

Community Development & Neighborhood Conservation Department



2013-14 Consolidated Annual Performance Evaluation Report



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Executive Summary

This report is submitted in accordance with regulations governing Consolidated Plan Submissions for Community Planning and Development Programs (24 CFR 91.520) and Consolidated Annual Performance and Evaluation Reporting (CAPER) requirements as required by the Department of Housing and Urban Development (HUD). The purpose of this report is to measure Pima County's success in meeting priority needs, goals and strategies as outlined in the 2010-2014 City of Tucson and Pima County Consortium Consolidated Plan. The purpose is to report on the Pima County's use of federal entitlement funding allocated from HUD which includes CDBG and ESG funding. Pima County is the recipient of HOME through a consortium with the City of Tucson. As the designated lead of the consortium, the City of Tucson is responsible for reporting on HOME funding sources. This report consists of narrative statements, tables of outputs, outcomes, and expenses, as well as, maps (where deemed necessary and informative) as a means to illustrate the progress made in carrying out the activities and achieving the goals and objectives set out in the 2014 Action Plan and 2011-2014 Consolidated Plan. It also describes the methods used to comply with federal regulations. All of this information chronicles a considerable amount of work by the CDNC staff to carry out the mission of preserving and enhancing communities and improving the quality of life for lower income individuals and families in Pima County, Arizona.

Administration

Pima County's Community Development and Neighborhood Conservation Department (CDNC) is charged with primary responsibility and management of Pima County's entitlement funding as well as meeting the goals and objectives elucidated in the Consolidation Plan on behalf of Pima County. In alignment with the Consolidated Plan goals, CDNC's departmental mission is:

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.

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 is defined according to various indicators.

Major Programs and Initiatives

The Pima County Department of Community Development and Neighborhood Conservation operates five main programs in pursuit of its mission and to carry out the work required to meet the County's goals and objectives under the 2011-2014 Consolidated Plan and FY 2014 Annual Action Plan.

1. Affordable Housing Initiatives and Housing Center- This program works with County jurisdictions, non-profits and developers to develop and sustain, affordable, decent housing.
2. Community and Rural Development - This program works with neighborhoods to develop more livable and sustainable communities with small capital infrastructure projects available to all residents. Pima County Brownfields Program - This program targets resources to sites that are deemed a liability for reuse and redevelopment due to the potential or perception of contamination from previous uses.
3. Neighborhood Reinvestment Program - This program supports efforts that assist low and moderate income households in medium and high-stress communities and neighborhoods throughout the County with housing, infrastructure and economic development opportunities.

4. Planning and Community Stabilization – This program works with Pima County’s larger community wide and area specific planning including the identification of target area. Additionally, Neighborhood Stabilization
5. Outside Agency Program - This program provides funding to non-profits targeting programs serving disadvantaged communities and at risk populations.

The Affordable Housing Initiatives and Housing Center as well as the Community and Rural Development programs primarily utilize the Entitlement Funding that is the subject of this report. The other three programs utilize a wide array of other state, federal, and local funding as leverage.

In addition to the major program areas listed above, one of Pima County’s primary initiatives which falls under the Planning and Community Stabilization Pima County received \$22,165,000 for Neighborhood Stabilization Program 2 (NSP2), part of the federal stimulus through the American Recovery and Reinvestment Act (ARRA).

The Pima County NSP2 Consortium, called PNIP - the Pima County Neighborhood Investment Program - includes eight partners:

- City of Tucson
- Community Investment Corporation
- Chicanos Por La Causa
- Family Housing Resources
- Habitat for Humanity
- Primavera Foundation
- Old Pueblo Community Services
- Southern Arizona Land Trust

In addition CDNC administers Supportive Housing Program (SHP) and a three- year Housing Opportunities for People with AIDS (HOPWA) grants.

Summary of Resources & Distribution of Funds

CDNC managed \$2,516,935 in CDBG funding and \$176,660 in ESG funding for FYE 2014. Additionally committed \$1,070,052 to the HOME Investment Partnership Program as part of a consortium with the City of Tucson in which the City is the lead agency.

