

Pima County Community Development & Neighborhood Conservation Department

2010-11 Consolidated Annual Performance Evaluation Report



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Pima County

2010 - 2011 Consolidated Annual Performance Report



Our Mission

To create a more livable and viable County and to improve the quality of life for residents, with a special emphasis on economically and socially disadvantaged communities, through the development and coordination of programs and services.

Public Comment Period

The public comment period for the CAPER is September 14, 2011 to September 28, 2011.

An electronic copy of this CAPER is available by visiting www.pima.gov/ced/cdnc.

Foreword

As a recipient of federal funds through the US Department of Housing and Urban Development (HUD), Pima County Community Development and Neighborhood Conservation (CDNC) is required to publish an annual performance report detailing activities funded with federal funds during the most recent program year, including:

- Community Development Block Grant (CDBG) - \$2,860,697
- Emergency Shelter Grant (ESG)- \$115,952
- HOME Investment Partnership Program (HOME) - \$896,540

The purpose of this report is to measure Pima County's success in meeting priority needs, goals and strategies as outlined in the 2005-2010 City of Tucson and Pima County Consortium Consolidated Plan. To meet the needs and enhance the quality of life for Pima County citizens, CDNC utilizes and leverages a wide variety of funds from other Federal, state, local, and private sources, employing staff's varied competencies and dynamic energy. Often several funding sources and programs overlap in order to carry out Pima County's objectives. We are able to accomplish community goals by approaching problems with a collaborative mindset, and working closely and problem solving with community members, agencies, other governments, and the private sector.

CDNC provides services to low income communities and neighborhoods throughout Pima County, principally using CDBG funds in Pima County's unincorporated areas as well as the City of South Tucson, Town of Marana and Town of Sahuarita. Funds are allocated to projects in target areas some of which are also underdeveloped communities defined as colonias. Housing Bond and Neighborhood Reinvestment Bond funds are allocated to neighborhoods and communities experiencing "stress" which may be defined according to various indicators.

We welcome your ideas and comments in response.

Contact Information

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EXECUTIVE SUMMARY

Community & Rural Development

- More than 30,000 (31,983) individuals were served through CDBG public service projects.
- Seven (7) public facilities projects were completed and 32 public facilities projects assisted.
- Water improvements were made to Arivaca Water Co-op, Avra Water Company (Picture Rocks) and Rillito Water Users Association.
- The fire hydrant program installed fire hydrants in the Catalina and Valencia West/Drexel Heights target areas. In addition, fire protection equipment was purchased for fire districts including Drexel Heights, City of South Tucson, and Why.
- The Ajo Ambulance received funds to purchase equipment for their EMT Training Program.
- More than three hundred (327) low-to-moderate income households received emergency home repair services.
- Twelve (12) homes received home adaptations through the DIRECT For Home Accessibility Program.
- The Outside Agency Program made \$153,276 available to programs to provide legal services, mortgage counseling and foreclosure prevention assistance.
- Ninety Six (96) nonprofit programs were funded for a total of \$3,609,326 in Outside Agency funding.

Neighborhood Reinvestment

In fiscal year 2010-2011, the Pima County Neighborhood Reinvestment bond program completed seven community selected infrastructure projects, four urban projects and three rural projects:

- Urban: South Tucson Community Garden and Market; Jefferson Park Pedestrian Safety Project; Midtown/Garden District Youth Design and Sidewalk Project; and Northwest Pedestrian and Bicycle Greenway Project.

- Rural: Catalina Community Building; Arivaca Park Improvements, and Robles Junction Youth Recreation Fields.

Future of the Neighborhood Reinvestment Program

The Neighborhood Reinvestment Program is sustained by voter approved bonds. The Pima County Bond Advisory Committee makes recommendations to the Board of Supervisors concerning capital improvement bond elections and the specific bond questions to be included. The Committee has been meeting regularly since the last bond election in 2004 and has recommended \$30 million in additional Neighborhood Reinvestment bond funding in the next County bond election.

Unfortunately, the weak national economy has delayed the decision on the next bond election. There is no date scheduled at this time, although 2013 has been discussed by the Committee. Unless and until the election is held and voters approve new Neighborhood Reinvestment bonds, no additional community project applications can be considered.

Even with the many identified infrastructure needs in Pima County's stressed areas, current general fund budgets of Pima County, the City of Tucson, and other local jurisdictions provide few resources for sidewalks, street lighting, park improvements, pedestrian safety amenities, or essential community buildings. That gap has been filled in part by Neighborhood Reinvestment funding. If not replenished, neighborhood infrastructure problems will go unaddressed, impacting the quality of life in neighborhoods and the wider Pima County community.

Pima County Neighborhood Reinvestment is a successful community revitalization program that is embraced by the stressed neighborhoods of the region. When the Bond Advisory Committee convened a public hearing on potential bond questions for the next bond election, the Neighborhood Reinvestment question drew 42 neighborhood speakers in support of maximum funding, more than any other single bond question.

Whatever the source of funding, Neighborhood Reinvestment is committed to continuing to work collaboratively with community residents, local jurisdictions, and nonprofit organizations to build sustainability at the neighborhood level.

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EXECUTIVE SUMMARY

Homelessness

- Pima County general funds through the Outside Agency program provided \$1,052,183 for programs providing assistance for the homeless or preventing homelessness.
- Homeless Prevention and Rapid Rehousing assisted 336 individuals from becoming homeless or become housed. \$665,466 was used for this assistance.
- The Emergency Shelter Grant program funded ten programs that benefited 478 individuals and 61 households including:
 - 9,497 shelter nights;
 - 515 hours of skills training;
 - 3,021 hours of case management;
 - 628 personal care and food items

Special Needs Populations

- Pima County general funds through the Outside Agency program provided funds for programs serving 9,450 individuals with special needs.
- Through Housing Opportunities for Persons with AIDS (HOPWA) resources, a total of 112 individuals (52 eligible people living with HIV/AIDS and 60 family members) received housing assistance:
 - Tenant-based rental assistance was provided to 42 households.
 - Project-based housing was provided to 4 households in transitional housing units and 6 households in permanent units.
 - All 52 households receiving housing assistance also received comprehensive case management services.
 - 28 additional households received support services only.
 - 31 people living with HIV/AIDS received in-patient substance abuse treatment in order to maintain stable housing.

Affordable Housing

Increasing Homeownership

- Sixty-six (66) new homebuyers were assisted through the County-wide down payment assistance program;
- Completed twenty-four (24) new homes;
- Replaced two (2) owner-occupied homes in the City of South Tucson.

Developing Rental Housing

- Construction was completed on three projects providing 184 units of affordable rental housing:
 - Casitas on Broadway serves 56 low-income Elderly households;
 - MLK Apartments serves 68 seniors and persons with disabilities; and
 - Ghost Ranch Lodge provides 60 units for seniors and persons with disabilities.

Human Services

- All contracts for grant programs require compliance with accessibility standards and ADA regulations.
- CDBG funds were targeted to facilitating and promoting needed services including: transportation, senior nutrition, child care, health services, youth programs, crime and substance abuse awareness and prevention, first aid and CPR training, child safety seat instructions and installation and fair housing counseling.

Emergency Services Funding

- \$2,437,816 in funding was dedicated for emergency services programs. The programs fell in the areas of Emergency Rent/Mortgage/Utilities; Emergency Home Repair; Shelter/Transitional Housing; Mass Shelter; Housing Related Services; Food; Mass Feeding; Other Emergency Services. Funding sources include Emergency Services Grants; Emergency Services Network, FEMA; HOPWA; Outside Agency Program; Supportive Housing Program.

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COMMUNITY AND RURAL DEVELOPMENT

Community and Rural Development (CRD) Program

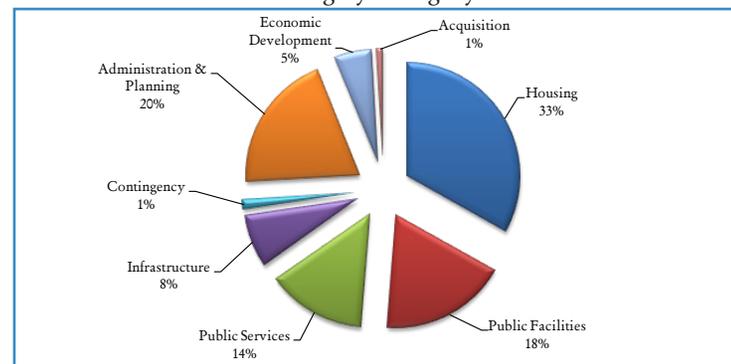
The Community & Rural Development (CRD) Program was established in 1979 for the purpose of assisting low and moderate income households in unincorporated Pima County, Marana, South Tucson, and Sahuarita by aiding in the development of communities, providing decent and affordable housing, creating a suitable living environment, and providing economic opportunities.

To achieve these goals, CRD administers the Community Development Block Grant (CDBG) Program, the Home Repair and Weatherization Program, and the Outside Agency (OA) Program. The CDBG Program is a US Department of Housing and Urban Development program that provides financial support for a wide variety of community development projects. The CDBG program is leveraged with resources including the Home Repair and Weatherization Program, the Outside Agency Program and Neighborhood Reinvestment Program. These leverage programs provide vital improvements to the most distressed housing stock in Pima County, and provide funding to agencies and neighborhoods that provide a wide spectrum of services to Pima County communities.

While CDBG funds are used to accomplish national objectives, there is flexibility inherent in the program to meet locally determined priorities. These priorities are communicated to local agencies and communities, and subsequently the agencies and communities submit proposals for projects addressing these issues. In addition to sending Requests for Proposals (RFPs) to local groups, advertisements explaining this process are published in area newspapers. CDNC staff also provide technical assistance to communities through public meetings in Pima County Target areas and for non-profit agencies in the Tucson area.

CDBG CATEGORY	CDBG AMOUNT
Housing	\$ 956,697
Public Facilities & Improvements	\$ 522,000
Public Services	\$ 405,000
Administration & Planning	\$ 572,000
Contingency	\$ 40,000
Acquisition	\$ 25,000
Infrastructure	\$ 215,000
Economic Development	\$ 150,000
TOTAL	\$ 2,885,697

CDBG Funding by Category 2010 - 2011



HUD Performance Measurements

The US Department of Housing and Urban Development has established nine possible outcomes for HUD-funded activities. All HUD activities must provide for availability or accessibility, affordability or sustainability in one of three outcome categories:

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

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

The charts on the following pages utilize HUD Outcome codes.

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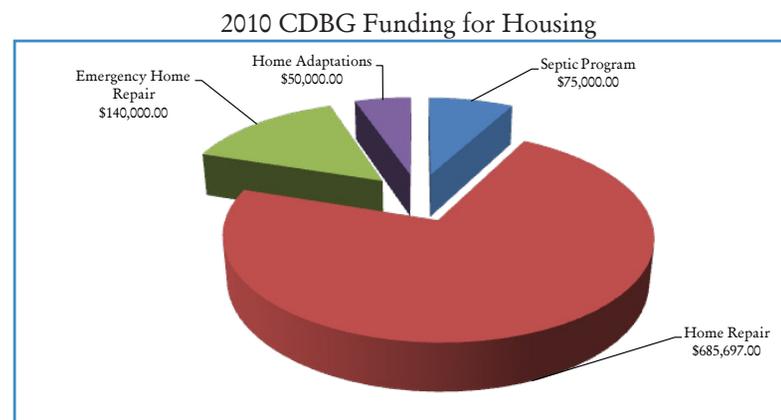
COMMUNITY AND RURAL DEVELOPMENT

CDBG Home Repair & Rehabilitation Program

In FY2010-11, 345 households received emergency repair services, including weatherization, roof repair, heating and cooling systems repair, and replacement of septic systems. Six dilapidated structures were demolished in the Rillito community to reduce crime and drug activity. Twelve homes received adaptations for purposes of accessibility and fostering independence in the home.

The Pima County Home Repair and Rehabilitation Program is a cooperative effort that includes six agencies: Community Home Repair Projects of Arizona (CHRPA), Tucson Urban League (TUL), DIRECT Center for Independence, the Town of Marana, and the City of South Tucson. Home Repair and Rehabilitation program resources are combined with U.S. Department of Energy Weatherization Program resources to ensure that repairs include energy efficiency improvements that will reduce utility costs while increasing resident's comfort.

Program staff identifies necessary repairs, supervises construction, and verifies all work completed. Their excellence in work shows in the extremely favorable client surveys the program receives from the families they serve. Staff-members are regularly described as "highly professional," "courteous," and "hard-working," along with many more favorable adjectives found in client evaluations. Monitoring is conducted before, during and after repairs are made, thereby ensuring the safety and effectiveness of home repairs.



