD ANNUAL ACTION PLAN**

INTRODUCTION AND EXPECTED RESOURCES



The Pima County Community Development and Neighborhood Conservation Department (CDNC) distributes local and federal funding to meet human services, housing and community needs. The Annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) and serves as the formal application for the use of the HUD Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) programs. CDNC also receives HUD HOME Investment Partnership Program (HOME) funds through the City of Tucson-Pima County HOME Consortium. CDNC is the “lead agency” for CDBG and ESG funds, and the City of Tucson is the “lead agency” for HOME funds.

The Annual Action Plan describes planned activities in the coming year and the relationship of the activities to the five-year goals of the HUD Consolidated Plan covering Federal Fiscal Years 2015-2019. It includes a brief description of CDNC programs and planned activities in FY 2015-16, and funding announcements for the CDBG, ESG and Outside Agency Programs. All funding allocations and activities in this plan are tentative and subject to review and approval first by committees and then by the Pima County Board of Supervisors. Final allocations of funds and the number of anticipated beneficiaries in the coming fiscal year will be included in the final Annual Action Plan submission to HUD.

Public Comments Invited

The 30-day public comment period will take place from March 25, 2015 through April 24, 2015. Two public hearings will be held on April 1, 2015 to solicit additional feedback. Written comments received during the public comment period and Pima County’s response to each will be included in the Annual Action Plan submission to HUD. Public comments must be submitted by April 24, 2015 to: Daniel Tylutki – Daniel.Tylutki@pima.gov

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HUD Consolidated Plan Resources	
Community Development Block Grant (CDBG)	\$ 2,592,466
Emergency Solutions Grant (ESG)	\$ 222,739
HOME (through an agreement with City of Tucson)	\$ 674,604
Other Federal Resources	
HUD HOPWA Competitive (A)	\$ 461,861
HUD Competitive Supportive Housing Program	\$ 561,552
FEMA Emergency Food & Shelter Program	\$ 408,000
Competitive EPA Brownfields (pending)	\$ 400,000
Local Resources	
General Obligation Bonds for Affordable Housing (B)	\$ 1,142,399
Outside Agency Program – General Funds (FY14-15)	\$ 3,636,172
Neighborhood Reinvestment Program (C)	\$ 200,000
NSP1 & 2 Program Income	\$ 1,000,000
Homeowner Housing Rehabilitation Resources	
Trico Electric	\$ 10,000
Tucson Electric Power	\$ 100,000
Southwest Gas	\$ 36,000
US Department of Energy	\$ 27,000
Low Income Home Energy Assistance Program	\$ 76,000
A – Year 2 of a 3-year grant. B – Amount remaining for allocation. C - Cost savings from prior years’ projects.	

CDNC RESOURCES

Each program managed by CDNC has written requirements designed to meet local needs while complying with regulations and policies. Most resources are distributed annually or semi-annually through a competitive request for proposals process.

HUD Consolidated Plan Resources

- Community Development Block Grant (CDBG) funds may be used for a variety of activities that meet the needs of low and moderate income residents and communities. Eligible activities are public services, economic development, and capital improvements such as infrastructure, facilities, and housing. Each activity must meet a HUD objective.
- The Emergency Solutions Grant (ESG) program provides funding to: 1) engage homeless individuals and families living on the street; 2) improve the number and quality of emergency shelters; 3) help operate shelters; 4) provide essential services to shelter residents; 5) rapidly re-house homeless individuals and families; and 6) prevent families and individuals from becoming homeless. Activities are selected in cooperation with the Tucson Pima Collaboration to End Homelessness.
- HOME Investment Partnership Program (HOME) resources may be used to benefit low and moderate income owners and low income renters through housing rehabilitation, acquisition, and new construction activities or by providing tenant-based rental assistance.

Competitive HUD Resources

- The Housing Opportunities for Persons with HIV/AIDS and their Families (HOPWA) program funds housing assistance and support services for low-income persons with HIV/AIDS and their families. HOPWA funds are administered by the Southern Arizona AIDS Foundation.
- The Supportive Housing Program (SHP) helps develop and provide housing and supportive services for people moving from homelessness to independent, supportive living.

Other Resources

- FEMA Emergency Food & Shelter Program funds are used to provide services determined by a Local Board to meet emergency food and shelter needs of families experiencing a crisis.
- The Outside Agency Program funds nonprofit agencies that meet basic needs in five categories: community services; emergency food and clothing; senior services; support services, shelter and domestic violence; and youth, young adult and family support. The US Department of Energy Weatherization program reduces energy costs for low-income households by increasing the energy efficiency of their homes while ensuring their health and safety. The Program prioritizes services to elderly people, people with disabilities, and families with children.
- NSP program income may be used for acquisition and rehabilitation of foreclosed properties, down-payment assistance or redevelopment of vacant land. Other eligible NSP uses - demolition and land banking - are not considered feasible, but may be strategically considered.
- The EPA Brownfields program analyzes industrial sites with perceived contamination and plans for their productive reuse.

General Obligation Bond Resources

- General Obligation Bonds may be used to expand homeownership opportunities and provide access to affordable housing for low-income residents of Pima County. Future funding is dependent on a successful Pima County bond election. A citizens committee is currently considering a bond package that would include up to \$30 million for the program.
- The Neighborhood Reinvestment Program funds projects in stressed neighborhoods through a unique grass roots procedure that empowers residents to determine the projects that will be constructed. Future funding is dependent on a successful Pima County bond election. A citizens committee is currently considering a bond package that would include up to \$30 million for the program.

EXECUTIVE SUMMARY

5-year Consolidated Plan Goals

Community & Rural Development

- Provide emergency repairs, disability accessibility improvements, increased energy-efficiency and moderate/substantial rehabilitation assistance to low and moderate income homeowners.
- Fund agencies that meet basic needs and alleviate the effects of poverty and crisis.
- Improve community facilities and infrastructure.
- Rehabilitate commercial structures.
- Eliminate neighborhood blight and improve neighborhood safety through demolition of unsafe vacant structures, including Brownfields.