Leverage

Pima County leverages an enormous amount of financial resources and social service capacity through its CDBG and ESG funding as well as through the consortium with City of Tucson for HOME funding. As Arizona, like the rest of the nation, recovers from the Great Recession with tight municipal budgets and dwindling national resources, local government must leverage every opportunity in order to assist our citizens in helping themselves. To meet the needs and enhance the quality of life for Pima County citizens, CDNC utilizes a wide variety of funds from state, local, and private sources such as local General Obligation bonds, USDA Housing preservation funds, and general funds as well as “non-formula” /”non-entitlement” federal funding including, but not limited to Neighborhood Stabilization 2 (NSP 2) funding.. 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.

It is difficult to see possibility through the eyes of poverty and blight. Therefore, is imperative that governmental jurisdictions like Pima County support neighborhoods with the tools they need to be healthy and successful. The CDBG and ESG programs continue to be one of the county’s most valuable tools in addressing community economic

sustainability and development. This program allows the county to become a conduit of opportunity, not only to those citizens that find themselves in need, but for the network of non-profit organizations who serve their needs, and the community as a whole.

Increasing and Preserving Affordable Homeownership

HOME Program Down-Payment Assistance

- In FY 2014, Pima County and the City of Tucson jointly fund a county-wide homebuyer down payment assistance program through their federal HUD HOME Investment Partnership Program (HOME Program). Eligible low-income homebuyers must complete a Homebuyer Education course in order to qualify for the down payment assistance which is provided by local HUD certified housing counselors. During FY 13-14, \$116,052 from County HOME funds assisted 24 low-income homebuyers through the program.

Habitat for Humanity's Marana-Amado Partnership Program (HOME Program)

Renewed its commitment with Habitat for Humanity Tucson to provide assistance to Habitat homeowners purchasing Habitat homes in the communities of Marana and Amado. A new written agreement with Habitat was executed in April 2014, with two homebuyers receiving assistance under the new agreement.

NSP1/NSP2 – South Tucson Homeownership

Primavera Foundation's South Tucson Acquisition and Rehab/ Resale program completed the redevelopment and sale of eight single family home site to a low-income homebuyer.

Affordable Housing Bond Program

The Pima County Community Land Trust received \$250,000 in General Obligation Affordable Housing Bond Program Funds (locally issued government bonds) to partially fund the rehabilitation of five single family homes (foreclosures) for sale to qualified, low-income homebuyers (4 at 80% and below Area Median Income (AMI) and one at 65% or below AMI). Each unit will remain affordable for a period of 99 years as provided by a Ground Lease secured by the Land Trust. Neighborhood Reinvestment Funds from the City of Tucson also supported the project.

Increasing and Preserving Affordable Rental Housing

Past year accomplishments for the HOME program as it relates to affordable rental housing include:

- Construction was completed at Primavera Foundation's Las Abuelitas Family Housing, a new LEED® Platinum Certified 12 unit multi-family development for low-income families with Children. The grand opening was held in November 2013. Five units are County HOME Program units attributed to County HOME funds. Additionally, as leverage, the County donated the land and provided other funding for the project.
- Unit Construction began at Amity Foundation's Dragonfly Village Transitional Housing, a new 30 unit multi-family transitional housing development for homeless families and individuals. Completion is estimated for November 2014. \$500,000 of County Discretionary HOME funds have been allocated to Dragonfly Village requiring 5 Pima County HOME units (of the 30 total units); the project also contains 4 ADOH HOME units and 3 HTF units. As of June 30, 2014, unit construction was 50% complete.

Homelessness

Pima County general funds through the Outside Agency program provided \$2,474,092 for programs providing assistance for the homeless or preventing homelessness.

The Emergency Solutions Grant program funded thirteen programs that benefited 558 individuals and households including:

- 69 adults and children received Homeless Prevention;
- 414 adults and children received Emergency Shelter assistance;
- 50 adults received Street Outreach services.

Special Needs Populations

Pima County general funds through the Outside Agency program provided resources for programs serving 18,672 individuals with special needs.

Assessment of Progress toward Consolidated Plan Goals

HUD requires that all entitlement 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 CAPER defines the one-year activities in relationship to the 2014 Annual Action Plan and in relationship to the five-year goals and objective of the City of Tucson and Pima County Consortium Consolidated Plan covering Fiscal Years 2011-2015. The following measure the outcomes of the CDBG program and their relationship to the goals and objectives of the County's 2014 Annual Action Plan.