Program Year	Agency	Program	FY2010 Funding	Spent in FY 2010	HUD Outcome	Units
2010	Pima County	Septic Program	\$ 75,000	\$ 75,000	DH2	8
2010	Pima County	Home Repair	\$525,697	\$525,697	DH1	163
2010	City of South Tucson	Home Repair	\$ 70,000	\$ -	DH1	0
2010	Town of Marana	Home Repair	\$ 90,000	\$ -	DH1	2
2010	CHRPA	Emergency Home Repair	\$115,000	\$ 77,589	DH1	137
2010	DIRECT	Home Adaptations	\$ 50,000	\$ 14,643	DH1	12
2010	Tucson Urban League	Emergency Home Repair	\$ 25,000	\$ -	DH1	23
TOTAL CDBG Housing Activity			\$950,697	\$692,929		345

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Human Services (Public Services) Activities

Public Services Activities funded with CDBG include operating cost assistance for homeless shelters, and housing and services for persons with HIV/AIDS, crime prevention and awareness, legal services, and services for seniors, youth and poverty-level families and individuals.. During FY 10-11, the County committed 15% of CDBG funds (\$405,000) to public services activities. Together these activities benefitted 32,665 low and moderate income individuals. In addition to CDBG funding, the County committed Outside Agency and Emergency Shelter Grant resources to agencies that address the human services needs of low and moderate income households, including poverty-level households.

Outside Agency Program

In 1992, the Board of Supervisors established the Outside Agency Program Community Advisory Committee to review community needs and priorities and make recommendations to the Board of Supervisors. Recommendations include identification of agencies that should receive funding as well as the level of funds needed to effectively support agencies in order to best meet community needs. Each County Supervisor as well as the County Administrator appoints one representative to the Committee.

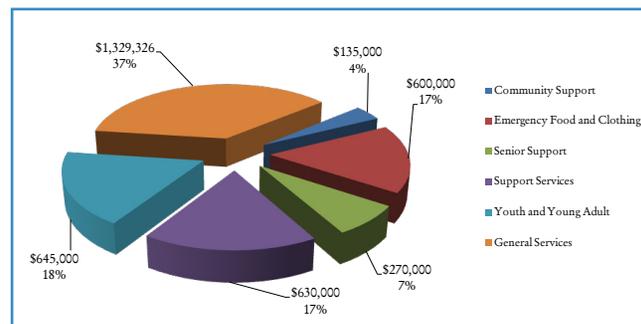
During FY 10-11, a combined Request for Applications was released by CDNC for three funding sources: Community Development Block Grant Funds; Outside Agency-Pima County General Funds, and Emergency Shelter Grant funds. Outside Agency programs were placed into seven service categories:

1. Senior Support Services;
2. Emergency Food and Clothing;
3. Support Services, Shelter, Domestic Violence and Mortgage Default Assistance;
4. Services for Youth and Young Adults;
5. Community Support Services; and
6. General Services.

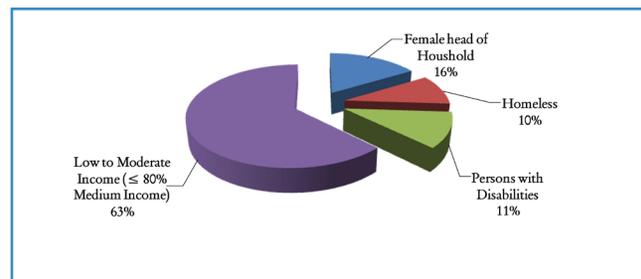
During the year, the Outside Agency Program provided \$3,609,326 for agencies that together provided assistance to 42,950 low and moderate income households.

Feeding the Hungry

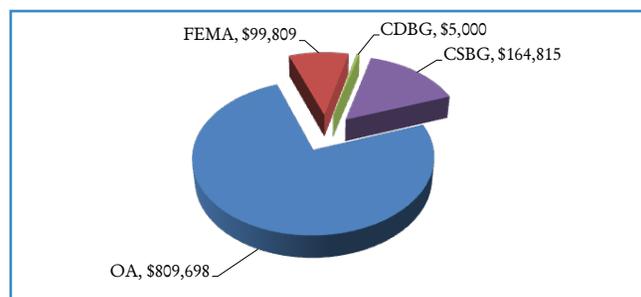
During the year, \$1,079,322 was committed to organizations who feed the hungry, providing food boxes, support for food banks, and congregate meals to seniors, families and individuals who otherwise might not have access to healthy food.



Outside Agency Program Funding



Outside Agency Program Funding for Special Populations



Food Assistance 10-11

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Table 1 - CDBG PUBLIC SERVICES FUNDING AND OUTCOMES - FY 2010

Program Year	Agency	Program	FY2010 Funding	Spent in FY 2010	HUD Outcome
2009	Flowing Wells Community Coalition	Revitalization Coordinator		\$ 2,550	N/A
2009	Flowing Wells Community Coalition	Operating Funds		\$ 3,984	SL1
2009	Drexel Heights Fire District	Family Safety Program		\$ 3,531	SL1
2009	Chicanos Por La Causa	Corazon de Aztlan		\$ 7,961	
2009	Chicanos Por La Causa	Housing Counseling Program		\$ 4,589	DH3
2009	Southern Arizona Legal Aid	Homeowner Tenant Assistance		\$15,032	DH3
2009	University of Arizona	Social Justice Education		\$ 3,494	SL3
2009	City of South Tucson	Community Policing, Crime Prevention		\$36,295	SL3
2009	City of South Tucson	Youth Program & Family Assistance		\$48,638	SL1
2009	Catalina Community Services	Senior Meals Program Rental Payments		\$ 907	SL1
2010	Arivaca Coordinating Council/Human Resource Group	Vehicle	\$ 22,000	-	SL1
2010	Ajo Ambulance	CPR/EMT Training	\$ 2,000	\$ 1,255	SL3
2010	Flowing Wells Community Coalition	Revitalization Coordinator	\$ 10,000	\$ 3,333	N/A
2010	Flowing Wells Community Coalition	Operating Funds	\$ 5,000	\$ 1,118	SL1
2010	Flowing Wells Unified School District	Family Resource Center	\$ 15,000	-	SL1
2010	Drexel Heights Fire District	Family Safety Program	\$ 20,000	\$ 3,540	SL1
2010	Administration Resources & Choices	Reverse Mortgage Program	\$ 25,000	\$16,904	DH3
2010	Arizona Rural Human Services Network	Operating Costs	\$ 5,000	\$ 408	SL1
2010	Catholic Community Services	Pio Decimo Child Care Center Utility Payments	\$ 6,000	\$ 2,495	SL3
2010	Chicanos Por La Causa	Corazon de Aztlan	\$ 15,000	\$ 5,371	SL1
2010	Chicanos Por La Causa	Housing Counseling Program	\$ 20,000	\$ 7,464	DH3
2010	Pima Prevention Partnership	Pima County Teen Court Program	\$ 15,000	\$ 8,070	SL3
2010	Southern Arizona Legal Aid	Homeowner Tenant Assistance	\$ 25,000	-	DH3
2010	University of Arizona	Social Justice Education	\$ 10,000	\$ 1,110	SL3
2010	University of Arizona	Mobile Health Program/Group Prenatal Care	\$ 5,000	-	
2010	City of South Tucson	Community Policing, Crime Prevention	\$ 75,000	\$ 9,918	SL3
2010	City of South Tucson	Community Clean-up	\$ 10,000	-	SL3
2010	City of South Tucson	Youth Program & Family Assistance	\$115,000	\$29,063	SL1
2010	Catalina Community Services	Senior Meals Program Rental Payments	\$ 5,000	\$ 5,000	SL1

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TABLE* - CDBG PUBLIC FACILITIES AND INFRASTRUCTURE ACTIVITIES - FY 2010

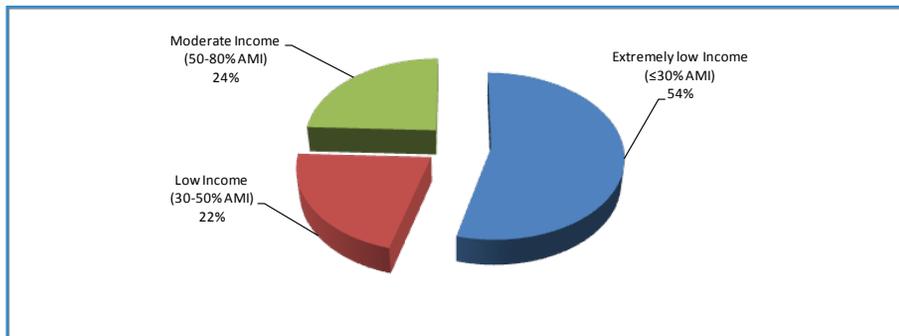
Agency	Program	Status	Target Area	Area of Minority Concentration	HUD Outcome
Ajo Ambulance	New ambulance station*	in design	√		SL3
Ajo Volunteer Fire Dept.	Fire Equipment*	complete	√	√	SL3
City of South Tucson	Fire Safety Equipment*	95% complete	√	√	SL3
SACASA	Facility Improvements*	complete		√	SL3
ISDA	Ajo Curley School Art Building Improvements*	50% complete	√	√	SL3
EMERGE	Shelter Renovations*	complete		√	SL3
City of South Tucson	Fire Safety Equipment*		√		SL3
Arivaca Townsite Water Co.	Water System Improvements*	complete	√	√	SL3
Rillito	Water Improvements*	in design	√	√	SL3
Robles Junction	Park Shade Structure*	complete	√	√	SL3
Drexel Heights Fire District	Fire Hydrants*	complete	√	√	SL3
Verdugo Park	Park Improvements*	complete			SL3
Ajo Community Food Bank	New Food Bank	in design	√	√	SL3
Ajo ISDA	Kitchen & Public Restroom	in design	√		SL3
Amado	UCHC Health Clinic	90% complete	√	√	SL3
Arivaca	Townsite Water Coop	Water Improvements	√	√	SL3
Catalina Community Service	Building Phase Two Design	in design	√		SL3
Catalina - Golder Ranch Fire District	Fire Hydrants	50% complete	√		SL3
Continental	UCHC Health Clinic	in design	√	√	SL3
Flowing Wells	Street Lights	5% complete	√		SL3
Green Valley	Food Bank Improvements	90% complete			SL3
Picture Rocks	Avra Water Infrastructure Security System	complete	√		SL3
Robles Junction	Altar Valley School Dist	Soccer Field Bleacher Project	√		SL3
Robles Junction	Community Center Rehabilitation		√		SL3

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TABLE* - CDBG PUBLIC FACILITIES AND INFRASTRUCTURE ACTIVITIES - FY 2010

Agency	Program	Status	Target Area	Area of Minority Concentration	HUD Outcome
Rillito	Water Improvements	in design	√	√	SL3
Drexel Heights Fire District	Fire Hydrants		√		SL3
Why Fire District	Fire Protection Equipment		√		SL3
City of South Tucson	Fire Equipment				SL3
Arizona Children's Association	SACASA Facility Improvement				SL3
Dunbar Coalition	School Renovations				SL3
Interfaith Community Services	Food Bank Expansion Design	in design			SL3
New Beginnings for Women and Children	Roof Replacement				SL3
*Indicates funding from prior fiscal years					SL3

CDBG Beneficiaries by HUD Income Category



100% of CDBG Resources Assist Low and Moderate Income Households

CDBG Beneficiaries by Racial/Ethnic Category

Race	Total	Hispanic
White	52.91%	25.59%
Black/African American	2.78%	0.00%
Asian	0.66%	0.00%
American Indian/Alaskan Native	4.41%	3.43%
Native Hawaiian/Other Pacific Islander	0.53%	0.00%
American Indian/Alaskan Native & White	3.88%	6.77%
Asian & White	0.09%	0.00%
Black/African American & White	0.09%	0.00%
Amer. Indian/Alaskan Native & Black/African Amer.	0.09%	0.00%
Other multi-racial	34.58%	64.21%
Asian/Pacific Islander	0.00%	0.00%
Hispanic	0.00%	0.00%

CDBG and ESG Program Commitment & Expenditure

Program	Entitlement Amount	Commitment	Expenditures	Balance
CDBG	\$2,885,697	\$2,845,697	\$3,174,997	\$1,408,253
ESG	\$ 115,952	\$ 115,952	\$ 82,314	\$ 33,278

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COMMUNITY AND RURAL DEVELOPMENT

Emergency Shelter Grant

The purpose of the Emergency Shelter Grant Program (ESG) is to increase the number and quality of emergency shelters and transitional housing facilities for homeless individuals and families, to operate these facilities, provide essential services, and help prevent homelessness. The ESG program is incorporated into the McKinney Vento Act. ESG funds are allocated to communities using the same formula that drives the allocation of CDBG funds.