Affordable Owner Housing

- Improve living conditions for low and moderate income homeowners.
- Increase the homeownership rate.

Affordable Rental Housing

- Rehabilitate affordable rental housing units.
- Construct new affordable rental housing.
- Preserve subsidized rental housing with expiring periods of affordability.

Homelessness

- Fund agencies that will:
 - Provide emergency shelter.
 - Add traditional or scattered site emergency shelter beds.
 - Prevent Homelessness.
 - Encourage self sufficiency through Tenant Based Rental Assistance and Rapid Rehousing.
 - Meet the basic needs of and provide case management and related services to sheltered and unsheltered homeless people.
- Improve Emergency and Transitional Housing Facilities to provide a healthier environment.

Special Populations

- Provide Tenant-based Rental Assistance to people with HIV/AIDS, Victims of Domestic Violence and other special populations with income-earnings potential.

FY2015-2016 Annual Objectives

Community & Rural Development

- Utilize CDBG funding to:
 - Provide emergency repairs, disability accessibility improvements, increased energy-efficiency and moderate/substantial rehabilitation assistance to low and moderate income homeowners.
 - Improve community facilities and infrastructure.
 - Eliminate neighborhood blight and improve neighborhood safety through demolition of unsafe vacant structures, including Brownfields.
 - Invest over \$3 million in Pima County general funds through the Outside Agency Program to meet basic needs and alleviate the effects of poverty and crisis.

Affordable Owner Housing

- Using HOME and Affordable Housing Bond Funds:
 - Construct 8 new homes for first-time homebuyers;
 - Provide down payment and closing cost assistance to 33 1st-time homebuyers.

Affordable Rental Housing

- Using HOME and Affordable Housing Bond Funds rehabilitate or construct up to 116 rental units for low-income renters.

Homelessness

- Using ESG resources fund agencies that will:
 - Reach out to 100 homeless individuals;
 - Provide emergency shelter for 1,141 individuals;
 - Prevent homelessness for 142 individuals; and
 - Rapidly rehouse 219 individuals.
- Invest over \$1.1 million in FEMA Emergency Food & Shelter, Community Development Block Grant, and Outside Agency Program funds in emergency and support services and homelessness prevention.
- Fund improvements to an emergency and transitional housing facility to provide a healthier environment.

EXECUTIVE SUMMARY

HUD's new eCon Planning Suite

Prior to final submission of the Consolidated Plan to HUD, this document will be formatted to meet the requirements of the HUD eCon Planning Suite program, a new on-line automated system for Consolidated Planning and reporting. Revisions may also be made based on comments received during the 30-day public comment period. Any revisions will be acknowledged in a public comments attachment.

Citizen Participation – Reaching Out to Communities

The County held a series of 14 forums in cooperation with the City of Tucson for the 5-year Consolidated Plan and the FY 2015-16 Annual Action Plan priorities. CDNC staff also held 19 public meetings in communities throughout Pima County to discuss available funding and identify local goals and objectives.

Providing Technical Assistance

Each year CDNC 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 submitted funding recommendations to CDNC.

Application forms were posted on CDNC's website and e-mailed, mailed or handed to area agencies or residents attending one of the 19 public meetings.

Each proposal was reviewed using the following criteria. Staff will make funding recommendations to the Board of Supervisors in May:

- 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

Working Closely with Funding & Policy Boards

CDNC works closely with several Boards that provide funding and policy recommendations to CDNC staff and the Pima County Board of Supervisors.

- The FEMA Emergency Food & Shelter Local Board establishes priorities for funding, reviews applications, and makes funding allocations to selected local organizations.
- The Neighborhood Reinvestment Oversight Committee guides implementation of the Neighborhood Reinvestment program.
- The Outside Agency Citizen Review Committee appropriates general funds for nonprofit agencies that provide human services programs.
- The Pima County Housing Commission oversees and assures accountability for Pima County Housing Bond Funds used to produce housing that is affordable to low and moderate income households.

Strong Success in Housing Rehabilitation and Neighborhood Improvement Activities

Progress made towards goals in the FY 2010-14 Consolidated Plan points to strong successes in activities that helped provide or maintain housing for low- and moderate-income households. Activities that helped first-time homebuyers and stabilize neighborhoods achieved planned outcomes due to Neighborhood Stabilization Program funding received from HUD. A few activities were revised mid-plan period to improve effectiveness, and a few activities were discontinued during the three-year period due to market changes and low demand; funds were redirected to higher-demand activities.

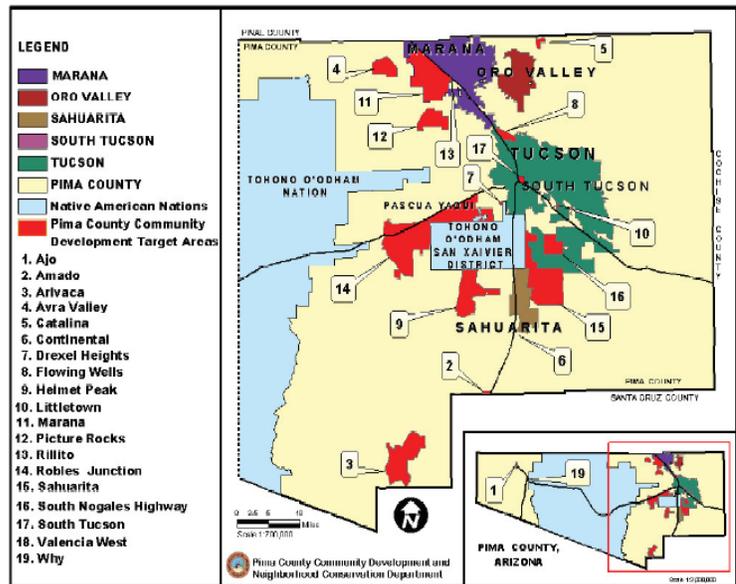
CDBG GEOGRAPHIC DISTRIBUTION

Community Development Target Areas

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 Pima County Community Development Target Area (CDTA). The CDTA designation supports the CDBG National Objective of providing benefit to low- and moderate-income persons on an area basis (LMA) utilizing available Summary Data (LMISD) from HUD. In areas not designated as CDTA's, Pima County will work with area agencies to conduct community driven surveys to determine LMA compliance or reconsider the National Objective and activity.