Funds received by Pima County were initially allocated to Pima County's Jackson Employment Center for emergency shelter and to the Community Action Agency for homeless prevention. After the allocation for these two programs, the remaining funds were included in the 2010 Community Planning Application with funding from the CDBG and Outside Agency programs.

This year the Jackson Employment Center received \$11,952 and Community Action Agency \$29,000, leaving \$75,000 to be allocated between applicants through the Community Planning Application. In reviewing applications for available funds, staff took into account the likelihood of cuts in funding at all levels for social service programs, as well as increasing costs; therefore the need for maintenance of effort was considered as a primary review criteria.

Sources of Matching funds for ESG included FEMA Emergency Food and Shelter Program, Arizona Department of Economic Security, Outside Agency Funding, HUD Supportive Housing Program, City of Tucson, US Department of Health and Human Services, and Private Sources.

Agency	Program	Clients Served	Service Type	Maint./ Operations	Essential Services	Homeless Prevention
Catholic Community Services	Pio Decimo Center	60 individuals	1,690 hours case management	\$8,000		
La Paloma Family Services	Transitional Shelter for Homeless Families	15 individuals	1,634 nights shelter; 281 hours case management		\$6,000	
Jackson Employment Center		14 households	255 nights shelter	\$11,952		
New Beginnings for Women & Children	Roof, Job & Beyond	7 individuals	648 nights shelter; 66 hours case management	\$6,500		
Open Inn, Inc.	Emergency Housing for LGBTQ Youth	8 individuals	500 nights shelter; 50 hours case management		\$3,000	
Our Family Services, Inc.	Teens in Transition (TNT)	7 individuals	410 hours case management; 15 outreach contacts		\$3,000	
Pima Co. Community Action Agency	Rent/Mortgage/Utility Assistance	47 households	\$28,157 financial assistance			\$29,000
Primavera Foundation, Inc.	Casa Paloma Drop-In Center & Transitional Shelter	43 individuals	362 nights shelter; 61 hours case management; 628 items materials	\$12,000		
Primavera Foundation, Inc	Greyhound Family Emergency Shelter	13 individuals	1,209 nights shelter; 51 hours case management	\$12,000		
Tucson Centers for Women & Children dba: Emerge! Center	Domestic Violence Shelter	208 individuals	4,889 nights shelter; 412 hours case management; 515 hours skills training	\$19,000		
TOTALS		478 Individuals + 61 Households		\$69,452	\$17,500	\$29,000

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COMMUNITY AND RURAL DEVELOPMENT

Foreclosure Prevention and Loan Modification

Foreclosure Recovery/Prevention continues to be a major focus area as Arizona is consistently among the top three states hardest hit by the housing crisis. Foreclosure prevention activities are a priority in Pima County's five year Consolidated Plan "Prioritizing Intervention & Prevention" strategies; the goal is to assist 2,000 households with foreclosure prevention assistance (legal counseling) during the next five years using CDBG and other funding.

Pima County intervention and prevention activities are implemented by the Don't Borrow Trouble® Pima County Program ("DBT"), a partnership that continues to play a role in supporting foreclosure prevention/mortgage modification efforts in Pima County. Over the past three years, the percentage of foreclosure prevention related calls to DBT has doubled. During the past year, DBT received 824 mortgage foreclosure related calls for help and 52 renter calls regarding landlord foreclosure actions. According to DBT, sixty percent (60%) of the individuals who attend workshops have been able to obtain a mortgage modification.

DBT received a two-year grant from Fannie Mae to educate Pima County homeowners about the Making Home Affordable Program. A total of 1,232 individuals attended forty different DBT sponsored workshops held throughout Pima County at community centers, public libraries, nonprofit housing centers, Davis Monthan Air Force Base, schools and local government facilities. Pima County General Funds were provided to DBT and five HUD-approved partner agencies to support the hotline and referral service, and provide counseling and advocacy for homeowners. All of the non-profit HUD approved agencies continue to provide default mortgage counseling and continue to participate in our Pima County Foreclosure Prevention/Recovery Coalition.

DBT actively assisted homeowners with mortgage modification, including reporting several mortgage modification concerns to the U.S. Department of the Treasury, Comptroller of the Currency Administrator of National Banks (OCC) "Help with my Bank" effort when mortgage servicers were unresponsive and caused excessive delays in reviewing modification applications. DBT also reported several cases of suspected fraudulent mortgage modification businesses to the Arizona Attorney General Department of Consumer Services.

DBT referred homeowners to the Pima County Emergency Services Network to seek mortgage assistance. This assistance often makes the difference between a homeowner qualifying for a mortgage modification plan or losing their home to foreclosure. The Network provided \$229,346 to 263 households receiving an average mortgage payment assistance check in the amount of \$849.43. All of the assisted households were one or two months behind on their mortgages.

DBT received approximately \$323,000 to implement the HUD-funded Arizona PEI-Mortgage Rescue Project (18 Month Grant) funded by HUD. They are gearing up program activities to test, identify and report mortgage modification fraud as well as inform the community through its collaboration with faith-based, public and nonprofit organizations.

The Foreclosure Prevention Workbook continued to be a major tool provided to homeowners at the foreclosure prevention workshops. The Federal Reserve Bank of San Francisco funded the most recent printing of over 300 workbooks.

Housing staff continues to track recorded foreclosure notices and trustee deeds. The information is tracked in a spreadsheet database by name, address, and primary zip code. A letter is sent (in English & Spanish) notifying the homeowner of available options, resources and information. During FY 2010, over 10,000 letters were sent. The database has also been used for planning purposes by other staff and local partners.

Pima County aims to influence change in Arizona law that will provide additional notices to homeowners in foreclosure. One of the Pima County's key partners in foreclosure prevention, Southern Arizona Legal Aid, has won the right to argue an important case before the Arizona Supreme Court that will change the way banks foreclose on homeowners. The County further represents the interests of homeowners facing foreclosure by actively participating in the Arizona Foreclosure Prevention Task Force, which develops policy and programs to educate homeowners and lenders on best practices for saving homes through effective mortgage modifications.

Pima County One Stop Career Center case managers were trained on the State's "Save My Home, AZ" program that helps the unemployed pay their mortgages while looking for a new job. They referred 5 clients to the Center for further assistance.

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COMMUNITY AND RURAL DEVELOPMENT

Flowing Wells Revitalization

The Flowing Wells Revitalization Area has worked cooperatively writing grant proposals, attending meetings, and applying for awards. During the past year, the Board and members have donated over 1,300 hours to various activities and projects benefiting the Flowing Wells NRSA. In addition to completing the La Cholla Boulevard River to Ruthrauff Road Improvement project, quarterly neighborhood association meetings with the Tucson Police Department, and attendance at Amistades Town Hall meetings, activities included supporting, planning and/or participating with the:

- Amistades Coalition that works with the Flowing Wells neighborhood to curtail underage drinking;
- Amistades and their Cinco De Mayo Event at Walter Douglas Elementary School;
- Thrive '05 and Children and Families Programs;
- Northwest Area Transportation Coalition;
- Community Family Health and Fun Day;
- Take Back Meds Events in the Community;
- Laguna Elementary School Family Fun Night;
- Ward III Neighbors Association;
- Ward III Community Conversation Meetings;
- Arizona Department of Transportation planning meetings regarding the widening of Interstate 10 from Prince to Ruthrauff Road;
- Pima County Department of Transportation on the road widening project planning for La Canada Road, River to Ina and Magee Road widening project, La Cholla to Oracle Road;
- Brownsfield Task Force to locate business to take advantage of the Brownsfield grant for the neighborhood;
- Marana Health Care Center located at the Ellie Towne Flowing Wells Community Center, to be named Ellie Towne Health Center;
- Kory Laos BMX Bike facility opening in the neighborhood;
- Dog park located in the Flowing Wells Park in our neighborhood;
- Northwest Fast Pitch for opening day ceremonies and making a donation to Northwest Fast Pitch;
- Graffiti Abatement Project for the neighborhood;

- Green Energy Training Program for future neighborhood seminars;
- University of Arizona in conjunction with their ACTIVE Program to take place at the Ellie Towne Flowing Wells Community Center;
- Financial Strategies for Non-Profits Seminars;
- Rosemont Mine Community Outreach Seminars; and
- Imagine Greater Tucson Community Outreach Seminars;

The Coalition supported and was able to donate the balance of its CDBG Grant Writing Funds to the Flowing Wells Family Resource Center, which supports the School Community. In addition, the Coalition has obtained grants from Cox Communications, Comcast, and a private individual to assist in keeping the Flowing Wells Family Resource Center open. The Coalition obtained a \$500 grant from Allegra Printing for a new Senior Resource Guide, and new Coalition flyers and handouts for information tables set up at neighborhood events. The Coalition obtained a \$1,000 grant from Wal-Mart for a laptop computer, a \$518 grant from Connecting Communities Foundation to set up a community website, and secured several private donations that were used to help fund the Cinco De Mayo Event, Family Fun Day, Northwest Fast Pitch Softball open house and the Flowing Wells Library.

Microenterprise Development

CDBG funding was set aside in support of microenterprise business activities including: grants, loans, loan guarantees and other forms of financial support to establish, stabilize and expand microbusinesses; technical assistance, advice, and business services; and general support, including childcare, transportation, counseling and peer support groups.

CDNC is working with a non-profit organization to implement the loan program; it is in the early stages of design.

Pima County

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COMMUNITY AND RURAL DEVELOPMENT

South Tucson P.R.I.D.E. Grant

The Preservation (positive values of community); Rehabilitation (partnership with property owners); Investment (reinvesting infrastructure); Development (economic development); and Engagement (community ownership with absentee landlords) Grant, otherwise known as the PRIDE Grant, was specifically designed and created to supplement funding for South Tucson's comprehensive code enforcement program. The PRIDE Grant, an award of \$34,500 for FY 2010-2011, was received by South Tucson to enforce the recently adopted Neighborhood Preservation Ordinance (NPO).

The NPO, adopted by Mayor and Council in 2008, is focused on identifying and addressing building violations, and health & safety violations, as well as criminal activity on rental properties, in addition to all other types of properties. South Tucson, with a high rate of renter-occupied housing (64.6%) compared to that of owner-occupied housing (35.4%), recognized that much of the housing stock was not regularly maintained and exhibited various types of violations. Consequently, the NPO became a crucial tool to address the lack of investment, maintenance, upkeep and oversight of rental properties, to ensure that the occupants reside in safe and decent housing, and to ensure that the surrounding community is safe and comfortable.

During FY 2010-2011, the Code Enforcement and Remediation Department opened forty-one (41) cases against property owners for having NPO violations, or for lacking the necessary oversight of their renters' activities. Some of the most commonly found violations included:

- abandoned structures unsecured against entry;
- residential structures that were uninhabitable due to unsafe or unsanitary conditions;
- occupying a structure without potable water or electrical service;
- building without permits; and
- tenants selling drugs.

South Tucson NPO Cases (July 1, 2010 – June 30, 2011)	
# of cases	41
# of cases in compliance	29
# of cases not in compliance or pending compliance	12
compliance rate	70.7%

Table 1. South Tucson Code Enforcement and Remediation Department.

Of the 41 cases opened, 29 came into compliance during the same year, with a compliance rate of 71 percent (See Table 1).

Brownfields

Brownfields can be defined as abandoned, idled, or underutilized property where expansion or redevelopment is complicated by real or perceived contamination. In other words, Brownfields are typically past and present land uses that may include: abandoned warehouses and storage yards; manufacturing and industrial facilities; gasoline stations; oil storage facilities; dry cleaning stores; junkyards; and other business that may have dealt with hazardous substances or various petroleum based products. While these sites may have once thrived, concerns with liability, the time and cost of identifying any potential mitigation due to the previous or current uses involving pollutants, and reluctance to invest in older urban areas make these sites difficult to revitalize into employment generating land uses.

Pima County CDNC continues to successfully apply and conduct EPA Community-Wide Assessment Grant funded Brownfields redevelopment activities focusing and leveraging resources mainly in CDBG established Community Development Target Areas. In addition to a previous \$200,000 grant for the Flowing Wells' North Highway Drive Corridor, CDNC was recently awarded EPA Brownfields grant funds totaling \$400,000 to target and environmentally assess public and private properties along the Arizona State Route 85 corridor stretching through the towns of Ajo, Why, and Lukeville. Both projects have been successful - the Ajo/Why/Lukeville grant is anticipated for completion ahead of schedule and the Flowing Wells grant is being considered for extension and possible expansion into other commercial and industrial areas within the target area.

Notably, in order to maximize and leverage available NSP1 demolition funds in Ajo, EPA Brownfields funds were utilized to conduct both Phase I/II environmental site assessments on potential HUD funded projects, and lead based paint and asbestos surveys. The results of the testing allowed for the selection of more appropriate sites to demolish in an effort to most effectively utilize finite HUD NSP1 demolition funds.

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AFFORDABLE HOUSING

The mission of the Housing Program is to provide safe, decent, and affordable housing for County residents. The County administers a variety of programs that focus on developing and sustaining affordable housing for low income residents, and providing support, resources and assistance to non-profit and for profit housing providers and developers. The Program encourages the coordination and use of public and private resources, and promotes education and counseling for renters and homebuyers about Fair Housing and Fair Lending laws, duties and responsibilities.

Affordable Housing Bond Program

CDNC manages 1997 and 2004 voter approved bond authorizations, at \$5M and \$10M respectively, to assist in the construction of affordable housing units. To date, \$13.5M of the available \$15M has been committed to 25 affordable housing projects which will create 487 single-family homeownership units and 269 multi-family rental units. In total, 756 units of affordable housing will be completed at build out, leveraging more than \$126M in other private and public resources. That equates to \$9 leveraged for every \$1 in Pima County General Obligation Bond Funds for Affordable Housing. At present, 488 units are completed and occupied.

1997 Bond Program

The Board of Supervisors have approved nine affordable housing development projects that when built out will result in a total of 262 new housing units. As of June 30, 2011, all of the funded infrastructure has been completed and 207 new units developed.

2004 Bond Program

The Board of Supervisors have approved fifteen housing development projects. As of June 30, 2011, ten of the development projects have been completed, three development projects are under construction, and 281 units of affordable housing have been completed.

HOME Match

Pima County exceeded the HOME match requirement of 25% through a variety of sources. The total match secured in FY 2010 was \$985,266; HOME match may be carried forward to future years. The largest contribution came from local Mortgage Revenue Bond financing secured by 1st time homebuyers using HOME down payment assistance.

- Non-federal Cash Contributions - \$125,338
- 25% of Mortgage Revenue Bonds - \$859,928

The HOME Program

Pima County and the City of Tucson have operated a HOME Program Consortium since July of 1992, the first year the program started. The Consortium's purpose is to apply jointly for HOME Program funding, which may be used for a variety of homeownership and rental activities

During 2010-11, the Pima County HOME Program:

- Assisted 66 first-time homebuyers through the county-wide down payment assistance program;
- Funded Habitat for Humanity Tucson, which completed one new home in partnership with the Town of Marana for low income homebuyers;
- Replaced two owner-occupied homes in the City of South Tucson through the Primavera Foundation's South Tucson Revitalization Program;
- Completed the 56-unit Casitas on Broadway Rental Development serving low-income Elderly. Both City of Tucson and Pima County HOME funds were utilized; 3 of the units are Pima County HOME funded units.

Town of Sahuarita Employee Housing Program

In 2008, the County implemented a HOME-funded Employee Housing Program with the Town of Sahuarita. In addition to HOME funding, the Town committed resources to assist local employees who do not meet the income requirements of the HOME program.

To date, four first-time homebuyers have been assisted. While the program has been moving rather slowly due to the economy, the recent decline in housing values has resulted in renewed interest among families previously priced out of the housing market. The County, Town Council and housing counseling agency are working together to reach potential buyers who can benefit from this program.

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AFFORDABLE HOUSING

Two Affordable Housing Bond Rental Development Projects Completed:

- Construction of the new MLK Apartments (City of Tucson) was completed in October 2010 to provide 68 new fully accessible public housing units for seniors and persons with disabilities. By December 2010 the project was fully occupied and remains fully occupied.
- Construction was completed on the Ghost Ranch Lodge Apartments Phase I – a conversion and substantial rehabilitation of the historic Ghost Ranch Lodge from a motel to affordable rental housing units for seniors and special needs populations. Phase I renovated 30 existing Joesler units and constructed 30 new units, resulting in 60 one-bedroom, one-bathroom, units that will retain the historical design context represented in the 1941 courtyard units designed by Swiss architect Josias Joesler (1895-1956). Phase I was fully occupied by September 2010 and remains fully occupied.



Twenty-four Single Family Homes Completed with Affordable Housing Bonds		
Developer	Project	Units Completed
Habitat for Humanity Tucson	Corazon Del Pueblo	10
Old Pueblo Community Foundation	Sunnyside Pointe Phase I	14
Total completed SFR's		24

Pima County Housing Center

Pima County has opened its first housing center at a central, convenient location to help residents who need support with renting, buying or improving their home and, most importantly, for those at risk of losing their home.

The Pima County Housing Center is a rehabbed adaptive-reuse county-owned building that was initially a bank built in 1974. The goal of the center is to provide housing and housing related information, resources and services to residents of Pima County. The center staff works with Don't Borrow Trouble® Pima County and nine local housing counseling agencies certified by the U.S. Department of Housing and Urban Development to help residents find affordable homes and obtain fair financing and to help homeowners avoid foreclosure.

HUD approved housing counseling agencies have offered evening appointments at the housing center to assist working families with children who otherwise would be forced to miss work (lose pay; risk job security). Although the center has only been open to the public for 2.5 months, foreclosure assistance counseling has assisted 14 individuals in working through their potential default. Mortgage servicers use the center to meet with families directly in preventing foreclosure. Training was provided to Pima County One Stop Career Center case managers on the states "Save My Home, AZ" program that helps the unemployed pay their mortgages while looking for a new job. Five clients were referred to the center for further assistance, who are part of the 14 total listed.



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HOMELESSNESS AND SPECIAL NEEDS

Pima County CDNC continued participation in HUD's Supportive Housing Program (SHP) through the local Tucson Planning for the Homeless (TPCH) Continuum of Care (CoC) Homeless Assistance Program. Pima County administers six SHP projects, which are renewed annually. CASA for Families and Homeless Management Information System (HMIS) are administered through the Community Development and Neighborhood Conservation Department, the others by Community Services - Employment and Training through the Jackson Employment Center.

For FY 2010, the CASA for Families program continues to assist homeless households in achieving, and sustaining, self-sufficiency and residential stability through an integrated focus on transitional housing; case management; employment and training; and, targeted educational services. This project is a collaboration between CDNC, who is the grantee, and its three (3) non-profit grant sponsors: Primavera Foundation, Inc., The Salvation Army of Tucson, and New Beginnings for Women and Children, along with Pima County's Jackson Employment Center.

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. CASA – Coalition Assisting Self-Sufficiency Attainment – Funded for \$428,470, CASA served approximately 84 parents with children, unaccompanied youth, and Individuals without dependants. 2. CASA for Families – Funded for \$434,713, CASA for Families assisted 161 families with transitional housing and supportive services. 3. La Casita – Funded for \$221,935, La Casita served approximately 33 parenting teens and youth between the ages of 18 and 21 4. New Chance Collaboration – Funded for \$387,476, New Chance Collaboration served approximately 122 ex-offenders | <ol style="list-style-type: none"> 5. Project Advent – Funded for \$461,425, Project Advent served approximately 89 veterans and chronically homeless individuals and families. 6. Homeless Management Information System (HMIS) - \$181,089 was awarded to Pima County to continue implementation of the data collection system for the Tucson/Pima County Continuum of Care. <p>A total of \$7,370,214 was awarded to a total of 24 Continuum of Care projects in Tucson and Pima County.</p> |
|---|---|

Housing Opportunities for Persons with AIDS (HOPWA)

Pima County has provided for the housing and supportive service needs of people living with HIV and AIDS since 1998 with outstanding partners – Southern Arizona Aids Foundation (SAAF) and City of Tucson Department of Housing and Community Development. During the past 12 years the program received three three-year contract renewals, which run from the first of January to the 31st of December. Annual Performance Reports for the past five years demonstrate an effective program serving an average of 40 households with tenant based rental assistance and 8 to 11 households with permanent and transitional housing; all of whom receive case management services for coordination of mental and behavioral health care.

The positive housing stability trend for HOPWA clients over the past five years demonstrate increasingly higher percentages housed as a result of excellent supportive services. In 2006 ninety-seven percent (97%) of the clients remained housed in Tenant Based Rental Assisted (TBRA) Units and 86% in Project based units. By the end of 2009, 98% were housed in TBRA units and 100% in Project based units. In 2010, 100% of the households in both tenant-based rental assistance and project-based housing remained stably housed. Households were notably larger in size this year than in past years and there was an increase in households experiencing reduced income. Additionally, HOPWA operating funds funded essential maintenance work to prepare one of the properties owned by SAAF to be converted to solar electric and hot water systems in June 2011.

The services delivered by the Pima County HOPWA partners effectively remove major barriers (issues managing substance abuse and mental illness) to stable housing. The success of this program continues as the US Dept. of HUD recently awarded Pima County another three year grant totaling \$1,313,826 which is leveraged by \$2,099,325 including Ryan White Program Funds, Pima County Outside Agency Funds and Medicaid.

As a result of HOPWA funding:

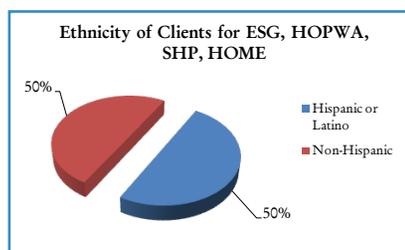
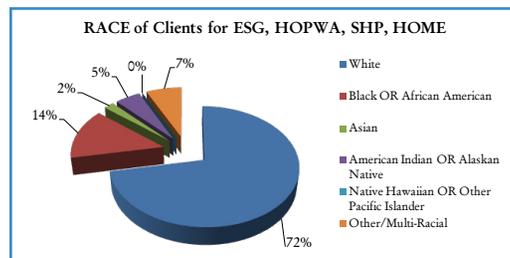
- Tenant-based rental assistance was provided to 42 households.
- Project-based housing was provided to 4 households in transitional housing units and 6 households in permanent units.
- All 52 households receiving housing assistance through this grant also received comprehensive case management services.
- 28 additional households also received support services only.
- 31 people living with HIV/AIDS received substance abuse treatment and counseling in order to maintain stable housing.
- A total of 112 individuals (52 eligible people living with HIV/AIDS and 60 family members) received housing assistance.

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HOMELESSNESS AND SPECIAL NEEDS

County, HUD and Other Federal Funds Allocated to Assist the Homeless and Special Needs Populations

During the year, the Outside Agency Program assisted 9,450 individuals/households with special needs through a variety of activities including emergency rent/mortgage and utility assistance, shelter and transitional housing, food programs, transportation, housing related services and other assistance.



The Continuum of Care, Tucson Pima Collaboration to End Homelessness (TPCH,) is beginning a strategic planning process to update the local Plan to End Homelessness, set goals for the community based on local needs and aligning them with state and national plans in preparation of the HEARTH Act requirements. This strategic planning process will provide a means to engage more community members and strengthen the community goal to end homelessness plan.

Housing First Model

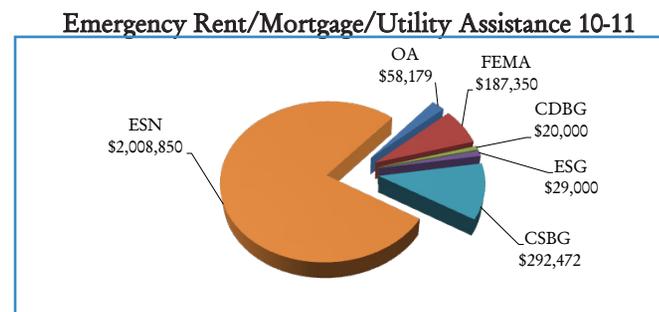
Community partners and agencies in Pima County closely followed the national 100,000 Homes project and launched a local project called 51 Homes. In April 2011, the project volunteers interviewed 402 homeless individuals using the Vulnerable Index to identify the 51 most vulnerable. In this community, 186 or 46% of those interviewed rated high on the vulnerability index. The project partners met weekly to come up with strategies to house these individuals using current resources and find new resources. The 1st individual, Lupe, celebrated her move on May 4th and is doing well in her new housing with ongoing case management and support. The project is now preparing to house it's 8th participant. A key outcome for this project is system change in the community. Partners involved in the 51 Homes project include: CODAC Behavioral Health, CPSA, Compass Healthcare & Substance Abuse Housing, Primavera, La Frontera, Southern Arizona Aids Foundation, the Veterans Administration, Pima County, the City of Tucson, and many local donors, volunteers, and contributors.