In general, to be designated as a CDTA at least 51% of the population in a Census Designated Place or Block Group is LMI according to HUD LMISD Guidance. However, recent 2010 Census data has determined Pima County has an "exception" and at least 48.06% of the population in a Census Designated Place or Block Group must be LMI for the area to be designated a CDTA.

As a result of updated LMISD, Pima County identified several changes to historic Community Development Target Areas. Four historically-eligible areas are no longer eligible including the unincorporated communities of Amado, Helmet Peak, Picture Rocks and Why, Arizona. Pima County will be working with these communities to identify methods that may be employed to support continued community improvements. There are also newly eligible Census Block Groups and Census Tracts in unincorporated Pima County eligible for the CDTA designation. Pima County will be working with these communities and policy makers to include them in future Annual Action Plans and an updated *Pima County Community Development Target Areas 2015-2020* booklet. The map identifies the areas that have been historically designated.



Meeting Diverse Needs in a Vast Geographic Area

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 the County is mostly unincorporated and includes 23 Census Defined Places.

Flowing Wells Neighborhood Revitalization Strategy Area (NRSA)

A Neighborhood Revitalization Strategy Area (NRSA) is an area that is 1) primarily residential and 2) contains a high percentage of low and moderate income households. HUD NRSA designation provides enhanced flexibility when using CDBG funds for economic development, housing and public service activities. In 2001, Pima County identified the Flowing Wells NRSA and continues to direct resources to meet neighborhood needs.

Projects located in the Flowing Wells NRSA will be included in the Annual Action Plan submission to HUD after they are approved by the Pima County Board of Supervisors.

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COMMUNITY & RURAL DEVELOPMENT

FY2015-16 CDBG Projects and Planned Funding

Pima County’s FY2015-16 CDBG allocation is \$2,519,321. An additional \$87,037 from prior years will be reallocated during the fiscal year. CDBG funding recommendations will go before the Board of Supervisors. A brief description of approved activities and funding amounts allocated to each will be included in the Annual Action Plan submission to HUD.

Public Services

The use of CDBG funds for public services may not exceed 15% of the County’s allocation or \$388,870 in FY2015-16. Staff anticipates a public service allocation of \$386,530.

Economic Development

CDNC anticipates allocating \$40,000 to economic development activities.

CDBG Housing, Public Facilities & Infrastructure

Staff anticipates allocating CDBG funding for the following eligible categories:

- Housing Rehabilitation - \$1,075,000
- Infrastructure – \$107,000
- Public/Community Facilities – \$390,410
- Demolition, including Brownfields - \$65,000

CDBG Administration

Pima County may use up to 20% of the CDBG allocation for administration or \$518,493 in FY2015-16. Staff anticipates an administrative allocation of \$470,000 and funding for fair housing activities of \$25,000.

Planned 5-year Community & Rural Development Activities Using CDBG Funds				
Activity	Priority Level	Special Population	5-year Goal	FY2015-16 Planned
Rehabilitation, Emergency Repair & Weatherization	High	X	1,500 units	tba
Human/Public Services	High	X	75,000 people	tba
Community Facilities & Infrastructure	High		50,000 people	tba
Demolition of Unsafe Vacant Structures	High		20 structures	tba
Commercial Structure Rehabilitation	Low		1,000 people	Tba

Brownfields Program

CDNC aggressively pursued two highly competitive FY15 EPA Brownfields grant funds sources- an Area-Wide Planning Grant (\$200,000) and a Community-Wide Assessment Grant (\$400,000). While the Area-Wide Planning Grant application was unsuccessful, CDNC remains optimistic that the Community-Wide Assessment Grant application will be successful. If successful, CDNC will fund Environmental Site Assessment (ESA) projects to aid in the revitalization of the Southside Industrial and Commercial Sector. Sites will be prioritized based on their redevelopment potential and alignment to future growth and expansion plans of the industrial and commercial sector in the area. CDNC will also work with the Arizona Department of Environmental Quality’s and the EPA’s respective Targeted Brownfield Assessment (TBA) programs. Due to limited funding and the restrictive nature of this resource it will only be used for small Brownfields projects on a case-by-case basis.

COMMUNITY & RURAL DEVELOPMENT

Housing Rehabilitation, Emergency Repair & Weatherization

Pima County, in coordination with five community organizations will provide disability accessibility improvements, emergency home repairs and housing rehabilitation services to low and moderate-income homeowners using CDBG and other funds.

The Pima County Home Repair Program provides grant assistance to low-income homeowners who live in unincorporated Pima County, Sahuarita and Oro Valley. Conventional and manufactured homes are eligible for rehabilitation that may include repair or replacement of roofs, heating and cooling systems, septic systems, and other major systems such as electrical, gas and water.

Pima County or one of its nonprofit or local government partners inspects the home, prepares a cost estimate of work to be performed, and hires licensed contractors. Upon completion of the repairs, a final inspection and walk through with the homeowner is conducted. There are six sources of funding that support this vital activity:

- CDBG - \$1,075,000
- Trico Electric - \$10,000
- Tucson Elective Power - \$100,000
- Southwest Gas - \$36,000
- Department of Energy - \$27,000
- LIHEAP - \$76,000



CDNC replaced the roof and cooler on this home, creating a healthier environment for a low-income homeowner while reducing their utility bill.

Livability Index Project

CDNC is exploring options to create a Livability Index that will replace the stress index that measures neighborhood and community needs. The Livability Index will go beyond needs indicators and include positive neighborhood and community attributes and accomplishments, and potential for success and inter-connectivity. CDNC is working with consultants to develop tools that that will provide an opportunity to use this wide-ranging information in multiple ways.