Plan to End Homelessness Update

The Plan to End Homelessness (PTEH), Tucson/Pima County was developed under the direction of the Tucson Planning Council for the Homeless, and was formally adopted by the Pima County Board of Supervisors and the City of Tucson Mayor and Council in June 2006. Implementation of plan strategies was conducted by the PTEH committee and coordinator. This team assisted in establishing the Tucson Homeless Connect events which now occur semi-annually, received grant funds for bus passes shared with homeless service providers throughout the community, assisted the community in the development of the local HMIS, conducted numerous events, presentations, and media releases to provide elected officials, business community leaders and general community members updates on homeless issues in Pima County, organized local partners around the national 100,000 Homes campaign, and advocated on behalf of at-risk populations with the Tucson Metropolitan Housing Commission.

During FY 10-11, the Plan to End Homelessness team successfully created a community education video, called 'Not Who You Think,' which can be found at www.notwhoyouthink.org, highlighting four individuals who ended their homelessness through support services from various community agencies. This website will be used in a variety of ways to bring more awareness about the homeless in Tucson/Pima County.

A variety of funds were used to assist households at risk of losing housing or utilities.



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HOMELESSNESS AND SPECIAL NEEDS

FEMA Emergency Food and Shelter Program – Phase 28							
Pima County serves as the qualifying jurisdiction to administer the FEMA Emergency Food and Shelter Program, a program aimed at assisting individuals in need with emergency food, shelter, and related needs. The program pays specific attention to the needs of the elderly, families with children, Native Americans, and veterans.							
Agency	Program	Award	Mass Feeding	Mass Shelter	Other Food	Other Shelter	Rent/Mortgage Utility
Ajo Community Food Bank	Summer Meals	\$ 4,120			X		
Amado Community Food Bank	Summer Meals	\$ 9,000			X		
Caridad de Porres	Feeding Program	\$ 8,000	X				
Catalina Community Services	Senior Meals	\$ 12,360	X				
Catholic Community Services	Nutrition Services	\$ 7,632	X				
Cath Comm Serv; Pio Decimo Center	Casitas Transitional Housing	\$ 7,632		X			
Chicanos Por La Causa	Emergency Assistance	\$ 3,125			X		
Community Food Bank	Emergency Food Assistance	\$ 19,000			X		
The Hope of Glory Center	Pantry Food Program	\$ 3,000			X		
Interfaith Coalition for the Homeless	Seasonal Emergency Shelter & Services	\$ 31,863			X	X	
Interfaith Community Services	Meals for low-income/at-risk seniors	\$ 12,113			X		
Mobile Meals of Tucson	Mobile Meals	\$ 8,240	X				
New Beginnings for Women & Children	Emergency Family Shelter	\$ 10,320	X	X			
Our Family Services	Common Unity Program (CUP)	\$ 3,500			X		
Pima County Community Action Agency	Emergency Assistance	\$ 197,937					X
Primavera Foundation	Men's & Family Shelters/Motel Vouchers	\$ 123,085		X		X	
Salvation Army	Motel Vouchers/Nutritional Needs	\$ 25,971			X	X	
San Ignacio Yaqui Council	Senior Nutrition & Social Program	\$ 5,160	X				
The Haven	Healthy Nutritious Food for Recovery	\$ 14,010	X				
Tucson Centers for Women & Children	Emergency Domestic Violence Shelter Services	\$ 22,000		X			
Pima County CDNC	Administrative Allowance	\$ 10,587					
TOTAL:		\$ 529,358					

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RECOVERY ACT PROGRAMS



L to R - Assistant Secretary for Community Planning and Development Mercedes Marquez, CDNC Director Margaret Kish and Rebecca Flanagan Director of the State of Arizona HUD office after a visit to the Pima Neighborhood Investment Partnership

Homeless Prevention and Rapid Re-Housing (HPRP)

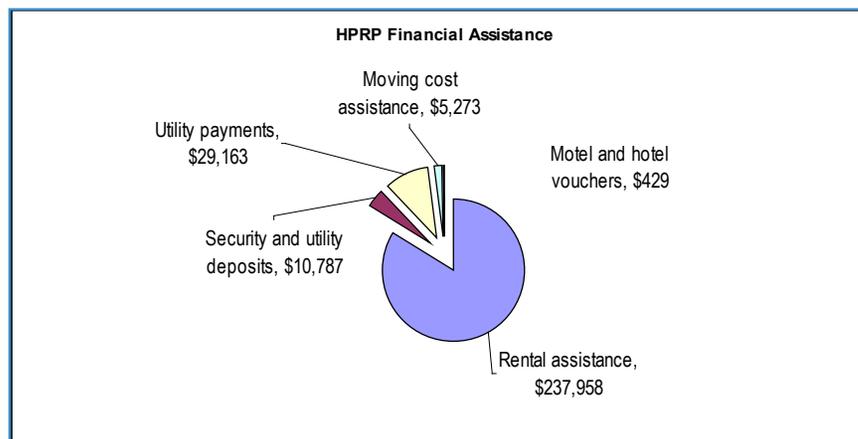
HPRP completed its second year of services to support individuals and families who are unstably housed and facing eviction, or are homeless and looking for secure housing. Financial assistance in the form of rent, utility, moving, storage and bridge housing was provided for 336 people in 89 households during the past year. The average household size was 2.6 people, and the average number of children in the household was 2.2. Veterans comprised 11.6% of those served, with nine referrals coming from Veterans Affairs Supportive Housing Program (VASH); HPRP works with VASH to provide move-in deposits.

Most (94.5%) clients exit the program with permanent housing after assistance ranging from 12 to 426 days. Half of the program participants stay in the program for less than 120 days.

Outreach was conducted to over 30 homeless prevention and intervention support programs. With the addition of Intake Specialists who worked with inquirers, wait time for assistance was reduced to one week. Staff met bi-weekly to discuss cases and workflow, and review eligibility and data quality. To ensure program efficiency, intake documents, lease agreements, eviction notices, and associated charges were reviewed by Southern Arizona Legal Aid to ensure they were legal and appropriate. Staff are beginning to work towards a process for tapering down the program as it enters its third and final year.

Financial education classes were required of all participants to ensure they maintain housing stability and move towards a sound financial situation. Classes were made available in both urban and remote rural areas three times per month in the evenings and on weekends. Program participants completed a satisfaction survey, which indicated that they are very satisfied with the classes.

Eighty-three percent of HPRP clients received assistance for homeless prevention, while the remaining 17% experienced homelessness and sought housing. During FY 2010, \$283,610 of direct financial assistance was distributed.



In addition to financial assistance, HPRP clients receive housing relocation and stabilization services. Nearly all HPRP clients receive case management services, and all attend financial education services. Other HPRP clients receive assistance with housing search and legal services as needed.

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RECOVERY ACT PROGRAMS

Neighborhood Stabilization Program 1 (NSP1)

Pima County Community Development and Neighborhood Conservation Department (CDNC) continued its NSP1 grant activities during the past year and has obligated 100% of NSP1 funding:

- Green Remodeling and Rehabilitation continued on Pima County's eleven (11) acquired foreclosed properties; with completion scheduled for September 2011. All properties will be transferred to the City of Tucson's El Portal Program, which is a scattered site single family program for low income residents. Properties will be leased or sold through the Pima County Community Land Trust.
- Primavera Foundation continued its NSP1 activities in the community of South Tucson, acquiring, rehabilitating and reselling 3 single-family properties, and acquiring, rehabilitating and leasing a duplex. All properties were rehabilitated to the Pima County Green Remodeling - Silver Certification Standard.
- The International Sonoran Desert Alliance (ISDA) selected twelve properties for potential demolition. All of the property owners agreed to proceed with Phase I environmental study, and six of the environmental studies are complete. Demolition of four properties will take place in September 2011, with the remaining properties demolished during the coming year.
- ISDA is also proceeding with redevelopment of the Ajo Plaza. A contractor has been selected and redevelopment is scheduled to begin in July 2011.



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RECOVERY ACT PROGRAMS

Neighborhood Stabilization Program 2 (NSP2)

Pima County was awarded \$22.165 million through the American Recovery and Reinvestment Act (ARRA) NSP2 competitive grant.

The Pima County NSP2 Consortium, known as Pima Neighborhood Investment Partnership (PNIP) includes eight members: City of Tucson, Chicanos Por La Causa, Community Investment Corporation, Family Housing Resources, Habitat for Humanity, Old Pueblo Community Services, Primavera Foundation and the Southern Arizona Land Trust. The NSP2 target area contains 30 census tracts hard hit by foreclosures as determined by the HUD mapping tool.

The Pima County Consortium, Pima Neighborhood Investment Partnership (PNIP) is performing all five eligible NSP2 activities: Acquisition/Rehabilitation, Financial Assistance, Land Banking, Redevelopment and Demolition. With extensive outreach using a variety of mechanisms, including brochures, web sites, English and Spanish radio, and bus shelter signs, significant progress was made during FY 2010.

Financial Assistance. By the end of June 2011, 101 households purchased foreclosed homes using NSP2 down payment assistance. Most families acquired homes built in the boom years from 2002-2007 (median year 2005). Many buyers were single young people getting a start on home ownership and wealth building. The program had the right combination of factors, which included: a simple process with limited barriers, Realtors willing to participate, good value, effective marketing and outreach, lenders offering affordable products, and buyers able to obtain credit. There was clearly a “pent up demand” for this assistance and a large inventory of foreclosed homes available for purchase.

Acquisition/Rehabilitation. Forty-nine single family homes were acquired and are in rehabilitation. Some of these homes will be sold through the Pima County Community Land Trust (PCCLT); the remaining units provide affordable rental housing.

Redevelopment. Twenty homes were redeveloped on two subdivisions, and families have moved into their new homes. These newly constructed homes are built to the Pima County Regional Green Building Standards silver level. One of the Consortium partners, Habitat for Humanity, is housing refugee families from over 20 countries.

Land Banking. Thirty three land bank lots were purchased during FY 2010. These will be held for future redevelopment.

Demolition. Two demolitions were completed during the past year and another six are in the pipeline. Many of the demolished structures had fires, which made them both dangerous and unsightly.

The University of Arizona Drachman Institute is assisting with evaluation and community planning. A percentage of the new home buyers have been surveyed to determine satisfaction with the program and to measure outcomes. Additional consultants are advising on green building standards and market analysis to maximize the potential of NSP2.

Photos of homes purchased through the Pima Neighborhood Investment Partnership Housing Assistance Program (PNIP HAP) and redevelopment activities in new subdivisions



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NEIGHBORHOOD REINVESTMENT PROGRAM

In special elections held in May of 1997 and in May of 2004, voters in Pima County approved that bond funds be used for small scale capital improvement projects in neighborhoods with serious economic and social need. While the goal of the program is to improve the quality of life for residents of these areas, the uniqueness of the Neighborhood Reinvestment Program (NRP) is that the neighbors themselves select the project, obtain consensus, and develop a project proposal with the assistance of NRP staff. No other Pima County bond-funded program includes this grass-roots component, which aims to empower neighborhoods and encourage future community-based activities.

Forty-one (41) 1997 Neighborhood Reinvestment Bond projects were approved by the Pima County Board of Supervisors and have been completed. The entire \$20 million 2004 bond allocation has been allocated. Fifty-four (54) projects have been approved by the Board of Supervisors, and forty-two (42) have been completed. The remaining twelve (12) projects are in various phases of development, design, and construction. Several new neighborhood proposals have been approved by the Board of Supervisors utilizing cost savings from completed projects.

- Approximately 325,199 Pima County residents have benefited directly from the completed NRP projects.
- Through FY 2010, \$18,127,874 has been reinvested in Pima County communities through neighborhood driven projects.

During the first several years of the 2004 NRP, neighborhoods submitted proposals for standard infrastructure projects including sidewalks, street lights, traffic mitigation, and improvements to existing parks. As the NRP developed and staff encouraged partnership among neighborhoods and community groups, neighborhoods and communities presented more creative and collaborative project proposals:

- Water harvesting projects (Rincon Heights, Barrio San Antonio, Dunbar Spring, Barrio Centro)
- School/community collaborations (Miles, Robles Junction, Barrio Anita, Rillito, South Tucson Youth)
- Community Development Block Grant Program/Neighborhood Reinvestment collaborations (Arivaca, Catalina, Barrio Kroeger Lane)
- Health clinic facilities (Flowing Wells II, Continental, Catalina II)
- Community buildings (Amado, Santa Catalina/Mount Lemmon, Catalina II)
- Youth skate parks (Ajo, Picture Rocks, Wakefield)
- Community Garden and Farmers Market property acquisition (South Tucson)
- Community memorial park (Barrio Viejo)

- Pedestrian bridge (Rose)

Projects



NORTHWEST NEIGHBORHOOD PEDESTRIAN AND BICYCLE GREENWAY

The Northwest Neighborhood Reinvestment project was completed in April 2011. The project includes traffic calming chicanes, water harvesting basins, landscaping, pedestrian and bicycle greenway, and lighting, providing residents with a safer and greener alternative community transportation system.



SOUTH TUCSON COMMUNITY GARDEN AND FARMERS MARKET

The South Tucson Community Garden and Market Project involved property acquisition (\$220,500) to provide space for a produce garden and farmers market in a part of the urban community with a shortage of affordable fresh fruits and vegetables. The property was previously occupied by a restaurant and included a large parking lot and several additional structures. When the parcel went on the market, the South Tucson Community feared a purchaser might put the property to an inappropriate use or that the property would not sell in a sluggish real estate market, creating an attractive nuisance in the middle of a neighborhood populated by multigenerational families, including many young children.

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NEIGHBORHOOD REINVESTMENT PROGRAM

Impact of the Neighborhood Reinvestment Program

The most obvious impact of NRP projects is the addition of new infrastructure to stressed communities: new sidewalks and street lighting, traffic mitigation devices, playground equipment, recreational facilities, and community buildings. However there are many deeper impacts. To analyze these deeper impacts, the NR Program utilizes two surveys to assess immediate and long term impacts of NR projects.

- *Post-Construction Survey.* After the project is constructed and dedicated, a survey is submitted to the neighborhood leadership to assess the NRP process, satisfaction with the project, and future needs of the community.
- *Annual Survey.* One year after the project is completed, a short survey is submitted to residents of the neighborhood addressing their participation in the NR process and their utilization and assessment of the project.

Neighborhood responses to surveys are unanimous in praising the program and its positive impact on community cohesion and pride, property values, youth behavior, health and safety, and crime prevention. During FY2010 seven (7) Post-Construction surveys were distributed to leaders of neighborhoods with completed projects, with a return ratio of 86%. Ten (10) Annual surveys were distributed to neighborhood residents via email or neighborhood meetings. These had a return ratio of 80%.

Surveys have established that Neighborhood Reinvestment bond funding has a strong positive impact on residents' quality of life and Pima County's stressed communities. A selection of residents' own words best describes this:

"The kids use the BMX/skate park daily and monitor it themselves. It's been a great asset to the Picture Rocks community."—Greg Mattison, Picture Rocks Community

"More neighbors are connected with one another and property value has increased with the installation of street lights funded by Neighborhood Reinvestment."—Resident, Myers Neighborhood



CATALINA COMMUNITY
BUILDING

The construction of the Catalina Community Building has provided area residents with a health clinic, food bank, clothing bank, and meeting space. The project was completed in August 2010 and was funded by \$530,000 Neighborhood Reinvestment funds, CDBG monies, and donations raised by Catalina Community Services nonprofit organization, which is a building tenant.

ROBLES JUNCTION YOUTH
RECREATION FIELD

The Robles Junction Neighborhood Reinvestment project was completed in November 2010 and involved construction of youth recreation fields, restroom structures, security lighting, fencing, and parking lot. The project was a partnership of Pima County Neighborhood Reinvestment Program, Pima County Parks and Recreation, and Altar Valley School District, with Neighborhood Reinvestment contributing \$500,000



"Successfully completing the grantseeking process energized my neighborhood to seek other grants, such as the half million dollar Traffic Enhancement grant we subsequently received. Residents were encouraged that improvements were being made, money spent on our neighborhood. Personally, going through this process, drove home to me that ONE person could make a huge impact on the larger world. It caused me for the first time to become actively involved in my neighborhood."—Meg Johnson, Midtown/Garden District Neighborhood

The most important community issues identified by neighborhoods in their surveys:

- Safety
- Beautification of Neighborhood
- Health
- Community Involvement
- Crime Prevention

In order, neighborhoods ranked the following benefits of completed projects:

- Encourages walking, exercise or outdoor activities
- Improves Appearance of Neighborhood
- Promotes Community Pride
- Promotes Stronger Community
- Increases Feeling of Safety and Security

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OTHER ACTIVITIES

MONITORING

Monitoring is a principal means by which the Department carries out its statutorily mandated responsibility by assuring compliance with applicable federal requirements and ensures that performance goals are being met.

Staff views monitoring as an ongoing process involving continuous communication and evaluation. Such a process involves frequent telephone contacts, written communication, analysis of quarterly reports and audits, and periodic meetings. Staff keeps fully informed concerning compliance with program requirements and the extent to which technical assistance is needed by the agencies. The overriding goal of monitoring is to identify deficiencies and promote corrections in order 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, negotiation or technical assistance in a manner that maximizes local discretion.

FY2010 MONITORING ACTIVITY

Forty-eight (48) agencies received on-site monitoring visits during FY2010. Community Development staff meets on a quarterly basis to identify which agencies and jurisdictions are to be monitored on-site including the City of South Tucson and the Town of Marana. Written notification was provided to each agency prior to scheduling a date of the planned on-site monitoring. The agency was advised of the areas to be monitored and the files or information that would be reviewed. Monitoring included:

- Material generated that provides detailed information on project descriptions, budget, status, eligibility, national objectives, etc.
- Interview of agency staff, as appropriate, to discuss grant performance;
- Visit to project sites;
- Review of timeliness reports and meeting deadlines (regular or infrequent occurrence);
- Audit findings (if any); and
- An exit conference or other form of consultation with the appropriate staff to present preliminary conclusions resulting from the visit to assure the conclusions are based on accurate information.

After consultation, a monitoring letter is sent to the chief executive officer or director reporting the results of the monitoring visit. Where findings occurred, technical assistance was provided and steps are taken to resolve each finding or concern. A follow-up was conducted after the corrections have been completed. When the agency provided satisfactory corrective action, a letter was sent stating that all findings are closed.

LEAD-BASED PAINT ACTIVITY

CDNC staff has received training and appropriate certifications for implementation of regulations regarding hazards involved with lead-based paint in older homes. To reduce the risk of lead poisoning and increase the public's awareness of potential health hazards associated with lead-based paint, informational materials are distributed to all applicants for the housing rehabilitation program and to homebuyers purchasing existing homes through the County's homebuyer assistance programs.

Pima County works closely with home repair and rehabilitation contractors during rental housing acquisition and rehabilitation projects to ensure that required HUD and EPA guidelines are adhered to for homes constructed prior to 1978.

CDBG DAY CELEBRATION

This year Pima County staff celebrated CDBG day by volunteering with Community Home Repair Projects of Arizona (CHRP), a non-profit funded by CDBG. Staff helped make improvements to a family's home including installing new drywall on all walls and ceilings, plumbing, new toilet and bath fixtures, electrical, receptacles/light switches/light fixtures, tree planting, and replacement of windows and doors.

The home, owned by a single mother had been seriously damaged by a fire. Without this assistance, the family would not have been able to move back into her home.

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OTHER ACTIVITIES

Section 3

The ARRA Programs, NSP1 and NSP2, have given Pima County CDNC the opportunity to improve its Section 3 procedures. The NSP2 staff has strengthened the relationship with the Pima County One Stop. Pre-construction conferences are now held jointly. The One Stop is a system of organizations that provide development services for youth and adults and support to employers in recruiting, staffing and training a viable workforce. They work with dislocated workers and others job seekers.

All other eligible programs (CDBG & HOME) are in the process of adapting the steps used by the NSP1 and NSP2 programs. The procedures for complying with Section 3 include:

1. Section 3 language in all bid documents for construction contractors so they are aware of the provisions upfront.
2. Conduct pre-construction meeting with the general contractor and all subcontractors, which are run jointly by the CDNC staff and Pima County One Stop staff.
3. At the Pre-Construction meetings, the following are explained:
 - a. Section 3 numerical targets
 - b. Self-Certification for new hires
 - c. Section 3 Business form
 - d. Contractor Annual Report on Section 3 hiring
 - e. Contact information for the Pima County OneStop
4. All contracts are given new hire self-certification forms and Section 3 business forms to complete and return. OneStop then follows up with the businesses and informs them that they have eligible workers in the relevant trades.
5. Pima County OneStop continues to work with contractors to help them fill their vacancies. Additionally, CDNC staff is available to assist contractors or subcontractors with forms, provide technical assistance, and answer questions.

CDNC will continue seeking opportunities to send relevant staff to Section 3 trainings and seek additional resources or funding when it becomes available. For example, CDNC recently applied to HUD for a Section 3 Program Coordination and Implementation grant. If awarded to CDNC, this grant would fund a Section 3 Coordinator for one year, which would be a full-time employee (resource) for Section 3 related issues.

Obstacles to serving underserved needs:

- CDNC serves a large rural area as well as urban neighborhoods.
- Many organizations and agencies are facing cuts to programs and staff. Needs are increasing while capacity decreases. The concept of doing more with less has reached the limit where it is necessary “to do less with less.”
- There is more competition for a shrinking pool of funds. For instance, the State of Arizona Housing Trust fund was a reliable funding source to meet matching requirements for grants.
- Lack of portfolio loan products
- Tighter underwriting and credit score requirements.

Foster and Maintain Affordable Housing

- HOME, NSP and other resources are used for downpayment assistance to expand homeownership in targeted neighborhoods.
- Pima County has funded projects that are targeted to special needs populations
- Pima County funds weatherization and home repair programs for low income residents.
- Implemented an aggressive foreclosure prevention program which works to keep residents from being foreclosed upon.

Eliminate Barriers to Affordable Housing

- In conjunction with the City of Tucson, Pima County has coupled its downpayment assistance program with the low interest rates that have been available through the Tucson and Pima County Industrial Development Authorities' Mortgage Revenue Bond Program.

Overcome Gaps in Institutional Structures

- Pima County and the City of Tucson continue to maintain the HOME Consortium and collaborate on policies and projects. A single application and process for HOME funding has been developed.
- The Pima County Housing Center (EL Banco) provides public access for housing and housing related services.

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OTHER ACTIVITIES

- PNIP office was established as a way for residents and community neighborhood organizations to access services.

Public Housing and Resident Initiatives

- Pima County and the City of Tucson continue to maintain the Section 8 consortium. The City of Tucson PHA manages the county-wide Section 8 program (with the exception of the City of S. Tucson)
- Pima County is working closely with the City of Tucson to ensure the quality of its Section 8 program is maintained regardless of projected administration cuts to the program

Reduce the number of Families in Poverty

- Pima County staff is implementing an aggressive Section 3 plan through collaboration with the Pima County One-Stop
- Through weatherization and green building programs, reduction in utility costs allow residents to live more affordably in their homes.
- Pima County is supporting Individual Development Account (IDA) programs with financial education curriculum and regular case management.
- Pima County has an impact fee waiver program for affordable housing development.
- The newly created Pima County Land Trust is creating homeownership opportunities for low income families while preserving long term affordable housing units.

Citizen Participation

Not only is the Community Development and Neighborhood Conservation Department (CDNC) dedicated to creating “a more viable and livable county and to improve the quality of life for residents (as declared by the Mission Statement),” but the Department is also committed to giving those residents a voice in the funding and project design processes. This commitment ensures that local needs are addressed with CDNC funding and establishes trust with residents as they observe and help determine the use of taxpayer dollars. Following are some of the ways the public were included in CDNC activities.

- *CDBG:* While CDBG funds are used to accomplish national objectives, there is flexibility inherent in the program to meet locally determined priorities. These priorities were communicated to local agencies and communities. Subsequently the agencies and communities submitted proposals for projects addressing these issues. In addition to sending Request for Proposals (RFPs) to local groups, advertisements explaining this process were published in local newspapers and Pima County’s website. CDNC provided technical assistance to communities with identified needs and goals
- *Neighborhood Reinvestment:* Residents of stressed neighborhoods participate in Neighborhood Reinvestment Program project development and construction, including:

- Infrastructure project consideration and consensus selection
- Drafting of project proposal with assistance from NR staff
- Presentation of proposal to the Neighborhood Reinvestment Oversight Committee
- Attendance at regularly scheduled meetings to discuss design and construction of the project
- Planning and coordination of the project dedication ceremony
- Completion of written post-construction survey and annual surveys relating to maintenance and use of project

The Neighborhood Reinvestment Oversight Committee, which reviews project proposals and forwards recommendations to the Board of Supervisors, consists of community residents who reside in the target areas.

- *Citizen Oversight:* To ensure additional citizen participation involvement and oversight, there are three citizen advisory boards that provide funding and policy recommendations to CDNC staff and the Board of Supervisors: the Housing Commission, the Neighborhood Reinvestment Oversight Committee, and the Outside Agency Advisory Committee.