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AFFORDABLE HOUSING

The HOME Program

FY2015-16 HOME Investment Partnerships Program (HOME) funds and funds from prior program years will be allocated as follows. Up to 10% or \$67,460 may be used for program administration.

FY2015-16 HOME Funds

- Homeownership Development & Preservation - \$100,000
- Rental Development & Preservation - \$415,454

Prior Program Years HOME Funds

- Homeownership Development & Preservation - \$190,000
- Rental Development & Preservation - \$435,557

Affordable Housing Bonds

Pima County's remaining 2004 Affordable Housing General Obligation Bond funds were committed to two projects that will be completed in FY 2015-16. These funds are invested in affordable housing units that will be made available to qualified low income households through affirmative marketing plans:

- 94 low income rental units being developed by West End Station LLC.
- 8 new homeownership units being developed by Habitat for Humanity-Tucson.

The Pima County Housing Commission appointed by members of the Pima County Board of Supervisors and County Administrator guide the process for awarding and recommending projects. Final approval is granted by the Pima County Board of Supervisors.

FY 2015-16 Planned Affordable Housing Activities

- Promote homeownership by providing down payment and closing cost assistance to low and moderate income 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 workforce housing, transit-oriented housing and employer-assisted 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 Programs; local bond programs; and land and resources donated by municipalities.
- Redevelop foreclosed properties and vacant/blighted properties to further affordable, decent and safe housing for low- and moderate-income homebuyers.
- Assist eligible low and moderate income property owners in the development of affordable housing by waiving the Pima County Roadway Impact Fee.
- Develop a housing rehabilitation/replacement pilot program model that will use HOME funds to leverage other resources to the greatest extent possible.
- Continue to provide affordable housing referral and information access, including foreclosure assistance through the Pima County Housing Center and web-based listings of affordable rental housing choices and service resources on PimaCountyHelp.org.
- Continue monitoring of previously funded affordable housing activities for compliance with federal and local regulations.

Planned 5-year Affordable Housing Activities					
Owner Housing Activities	Resource(s)	Priority Level	Special Population	5-year Goal	FY2015-16 Planned
Acquisition, Rehabilitation and Resale	HOME	Low		10 units	0
Home Purchase Assistance	HOME	Low		100 households	33
New Construction	Bond Funds	Low		50 units	8
Rental Housing Activities	Resource(s)	Priority Level	Special Population	5-year Goal	FY2015-16 Planned
Rehabilitation	HOME	High	X	50 units	Up to 22
New Construction	HOME, GO Bond	High	X	100 units	Up to 116
Preservation of Expiring Units	HOME	High	X	100 units	0

AFFORDABLE HOUSING

Roadway Development Impact Fee Waivers

The Roadway Development Impact Fee helps finance the arterial capacity transportation needs created by new development. Collected fees are used for roadway construction to increase traffic capacity (widening). The impact fee must be paid at the time a building permit for new residential and non-residential construction is issued in unincorporated Pima County. The standard fee is \$5,478.

To increase housing affordability, roadway development impact fee waivers are made available to low and moderate income property owners who submit an application that is approved by the Pima County Housing Center.

Foreclosure Prevention

Foreclosure prevention marketing and events continue to be a primary method of assisting homeowners at risk of foreclosure. Pima County Housing Center staff will continue to market available programs take a leadership role in coordinating and marketing quarterly foreclosure prevention events and workshops in partnership with the mortgage servicing industry, State agencies, Congressional representatives, and HUD-approved housing counseling agencies.

Support for HUD-approved Housing Counseling agencies and Don't Borrow Trouble® Pima County will ensure that homeowners at risk of foreclosure receive counseling, education and related services.

Pima County Housing Center staff will also continue to monitor and map the number and location of homes in foreclosure. All homeowners who receive a Notice of Trustee Sale/Foreclosure Notice will receive a letter from the Affordable Housing Program Manager urging them to call the Pima County Housing Center for a referral to a HUD approved housing counseling agency.

Financial / Housing Counseling and Education

The Pima County Housing Center will continue to coordinate quarterly roundtables for HUD approved housing counseling agencies, mortgage servicers and government officials to discuss concerns and successes related to current foreclosure prevention programs and to explore and develop best practices in meeting the continuing demand for mortgage loan modification and other housing counseling and education needs.

Free financial education classes will also be continued to help consumers attain financial stability, prevent foreclosure and attain homeownership. Financial education classes include: debt management, credit repair, budgeting, and identity theft. Classes will be offered after hours and on weekends. Families who attend financial education classes will have the opportunity to meet with instructor on a one-to-one basis for additional coaching.

The National Housing Trust Fund

The National Housing Trust Fund (HTF) is a permanent federal fund authorized by the Housing and Economic Recovery Act of 2008. It is intended to provide grants to States to increase and preserve the supply of rental housing for extremely low- and very low-income families, including homeless families, and to increase homeownership for extremely low- and very low-income families.

HERA requires Fannie Mae and Freddie Mac (GSEs) to transfer a percentage of their new business to finance the HTF. On December 11, 2014, the Federal Housing Finance Agency announced that it was directing the GSEs to begin setting aside funds for the HTF beginning January 1, 2015.

Each state will receive HTF resources according to a needs-based formula developed by HUD. HTF resources must generally be used to benefit extremely low-income families with income <30% AMI. Eligible HTF rental activities are production, preservation, and rehabilitation of rental housing. Up to 10% of the funds may be used for the production, preservation, and rehabilitation of housing for homeownership, including down payment assistance, closing cost assistance, and assistance for interest rate buy-downs.

AFFORDABLE HOUSING

Healthy Homes

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 creation and maintenance of *healthy thriving communities* is the central theme of Pima County’s 5-year HUD Consolidated Plan.

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.