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Fair Housing

Addressing Impediments to Fair Housing in Pima County per 2010 Pima County Annual Action Plan

During FY 2010-11, the Southwest Fair Housing Council, on behalf of Pima County, participated in the following actions to address Impediments to Fair Housing:

<p>Impediment #1 & 6: Illegal Housing Discrimination</p>	<p>A total of 138 tests were conducted throughout Pima County, including 121 were rental tests, eight sales tests and nine loan modification scam tests. Six tests were race-based rental tests, 50 were national origin-based rental tests, 16 were familial status rental tests and 49 were disability-based rental tests. Of rental tests analyzed so far (71 or 60%); one-third evidenced possible unlawful housing discrimination. Among new home sales analyzed so far (6 or 75%), two appear to support the allegation of unlawful discrimination.</p> <p>During the year, SWFHC received 203 calls/contacts from individuals who presented housing problems that appeared to allege possible unlawful discrimination. After detailed follow up and in-depth conversations with the reporting individuals, 13 of the allegations were filed as formal complaints and forwarded to HUD and/or the Arizona Attorney General's Office for follow up. The remaining complaints were referred to City of Tucson Property Housing & Complaint (PaHC), the Southern Arizona Legal Aid Office (SALA), the Arizona Center for Disability Law (ACDL) and/or to the Don't Borrow Trouble® Pima County program, and other local agencies.</p> <p>Provided funding to Southern Arizona Legal Aid for homeowner and tenant protection programs. A total of 255 individual cases were opened; in 64 cases affecting 186 persons' legal advise was provided and legal services resulted in prevention of loss of home in five cases affecting 12 persons.</p>
<p>Impediments #2,3 & 4: Lack of knowledge about the law – Need for more training</p>	<p>Funding provided through Pima County's CDBG program allowed the Southwest Fair Housing Council to conduct numerous outreach activities and educational workshops targeting housing professionals and community members. Fifty-one (51) fair housing workshops were offered, reaching 576 housing professionals, including REALTORS® and property managers. Additional outreach included: distributing 6,026 pieces of literature, both in English & Spanish; creating an online landlord/tenant resource center; creating a Facebook page and a Twitter account, and placing fair housing and related articles in various publications.</p>

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Fair Housing

Impediment #5: Predatory lending

Don't Borrow Trouble (DBT®) Pima County, funded through the County's General Fund Outside Agency program, continued to provide education for home buying and financial management through pre-purchase and post-purchase homebuyer counseling and general consumer financial management training. Emphasis continues to be on foreclosure intervention and prevention and on educating the general public regarding foreclosure rescue and mortgage modification scams. DBT continues to administer the DBT® hotline. During the year, DBT® received 1,180 hotline calls. Home mortgages and foreclosure concerns gave rise to the greatest number of calls received. In addition, DBT® continues to maintain its highly regarded website that provides information to help consumers, which receives thousands of hits every month from local, regional, national and international users. DBT® further delivered 663 hours of training to 43 unduplicated professionals, and community information, including print media was distributed to 32 sites. DBT® received 1,284 referral contacts, referred to 10 different agencies.

Fannie Mae extended a grant received by DBT® to conduct an ambitious education and information-sharing program to promote foreclosure prevention and financial literacy awareness of housing counseling and related services available through DBT® and the larger community with a \$25,000 award that concluded July 31, 2011. County OAP funding was leveraged in obtaining this award.

Impediment #7: Lack of Accessibility for the Disabled

Pima County continues to maintain a web-based program to assist people looking for rental housing in Pima County (pimacountyhousingsearch.org) offers enhanced opportunities for persons with disabilities to locate available accessible rental housing. In addition to searching by rent amount, unit size and location, prospective renters have the option of searching for "Accessible" units. A cascading list on the search page permits the prospective renter to click on boxes that describe specific accessibility features sought, e.g. zero step entrance, nearby accessible parking, levered hardware, first-floor unit, etc. Once all search items are identified and selected, the home-seeker strikes the "search" button and the screen lists all entries that match the search criteria.

Provided funding to DIRECT Center for Independence Home Accessibility Program. Twelve home adaptations were provided to low income individuals.

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Fair Housing

Impediment #8: Fair Housing Planning

SWFHC participated as a resource to the NSP2 program, providing advisory services fair housing training for the NSP2 Coalition members and Pima Neighborhood Investment Partnership (PNIP). Pima County and local jurisdictions were represented by SWFHC as a member of the Arizona Fair Housing Partnership, a group of 30 public and private entities dedicated to promoting full and fair housing opportunity throughout greater Arizona.

The Homeless Prevention and Rapid Re-Housing Program (HPRP) advisory group began work with representatives of the City of Tucson and Pima County, with SWFHC acting in an advisory capacity.

Southwest Fair Housing continued to work closely with the Promotoras in the South Nogales Highway Colonia to provide fair housing training and serve as a resource in the community to assist residents with housing-related problems. SWFHC continues education and outreach activities in the colonias by providing information and materials on topics such as fair housing, fair lending and financial literacy. To leverage resources, SWFHC works closely with other social services and agencies active in the area including the El Pueblo Community Center, the Food Bank's food distribution truck, the mobile medical clinic, and Summit View School.

In addition to fair housing activities, SWFHC fielded 386 phone calls, e-mails and drop-in requests for assistance with general housing issues. One half of the contacts involved landlord-tenant problems, one-quarter of the callers were seeking rental housing, fifteen percent were seeking rent/utility payment assistance or had concerns regarding substandard housing. The majority of these callers were referred to local resources for assistance.

Impediment #9: Challenges of Refugees

Through SWFHC, Pima County continued to reach out to an emerging constituency in the area: refugees. A substantial number of the newly-arrived refugees settling in the area are from African countries. SWFHC began working collaboratively with the International Rescue Committee (IRC) in 2010 to educate their "Well-Being Promoters" to work with local refugees to better understand their housing rights and responsibilities. Further, in January 2010, SWFHC began working with the local Pima-Tucson Section 8 office to present a landlord-tenant and fair housing orientation at the monthly voucher renewal sessions. The classes are ongoing with 60-80 individuals served monthly.

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PERFORMANCE MEASUREMENTS - HOUSING ACTIVITIES

Activity	Priority	5-year Goal	10-11	CDBG	HOME	ESG	Other
New Construction Rental Housing (Total)*		100			X		X
New Construction Rental Housing (0-30% MFI)	High						
New Construction Rental Housing (31-50% MFI)	High		3		X		
New Construction Rental Housing (51-80% MFI)	Medium						
Rental Housing for Disabled Populations	High	200	128				X
Rental Housing for Elderly	Medium		128				X
Preservation of Existing Affordable Rentals		300			X		X
Rental Housing for Special Needs Populations	High	50			X		X
Owner-occupied Housing Rehabilitation (Total)*		600	345	X	X		
Owner-occupied Housing Rehabilitation 0-30% MFI	High		187		X		
Owner-occupied Housing Rehabilitation 31-50% MFI	Medium		74				
Owner-occupied Housing Rehabilitation 51-80% MFI	Medium		84		X		
Foreclosure Prevention (legal counseling)		2000		X			X
Homeownership Assistance (Total)*		300			X		
Homebuyers 0-30% MFI	High						
Homebuyers 31-50% MFI	Medium		7		X		
Homebuyers 51-80% MFI	Medium		59		X		
New Construction for 1st-time Homebuyers		150	24				X
Acquisition/Rehabilitation/Resale		200	3				X
Reconstruction (manufactured)							

* 5-year consolidated Plan Goal all income levels

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PERFORMANCE MEASUREMENTS - NEEDS OF HOMELESS AND SPECIAL POPULATIONS

Activity	Priority	5-year Goal	10-11	CDBG	HOME	ESG	Other
Homeless							
Homeless Prevention	High	250	54			X	X
Operating Subsidy for Shelters	High	100	174			X	X
Case Management/Essential Services	High	1,250	38			X	X
Development of Supportive Housing	High	200			X		X
Non-Homeless Special Needs							
Home Adaptations for Disabled	High	150	12	X			X
Reverse Mortgage Program	High	250	80	X			
Assistance to Frail Elderly	High	2,000					X
Assistance for Victims of Domestic Violence	High	4,250	565			X	X
Assistance to Developmentally/Physically Disabled	High	150	12	X			X

2010 GOALS

AFFORDABLE HOUSING:

- Create 80 new homeownership opportunities
- Develop or preserve 60 rental housing units
- Assist 4 existing owners with replacement housing
- Provide housing rehabilitation, including emergency repairs with funding up to \$920,000.

SPECIAL POPULATIONS AND HOMELESS:

- Transitional and supportive housing services for over 500 single parents with children, parenting teens, ex-offenders, Veterans, unaccompanied youth, victims of domestic violence, and individuals without dependents.
- Over 60 victims of HIV/AIDS and their families will receive services including tenant-based rental assistance, project-

based housing, comprehensive case management services, support services, and/or in-patient substance abuse treatment.

HUMAN SERVICES AND ECONOMIC DEVELOPMENT:

- Pima County received 26 applications for public services funding from 16 organizations totaling \$643,041. Public Services Funding recommendations were approved by the Board of Supervisors in early May 2010. Total funding for public services was \$405,000.00.
- Rent, mortgage and utility assistance was provided to households at risk of homelessness or loss of utilities.
- A microbusiness enterprise program is in the early stages of design.

FACILITIES AND INFRASTRUCTURE:

- Pima County received 31 applications for public facilities,

neighborhood facilities, infrastructure. Facilities and infrastructure funding recommendations were approved by the Board of Supervisors in early May 2010. Total funding for facilities was \$522,000.00 and infrastructure was \$215,000.00.

COUNTYWIDE ADMINISTRATIVE ACTIVITIES:

- Southwest Fair Housing Council coordinated Fair Housing Outreach, Education and Compliance. A total of 138 tests were conducted throughout Pima County, including 121 were rental tests, 8 sales tests and 9 loan modification scam tests.
- Southern Arizona Legal Aid coordinated a Homeowner and Tenant Protection Program. 162 cases were opened and 170 closed. Of the closed 81% were provided with advice and/or brief services. SALA prevented eviction in 19 benefiting 52 persons in the households.

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ATTACHMENT 1 - CDBG PROGRAM CAPER REQUIREMENTS

HUD requires that all CDBG recipients provide an overview of the results and impacts of the CDBG Program. A list of funded activities, progress in expended funding, and units of assistance are detailed throughout this report. The following measure the outcomes of the CDBG program and their relationship to the goals and objectives of the County's 2010 Annual Action Plan.

Use of CDBG in Meeting Priorities

- CDBG funds were used to meet a variety of the Priority Needs identified in the Consolidated Plan, and the Executive Summary (pages 3-4) and CDBG Public Services Funding and Outcomes and Public Facilities and Infrastructure Activities tables (pages 8-10) of the 10-11 CAPER detail the use of CDBG funds.

Nature and Reasons for Changes in the CDBG Program

- The Community Development and Neighborhood Conservation Department (CDNC) sets CDBG program priorities through 14 public hearings that are conducted annually for the citizens of the County's Target Areas. The priorities most frequently discussed at the meetings are housing rehabilitation, public facilities, infrastructure including water system improvements and fire hydrants, and public services such as childcare, healthcare, and youth and senior programs. Approximately 59% of Pima County's CDBG funding is allocated to housing rehabilitation, public facilities and infrastructure.
- In the contracting process, CDNC works with agencies to identify their outputs and outcomes from standardized applications. Agencies electronically submit quarterly and annual reports that include outputs and outcomes, demographics, and narrative information. The agencies can easily access past reports and use other features in the database system. This information, along with general information and HUD's Performance Measurement information, is entered by CDNC into HUD'S IDIS Reporting System.

Carrying Out the Action Plan

- Pima County received additional resources to aid in implementing, augmenting, and leveraging its grant programs. In FY10-11, the Housing Rehabilitation Program received funding from the U.S. Department of Energy, U.S. Department of Commerce, Tucson Electric Power and Southwest Gas Corporation.
- Pima County effectively combined CDBG with General Obligation Bonds to develop public facilities. The County is also working closely with the U.S. Department of Agriculture-Rural Development Agency to develop infrastructure in rural areas. There are 15 Board of Supervisors designated Colonias in Pima County. This designation enables USDA Rural Development to provide assistance for improvements in infrastructure as well as loans and grants for housing rehabilitation.
- Pima County General Funds for Outside Agency programs and services often compliment CDBG funding for Public Services in order to address some of the highest priority needs.
- The Community Development & Neighborhood Conservation Department continues to work with other agencies to seek funding for their programs. The Department works with agencies and citizen groups seeking to carry out actions that are consistent with Consolidated Plan goals.
- Since 2002 the Community Development & Neighborhood Conservation Department has worked together with the Pascua Yaqui and Tohono O'odham Nations under Proposition 202. Under Proposition 202, Arizona tribes agreed to share a portion of their revenues with the State of Arizona. Twelve percent of revenues are made available to cities, towns and counties to improve the health and well-being of the communities, strengthen public safety, open up educational opportunities, and address a multitude of other infrastructure needs.
- Pima County also effectively combined HOME with Pima County Match Funds and Private Mortgage Resources to successfully provide affordable housing for low- and moderate-income residents in Pima County.