During the coming year, the CDNC Housing Center will continue to:

- Develop strategies to improve and create affordable housing that supports and sustains healthy and safe communities.
- Collaborate with the Pima County Health Department and community stakeholders interested in affordable housing to provide a platform to address health issues, particularly those linked to substandard housing.
- Participate in implementation of the 2013-2017 Pima County Community Health Improvement Plan; housing is one of many elements in this strategic plan for a healthy community.
- Actively participate in the Arizona Partnership for Healthy Communities, a statewide partnership of health, transportation and housing organizations that work together to support multi-sector projects that benefit the health and well-being of low income communities throughout Arizona.

Neighborhood Stabilization Program

Pima County is preparing for close-out of NSP grants in FY 2015-16 and estimates that \$500,000 to \$1,000,000 million will be generated from the sale of NSP properties and rents from NSP properties. Some NSP sub-recipients will retain a portion of these funds for reinvestment in eligible uses and associated administrative costs. Other recaptured funds will be distributed, possibly through an RFP for eligible purposes including acquisition and rehabilitation of foreclosed properties, down-payment assistance or redevelopment of vacant land. Other eligible NSP uses - demolition and land banking - are not considered feasible, but may be strategically considered on an as needed basis.

HOPE 3

Most of the units that were funded with HOPE 3 funds have fulfilled the 20-year affordability period. In the event that any of the remaining assisted units are sold before the 20-year affordability period expires and there are resale proceeds from the sale of these units, CDNC will reinvest funds in affordable rental or homeownership development or preservation.

Public Housing

Pima County’s Section 8 Housing Choice Voucher program is operated by the City of Tucson Public Housing Authority (PHA) through an Inter-Governmental Agreement. Pima County estimates that 877 Vouchers will be available to assist low and very low income Pima County renters during the next fiscal year.

HOMELESSNESS – THE EMERGENCY SOLUTIONS GRANT PROGRAM

The Emergency Solutions Grant (ESG) Program

Pima County’s ESG focus is on programs that serve unincorporated areas, the City of South Tucson, and the Towns of Marana, Sahuarita and Oro Valley.

A committee consisting of representatives from Pima County, the City of Tucson and the Continuum of Care Emergency Solutions Committee will be making funding recommendations in late March or early April to ensure finite ESG funds are distributed within each jurisdiction’s identified target areas with limited duplication.

Pima County continues to use the ESG Hold Harmless amount of \$86,592 as a maximum for Street and Emergency Shelter Outreach activities.

ESG Performance Standards

The Tucson Pima Collaboration to End Homelessness continues to work towards finalizing ESG Written and Performance Standards. The draft standards are open for comment through March 23rd and the effort will be continued.

Meeting ESG Match Requirements

Agencies awarded ESG funds are contractually obligated to provide matching funds equal to their grant. Matching funds may be in the form of:

- Cash from non-federal sources
- In-kind sources, including but not limited to:
 - Services contributed by volunteers;
 - Donation of materials and buildings; or
 - The value of any lease on a building.

ESG match is monitored monthly during the agency invoicing process and evaluated at the final draw.

The Homeless Management Information System (HMIS)

Use of the County’s Homeless Management Information System (HMIS) is required for ESG subgrantees. The Pima County Community Services Employment and Training Department manages the HMIS system.

EMERGENCY SOLUTIONS GRANT PROGRAM - \$248,904 including reprogrammed funds				
Recommendations subject to Committee and Board of Supervisors Approval				
Program Component	Agency	Program	Program Funds	Unduplicated People Served
Street Outreach	Tba	Tba	\$16,534	100
Emergency Shelter	Tba	Tba	\$95,000	1,141
Homelessness Prevention	Tba	Tba	\$45,000	142
Rapid Re-housing	Tba	Tba	\$49,500	219
Administration	Tba	Tba	\$16,705	N/A

Preventing Homelessness

Pima County targets numerous resources to preventing homelessness beginning with services that help poverty-level and low-income households to meet their basic needs through financial education to reduce the likelihood of financial crisis. CDBG, ESG, FEMA Emergency Food & Shelter, and the Outside Agency Program (General Funds) will invest over \$1.1 million in services that support people where they live and prevent homelessness. ESG funds will prevent homelessness for 142 unduplicated individuals.

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OTHER ACTIVITIES TO ADDRESS HOMELESSNESS

Housing Assistance Website – www.PimaCountyHelp.org

www.PimaCountyHelp.org is a housing help and resources website that helps match people with housing programs, rental housing and related resources.

Website users answer a series of questions and receive a list of probable housing services. A second list is provided that includes services excluded from the probable list. Users of the site can then contact the service provider to determine if they are eligible.

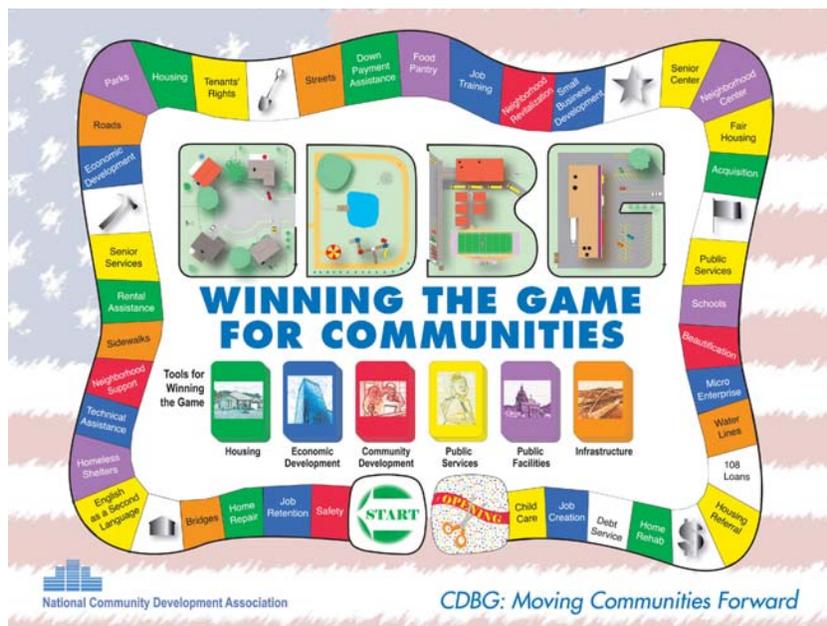
The goal is to provide a comprehensive website for housing related services for Pima County residents. Pima County is exploring expanding the system to include referrals for emergency and transitional shelter, and housing related services such as home repair, reverse mortgage programs, housing adaptation and utility assistance.

The Supportive Housing Program

The Supportive Housing Program (SHP) is authorized by Title IV, Subtitle C, of the McKinney-Vento Homeless Assistance Act of 1987, as amended. It is designed to promote, as part of a local Continuum of Care strategy, the development of supportive housing and supportive services to assist homeless individuals in the transition from homelessness and to enable them to live as independently as possible.

HUD’s Continuum of Care Supportive Housing Program grants are awarded competitively to local programs. Pima County’s 2014 SHP application was awarded \$561,552 for the Casa for Families II program. The Casa for Families II grant will be used for rental assistance, supportive services and program administration.

Planned 5-year Activities to Address Homelessness Using ESG, HOME and CDBG Funds				
Activity	Priority Level	5-year Goal (People)	FY2015-16 Planned	HUD ConPlan Source
Emergency Shelter	High	2,000	1,141	ESG
Rapid Rehousing / TBRA	High	1,000	219	ESG
Prevention	High	300	142	ESG
Street Outreach	High	2,000	100	ESG
Emergency & Transitional Housing Improvements	High	200	40	CDBG
Add beds	Low	20	0	CDBG, HOME



OTHER ACTIVITIES TO ADDRESS HOMELESSNESS

Coordinated Entry – Reaching Out, Assessing Needs and Supporting the Transition to Permanent Housing

The Tucson Pima Collaboration to End Homelessness continues to work towards finalizing Coordinated Entry Policies and Procedures. Coordinated Entry is a standardized access and assessment model as well as 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 draft policies and procedures call for:

- Trained homeless service providers to 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 will serve as the primary point of contact to assist a matched client with navigating their matched housing program. The navigator will work 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.
- The housing matching prioritization process for permanent supportive housing and transitional housing and rapid rehousing use the VI-SPDAT or FVI-SPDAT scores to triage individuals into the appropriate category of intervention.
- The criteria for permanent supportive housing (in rank order) are:
 1. Medical Vulnerability.
 2. Overall Wellness.
 3. Unsheltered Sleeping Location.
 4. Length of Time Homeless.
 5. Date of VI-SPDAT assessment.
- The criteria for transitional housing and rapid rehousing (in rank order) are:
 1. Date of Assessment.
 2. Unsheltered Sleeping Location.
 3. Length of Time Homeless.
 4. Overall Wellness.
 5. Medical Vulnerability.

SPECIAL NEEDS POPULATIONS

Housing Opportunities for People with HIV/AIDS (HOWPA)

FY2015-16 is the second year of a \$1,385,585 three year grant to provide permanent supportive housing to individuals living with HIV/AIDS and their families. The HOPWA competitive grant is a successful collaboration between Pima County, the Southern Arizona AIDS Foundation and the City of Tucson Department of Housing and Community Development Section 8 program.

Competitive HOPWA funding will provide funding for permanent housing units, tenant-based rental assistance, supportive services, and implementation of a centralized assessment system for clients with HIV/AIDS.

Reducing Poverty

County and regional efforts to increase economic activity, promote jobs-based education, and provide services to help lower-income households attain higher-wage employment are designed to reduce the incidence of poverty.

Stabilization of people in crisis is a forerunner to their movement out of poverty. Public services such as fresh food, hygiene supplies, support for non-traditional families and people with special needs, transportation services and activities for youth are critical.

CDNC’s anti-poverty strategies work in concert with housing activities to alleviate the effects of crisis and increase the likelihood of self-sufficiency. Improvements to LMI housing units reduce maintenance costs, and community improvements increase public safety, encourage economic integration and provide models of economic success for lower-income households.

HUD-defined Special Populations

The HUD definition of a people with special needs includes the following. The Pima County definition also includes ex-offenders and poverty-level households as people with special needs.

1. Elderly and Frail Elderly
2. Persons with Disabilities
3. Persons with Severe Mental Illness
4. Alcohol/Other Drug Addicted
5. Persons with HIV/AIDS & their families
6. Public Housing Residents

Improving the Quality of Life for People with Special Needs

People with special needs often have layered, complex needs that demand broad strategies and resources. The unemployment rate for disabled people is nearly double the rate of people without disabilities, and many have unrealized potential that results from inadequate economic, housing and social supports. Specific strategies to improve the quality of life for people with special needs include:

- Priority for emergency housing repairs, energy-efficiency improvements and housing rehabilitation assistance.
- Making every attempt to preserve existing affordable rental housing units that, without intervention, will be lost from the affordable housing inventory.
- Dedicating significant funding to programs that serve the lowest-income households, many of whom have special needs.

Pay for Success

CDNC is exploring Social Impact Financing as an alternative to the decline in federal and state grant funds for social programs. Pay for Success and Social Investment Bonds have been implemented in various locations as strategies to induce private and philanthropic investments and fund evidence-based practices for social interventions that lead to preferred outcomes. An example includes interventions that reduce the incidences of recidivism or repeat offenses.

The White House through it’s Corporation for National and Community Service – Social Innovation Fund is providing funds to conduct feasibility studies for localities with the potential to implement Pay for Success projects. CDNC staff works with the County Administrator’s office to seek opportunities for Pay for Success projects in Pima County.