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ATTACHMENT 1 - CDBG PROGRAM CAPER REQUIREMENTS

Compliance with National Objectives

- All Pima County CDBG projects meet the national objective of low-to-moderate income benefit.

Activities to Minimize Displacement

- Pima County works with program sponsors to identify alternatives to projects that may cause displacement. Down payment assistance is not provided to buyers who are acquiring homes that are not vacant or owner-occupied.
- The County has a written Residential Anti-Displacement and Relocation Assistance Plan.

CDBG Program Income

N/A or NONE

Areas of Minority Concentration

- Areas of minority concentration are identified through the Analysis of Impediments (AI) to Fair Housing Choice. According to the AI, six zip codes in Tucson and Pima County have a disproportionate concentration of minorities. All of these zip codes are located in or immediately adjacent to Tucson and South Tucson. Refer to Neighborhood/Agency Facilities on pages 8-10 of this report for low-income or minority concentration or both. Refer to Pima County Target Areas Map and Pima County USDA Designated Colonias for location.

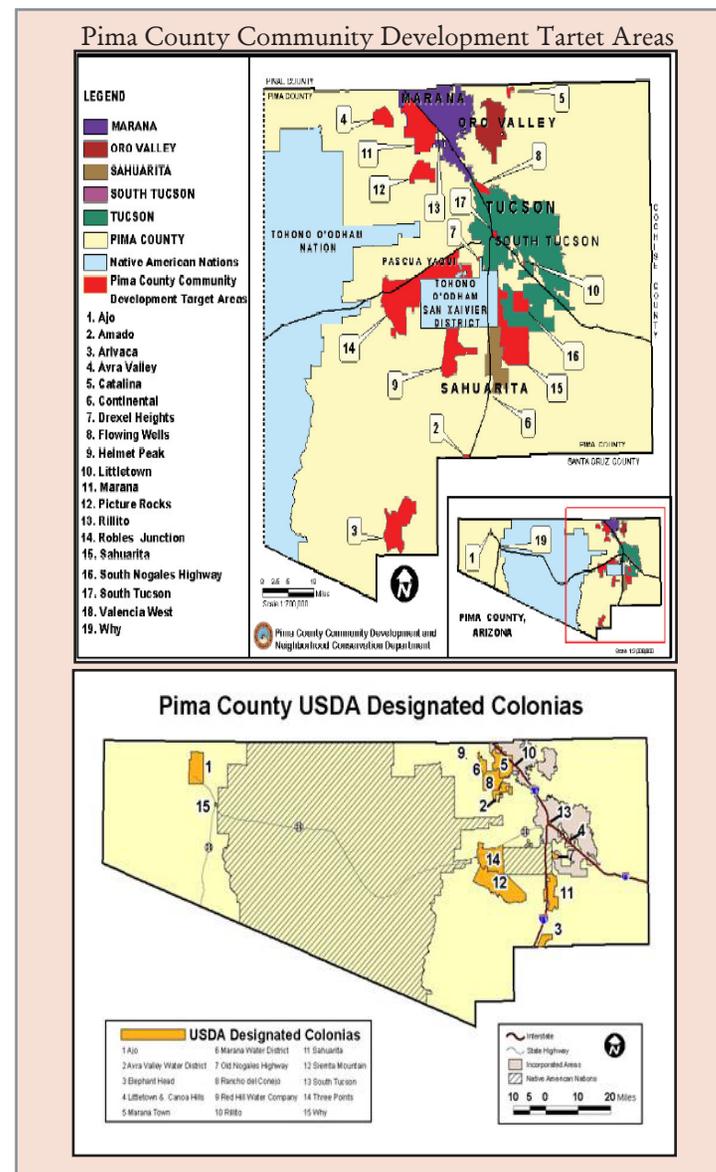
Implementation of the Action Plan

- Pima County staff has worked diligently with local agencies and community groups to implement the Action Plan. Staff provides technical assistance including grant writers to assist in preparing applications for programs in HUD's Super NOFA.
- Pima County refers requests for "Certification of Consistency" with the Consolidated Plan" to the City of Tucson, which serves as the lead agency for the HOME Consortium. Pima County has provided certifications for those applications for projects outside of the city for non-housing programs. These included Pima County's applications for the Continuum of Care, and Rural Housing and Economic Development programs.

CDBG Reaches out to Minority Households

- Through bi-lingual (English and Spanish) marketing and services Pima County continues to ensure that minorities have access to the services that benefit low- and moderate income households.

Link for Target Maps: <http://www.pima.gov/CED/resource/CDTargetAreas.jpg>
 Link for Colonias: <http://www.pima.gov/CED/resource/Pima%20County%20Colonias.jpg>



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ATTACHMENT 2 - SELF-EVALUATION

The Consolidated Plan is a concept that is designed to enable officials and citizens to become more aware of the larger picture and the extent to which all related programs are effective in collectively solving neighborhood and community problems. Moving beyond the compilation of program outputs, there is a focus on results that will allow a community to assess progress in meeting the priority needs and specific objectives identified in the strategic plan and action plan in order to help make the community's vision of the future a reality. This self-evaluation answers important questions asked by HUD to ensure that vision does become a reality.

Are the activities and strategies making an impact on identified needs?

The output/outcome measurement system and database assists in quantifying the impact made by three grant programs: CDBG, ESG and OA. See Community and Rural Development Section for accomplishments.

CDNC surveys clients and constituent groups. Survey findings are typically very positive.

Activities in Ajo related to the Curley School project continue to show their impact on the local economy. Artisans have moved into the affordable rental units and continue developing their enterprises. A retail store opened. Two other projects underway at the Curley School include the renovation of the Manual Art Building, and the kitchen that will be used for culinary training. The project has drawn much local and national attention and awards.

What indicators would best describe the results?

CDNC staff is recognized for their leadership skills and ability to work with the community and organizations to successfully implement projects and programs. Projects that have been funded by CDNC are visible throughout low-income neighborhoods and target areas in unincorporated Pima County, Marana and South Tucson.

What barriers may have a negative impact on fulfilling the strategies and overall vision?

- Due to several factors it has become difficult to locate appropriate sites and obtain funding for the development of rental housing.
- Shifts in federal and state priorities that redirect resources
- Unfunded mandates that create a strain on existing dollars; pass through of State responsibilities to the County
- Programs have not been historically funded at a level to truly meet the identified needs
- Reduction in funding; funding base from year to year
- National models are not always flexible, adaptable or appropriate to local conditions. They may not be effective when implemented at the local level
- Non-profit agency partners are facing both reductions in funding and escalating costs to maintain existing programs; no new dollars targeted for emerging needs
- The declining economy has severely affected non-profits' ability to fund raise; fewer private grant dollars available
- The declining tax base has caused Pima County to decrease funding to non-profit agencies by 20% over the past three years.
- There is a shortage of community leaders in some neighborhoods who have the skills and resources to deal with complex, long-term progress. This particularly applies to the communities with the lowest incomes.

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ATTACHMENT 2 - SELF-EVALUATION

What is the status of grant programs?

- There is a shrinking pool of federal resources and an increased demand on local elected officials to make difficult funding decisions
- Staff is able to keep projects on schedule and within budget which increases the Board of Supervisors and voters confidence when requesting public support for additional allocations of bond funds for the Neighborhood Reinvestment and Housing Programs.
- Staff has successfully incorporated HUD's Outcome and Performance Measurements into an electronic system of program reports for CDBG, ESG and the Outside Agency Program
- The Flowing Wells NRSA was re-certified (5-YR Consolidated Plan 10-14) and continues to be successful in stimulating improvements in the community.
- Staff worked with the City of Tucson to develop a new HOME application process which will improve planning for funding HOME projects.

Are any activities or types of activities falling behind schedule?

- Delays are caused by several factors, but common concerns include lack of capacity, experience, and processing of plans and permits. Staff has adopted methods to track progress through the regulatory system.
- Lack of sufficient funding limits the ability to enhance and/or expand services to vulnerable and special needs populations. Maintenance of existing services that address the most pressing needs is a primary concern.
- Projects that are funded through Intergovernmental Agreements can be delayed when that project is not a high priority of that government, or desired resources are not available
- Rehabilitation of owner-occupied units is sometimes backlogged. We are spending more per unit due to the needs of the homes, and higher material costs.

Are grant disbursements timely?

- Staff is working with the City of Tucson to review HOME projects and expenditures to ensure that allocations and expenditures meet guidelines that were established for the HOME program.
- Pima County remains in compliance with the "1.5 expenditure ratio" for CDBG.

Are major goals on target?

Although the Department experienced cutbacks in federal funding, staff has been most creative in identifying opportunities that exist which will enhance communities, develop effective strategies for collaboration with other jurisdictions, create regional partnerships and work with local community leaders to more clearly identify practical solutions to new and emerging needs.

The Department has several goals that are not dependent on funding.

- Community/Citizen participation-All programs have an established goal of citizen involvement and participation. Some of the programs have Board of Supervisors appointed Commissions and Committees. Program staff works at the most locally defined level, with neighborhood organizations, citizen coalitions, non-profit councils

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ATTACHMENT 2 - SELF-EVALUATION

and advisory bodies. Programs staff develop effective outreach to the rural areas, attend citizen meetings in unincorporated communities, participates with Fire Districts and School Districts, non-profits, service organizations and citizen groups.

- Work with non-profit organizations to develop a collective decision making model regarding the identification of needs and the prioritization of emerging needs for funding.
- Department Administrators and Program Managers meet with staff and elected officials from the 5 jurisdictions within Pima County as well as representatives from other counties to discuss common solutions based on a regional approach.
- Department Administration, Program Managers and County IT Department developed a web-based performance measurement database for reporting quarterly and annual program outputs, outcomes and client information. This unique model allows the Department to be more fully accountable to the Board of Supervisors for the administration of programs, the identification of community benefits by geographic area, target populations, specific program activity and service delivery.

What adjustments or improvements to strategies and activities might meet your needs more effectively?

We believe that we are effective in working with local communities and organizations - to articulate their needs, issues and concerns. CDNC has adopted a strategy to aggressively promote Pima County and the Department as an agency that can effectively manage grant funds, implements innovative programs, and leverage resources. To this end the following strategies will be pursued:

- Increased efforts will be made to identify models for economic development in rural communities, utilizing a regional approach to education, skill development and capacity building for residents in at least 3 target areas.
- Determine effectiveness of current contractual relationship with our PJ partners; and whether there is a fair share distribution of funds from the State of Arizona to Pima County.
- We seek representation on local, state and national panels, commissions and task force groups that address common problems and search for creative solutions.
- Strategic efforts will be undertaken to provide information to elected officials and administrators on the value of programs and the effectiveness of funding to derive the greatest community benefit.
- Website redesign will provide greater transparency to the public when accessing program information and reports.
- Exploration of the use of social media as an opportunity to increase outreach and communication with the public.
- Development of a separate Pima County Housing Center will consolidate programs for greater access by citizens.

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ATTACHMENT 3 - PUBLIC NOTICE AND COMMENTS

PUBLIC NOTICE

Public Comment Requested for 2010-2011 Consolidated Annual Performance and Evaluation Report. Pima County is accepting comments on the draft Consolidated Annual Performance and Evaluation Report (CAPER). The report provides information on accomplishments and expenditures of the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG) Program, and the Home Investment Partnership (HOME) Program, for the period covering July 1, 2010 through June 30, 2011.

A draft of the CAPER will be available September 14-28, 2011 at the following location:

Pima County Community Development and Neighborhood Conservation Department
2797 East Ajo Way, 3rd Fl
Tucson, AZ 85713
Contact: Allen Kulwin
Phone: 243-6777 Fax: 243-6796
Email: allen.kulwin@pima.gov

To view the draft document, visit our website @ <http://www.pima.gov/CED/Data/reports.html> and go to Public Comments

Comments will be accepted through September 28, 2011 at 5:00 p.m. and may be delivered, faxed, emailed or mailed.

PUBLISH:
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September 14, 2011

NO COMMENTS WERE RECEIVED