Planned 5-year Activities for Special Populations				
Activity	Resource(s)	Priority Level	5-year Goal	FY2015-16 Planned
Tenant-based Rental Assistance	HOME	High	200 households	0

GENERAL OBLIGATION BONDS AND THE NEIGHBORHOOD REINVESTMENT PROGRAM

Neighborhood Reinvestment Program

Currently all 1997 (\$5 million) and 2004 (\$20 million) Neighborhood Reinvestment bond funding has been allocated by the Board of Supervisors. Cost savings from completed projects of approximately \$200,000 may be expended on small eligible projects in the next fiscal year, depending upon neighborhood requests and approval of proposals.

The last project of the 56 projects funded with 2004 resources will be completed in FY2015-16. The Five Points Coalition received \$496,880 for pedestrian safety and public art and the project is currently in design.

Neighborhood Leadership Institute

The Neighborhood Leadership Institute has been presenting skills training for neighborhood associations on a quarterly basis since January 2014. The events have been very popular with neighborhoods and attendance has grown with every session. Neighborhood Reinvestment Program staff and the CDNC Director plan to continue the trainings as long as funding permits. Topics covered in the institute include recruitment and retention of neighborhood association members; leadership skills; development of community resource information; leading great meetings; collaborating with government; participation of neighborhood youth; and leadership succession planning.

General Obligation Bonds

Pima County is planning for a future bond election that, if approved by the Board of Supervisors and submitted to the voters for approval will fund priority community development projects in incorporated and unincorporated/ rural areas including:

1. Libraries and community facilities;
2. Museums and tourism;
3. Historic, cultural and natural area conservation;
4. Parks and recreation;
5. Neighborhoods, affordable housing, public health, justice and law enforcement;
6. Flood control and governmental facilities; and
7. Job growth, education and workforce training.

The Pima County Truth in Bonding Code requires a detailed project identification and prioritization process. To date, the Bond Advisory Committee has met to prioritize projects and voted to include \$30 million for neighborhood reinvestment projects and \$30 million for affordable housing projects in the proposed bond. General Obligation bonds will also support capital projects that will result in large-scale neighborhood-based projects and increased public safety.



Robles Junction Playground Improvements

OUTSIDE AGENCY & FEMA EMERGENCY FOOD & SHELTER PROGRAMS

The Outside Agency Program

The Outside Agency Program provides Pima County General Funds to non-profit agencies that meet basic needs 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 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.

The Outside Agency Program Approach

The Outside Agency Program:

- Works with community agencies to identify program gaps.
- Provides support to a Board of Supervisors appointed citizens committee to develop and implement a community planning process.
- Administers contracts that meet priority community needs and deliver specific services.
- Assures accountability for program funds through effective monitoring, technical assistance, and reporting.
- Provides technical assistance and identifies best practices.
- Utilizes and on-line reporting system.

FY 2015-16 Outside Agency Program based on FY2014-15 Allocation (to be finalized in April 2015)			
Service Categories	Funds Allocated	Agencies	Projected Impact
Community Services	\$ 1,485,340	26 Agencies	38,359 people
Emergency Food & Clothing	\$ 728,814	10 Agencies	280,355 people
Senior Services	\$ 222,200	9 Agencies	1,847 people
Support Services, Shelter and Domestic Violence Services	\$ 466,499	15 Agencies	15,031 people
Youth, Young Adults and Family Support	\$ 733,319	22 Agencies	13,064 people
Total FY 14-15	\$ 3,636,172		348,656 people

FEMA Emergency Food & Shelter Program

Pima County receives FEMA Emergency Food & Shelter Program resources based on the total number of unemployed people in Pima County relative to the total number of unemployed people in all eligible jurisdictions. The following FEMA funds have been allocated for the coming year.

- Served Meals/Mass Feeding - \$107,629 to 9 agencies
- Other Food - \$86,605 to 3 agencies
- Mass Shelter - \$90,275 to 3 agencies
- Other Shelter - \$60,856 to 5 agencies
- Rent/Mortgage Assistance - \$204,771 to 5 agencies
- Utility Assistance - \$14,821 to 2 agencies

FAIR HOUSING & AFFIRMATIVE MARKETING, LEAD-BASED PAINT, & SECTION 3

Fair Housing & Affirmative Marketing

HUD has played a lead role in administering the Fair Housing Act since its adoption in 1968. The 1988 amendments expanded HUD's enforcement role to include investigation, conciliation and enforcement.

Fair Housing covers a range of issues including the rental market and practices of the real estate industry, advertising for housing, home insurance, lending and land use. It also includes public and private services that directly and indirectly affect access to housing, including education, transportation, and health.

Pima County's proposed 2016-2026 Comprehensive Plan includes fair housing goals in the Use of Land Element that support CDNC fair housing efforts as well as efforts to encourage a range and mix of housing in areas of high opportunity.

In 2015, Southwest Fair Housing Council, Inc. (SWFHC) will receive \$25,000 of CDBG funding to provide 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 provided by SWFHC. SWFHC will also conduct random testing in the housing market for compliance with fair housing laws.

In addition to working with SWFHC, CDNC will:

- 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 CDNC funds.
- Affirmatively further fair housing by encouraging the investment funds in projects and programs that seek to revitalize 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 in partnership with SWFHC and other housing agencies.

Reducing the Risk of Lead Paint Poisoning

Pima County follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, and requires compliance from its contractors and subcontractors. 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 County has licensed contractors who are available to perform appropriate abatement and/ or removal procedures if lead-based paint is present.

The County plans to continue its search for additional resources to promote healthy homes and reduce the risk of lead poisoning.

Section 3 – Creating Employment and Contracting Opportunities for Low and Moderate Income People and Businesses

Section 3 of the Housing and Urban Development Act of 1968, as amended requires the County to ensure that employment and other economic and business opportunities generated by HUD financial assistance, to the greatest extent feasible, are directed to 1) public housing residents and other low-income persons, particularly recipients of government housing assistance, and 2) business concerns that provide economic opportunities to low- and very-low income persons. Section 3 requirements apply to housing construction, demolition or rehabilitation, and other public construction projects.

CDNC will 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.

PROGRAM MONITORING & THE OUTCOME MEASUREMENT SYSTEM

Program and Performance Monitoring

CDNC has committed to using ZoomGrants as the web-based application system for pre-application, application and reporting.

The overriding goal of monitoring is to ensure performance and compliance with federal requirements. Monitoring is a continuous process that involves frequent telephone contacts, 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.

CDBG staff conducts monthly and quarterly desk review to ensure program compliance and up-to-date information in HUD's IDIS reporting system. IDIS requires continuous review of activities/projects.

Staff conducts a more intense review and monitoring of about 60% of agencies annually. HUD's Self-Monitoring tools are used to provide technical assistance.

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.

For the CDBG and HOME programs, HUD has identified three objectives to meet statutory goals.

1. Create Suitable Living Environments
2. Provide Decent Housing
3. Create Economic Opportunities

HUD has also identified three program outcomes to capture the nature of the change or expected result of an activity.

1. Availability/Accessibility
2. Affordability
3. Sustainability

The HUD Outcome and Objective Matrix below, illustrates the nine possible combinations of objectives and outcomes that are used in the funding tables. This matrix is used to link activities with HUD requirements.

HUD Outcome and Objective Matrix			
HUD Outcome Code Key	Availability / Accessibility	Affordability	Sustainability
Suitable Living Environment	SL1	SL2	SL3
Decent Housing	DH1	DH2	DH3
Economic Opportunity	EO1	EO2	EO3



Las Abuelitas provides housing for Grandparents Raising Grandchildren

ENHANCING THE DELIVERY SYSTEM & ENCOURAGING AFFORDABLE HOUSING DEVELOPMENT

Improving the Delivery System

CDNC will continue to use a combined application for CDBG and ESG and is working towards streamlining the internal application review and funding recommendations processes. Additional efficiencies at the program level are currently being explored. Possible enhancements include:

- A planned multi-year approach to funding organizations that have a regular need for CDBG funds, such as fire departments in rural communities with equipment upgrade needs that span multiple years.
- Analysis of one or more possible Neighborhood Revitalization Strategy Areas to yield the high community benefit that results from such designation.
- Analysis of one or more special needs populations to identify methods for targeting available resources and securing additional resources. This approach may be critical given State budget deficits and reductions in human services funding at the State level.

Enhancing Coordination

The 5-year Consolidated Plan recognizes the benefits of working cooperatively with the City of Tucson to increase administrative efficiencies. Planned actions during FY2015-16 include:

1. Reviewing application language, questions and budget and outcome/output templates and using the same language and templates to the extent possible;
2. Using the same timeline for RFP releases;
3. Identifying joint funding opportunities based on the model used to upgrade emergency and transitional housing facilities;
4. Meeting with stakeholders to continue the dialogue that was started during the process of developing the Consolidated Plan;
5. Including funded agencies in “Pima Helps” to improve access to resource knowledge.

Encouraging Affordable Housing Development through Regulatory Systems

Pima County’s Comprehensive Plan – Pima Prospers – will be finalized during the fiscal year. Pima Prospers provides a structure for directly and indirectly addressing regulatory barriers to affordable housing development. Once adopted, the County will begin to implement the goals and policies of the Plan, including:

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

SUMMARY OF DRAFT WRITTEN STANDARDS FOR THE PROVISION OF ESG ASSISTANCE

All families and individuals who fall into category 1, 2, or 4 will be eligible for assistance.

- Category 1 - an individual or family who lacks a fixed, regular, and adequate nighttime residence.
- Category 2 - an individual or family who will imminently lose their primary nighttime residence.
- Category 4 - any individual or family who is fleeing, or is attempting to flee, domestic violence; has no other residence; and lacks the resources or support networks to obtain other permanent housing

The Coordinated Entry process is used to identify the most suitable housing and supports. Standard procedures have been developed for evaluating eligibility. Requirements vary based on the eligibility category and may include:

- Written observation by the outreach worker.
- Written referral by another housing or service provider.
- Certification by the individual or head of household seeking assistance.
- For individuals exiting an institution, discharge paperwork or written/oral referral, or written record of intake worker's due diligence to obtain the evidence and certification.
- A court order resulting from an eviction action notifying the individual or family that they must leave or
- For individual and families leaving a hotel or motel, verbal or written evidence that they lack the financial resources to stay in the hotel or motel and do not have a subsequent residence identified.
- For people fleeing/attempting to flee domestic violence, verbal or written evidence that they are fleeing, lack financial resources, and have no subsequent residence identified.

Rapid rehousing assistance aims to help individuals or families who are experiencing homelessness to move as quickly as possible into permanent housing and achieve stability through a combination of rental assistance and supportive services. The rapid rehousing program allows participants to transition-in-place, or retain the unit when the rental assistance and supportive services end. Participants must pay a percentage or amount of rent while receiving rapid rehousing assistance.

Permanent Supportive Housing is for people who need long-term housing assistance with supportive services in order to stay housed. The ESG written standards include policies and procedures for determining and prioritizing which eligible individuals and families will receive permanent housing assistance in units a) designated for people experiencing chronic homelessness and permanent housing assistance in units b) NOT designated for people experiencing chronic homelessness. Priorities (in priority order) for permanent housing assistance in a) units designated for people experiencing chronic homelessness are:

1. Chronically homeless individuals and families with the longest history of homelessness and the most severe service needs.
2. Chronically Homeless Individuals and Families with the Most Severe Service Needs.
3. All Other Chronically Homeless Individuals and Families.

Priorities (in priority order) for permanent housing assistance in units NOT designated for people experiencing chronic homelessness are:

1. Chronically Homeless Individuals and Families with a Disability with the Most Severe Service Needs.
2. Chronically Homeless Individuals and Families with a Disability with a Long Period of Continuous or Episodic Homelessness.
3. Homeless individuals and families with Disability coming places NOT meant for human habitation, safe haven, or emergency shelters.
4. Homeless individuals or families with a Disability coming from Transitional Housing.