Pima County will report in summary on its progress toward the Consolidated Plan's five year goals. Additionally, it will report in greater detail via narratives on the annual progress toward consolidated plan goals and objectives for fiscal year 2013-2014. It should be noted that not all goals or objectives outlined in the consolidated plan will be addressed annually so not all the goals/objectives found in the consolidated plan will be highlighted in the annual progress section of this report.

Impediments & actions to affirmatively further fair housing

Pima County worked with the City of Tucson as a consortium to address fair housing choice. The consortium contracts with and works closely with The Southwest Fair Housing Council, Inc., the region's qualified Fair Housing Organization. One of the first goals of the Consolidated Plan with regard to affirmatively furthering fair housing was to create a comprehensive Analysis of Impediments to Fair Housing Choice (AI) document, and devise a carefully structured plan for addressing impediments that are firmly grounded in the AI's conclusions. The consortium met this goal with its initial AI in 2009. In 2013-2014 the City of Tucson and Pima County issued an RFP to update the AI. Southwest Fair Housing Council, the region's qualified Fair Housing Organization, will once again produce the AI. The report will be used for Consolidated Planning.

The primary goals in developing its Analysis of Impediments to Fair Housing Choice (AI) and implementing its Plan of Action are consistent with HUD objectives in requiring CDBG jurisdictions to affirmatively further fair housing. The goals addressed and the means to addressing them in the past year include the following:

- **GOAL:** *Eliminate all forms of illegal housing discrimination in Pima County and actively promote fair housing choice for all persons in Pima County.*
- **GOAL:** *Actively promote housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities in Pima County*
All new homes in Pima County, including federally funded/subsidized housing, must meet the county's "visitability ordinance," which requires all new houses in the unincorporated areas of the county to be built with at least one entrance with no step, and doors at least 32 inches wide
- **GOAL:** *Foster compliance with the nondiscrimination provisions of the Fair Housing Act in all areas of Pima County.*
The Southwest Fair Housing Council in addition to its role as the region's designated Fair Housing Organization also enforces provisions of the Fair Housing Act. Through contacts with individuals, the Southwest Fair Housing Counsel files complaints to stop predatory lenders and conducts mediations between borrowers and lenders who will be asked to pay compensation as a resolution of the complaint.

Mostly low-income and financial stressed persons benefit from these fair housing strategies. Toward this goal, The Southwest Fair Housing Council, Inc., on behalf of Pima County, effectively completed the following actions:

- **GOAL:** *Educate the public on fair housing issues.*

For the period September 1, 2012 through June 30, 2013, the Southwest Fair Housing Council, on behalf of Pima County, participated in the following actions to address Impediments to Fair Housing:

Affordable Housing Goals/Objectives/Strategies

- **GOAL:** *Increase energy efficiency and sustainability of residential, commercial and public buildings.*

Primarily using CDBG funds the Emergency Home Repair and Rehabilitation Program provides emergency services for owner-occupied homes, including weatherization, roof repair, heating and cooling systems, adaptations for accessibility and replacement of septic systems. The Program helps to decrease energy costs for low income owners and increases the life of older homes and provides accessibility for occupants with disabilities.

The program is a collaborative effort including four agencies: Community Home Repair Projects of Arizona (CHRP), DIRECT center for Independence, the Town of Marana, and City of South Tucson. In addition to CDBG funding from LIHEAP, and utility companies augments the CDBG funds.

FEDERAL LEVERAGE - NSP 2 & HOME:

NSP adopted green standards that all partners had to meet for both housing rehabilitation and new construction. All residential housing had to meet the "Silver" certification level of Pima County and/or the City of Tucson's Regional Residential Green Building Program (the program was similar to LEED but took into account the unique climate of a desert environment). Homes built to the Silver certification are roughly 30% more energy efficient than a home built to minimum code.

Additionally, Pima County leveraged \$1,000,000 of NSP2 funding and Primavera Foundation's 12-unit, multi-generational, kinship rental housing complex, Las Abuelitas, achieved LEED platinum and won the State & Local Energy Report's Residential Energy Efficiency Award in the New Construction category.

LOCAL LEVERAGE:

Applications for Pima County's Affordable Housing Program which utilizes General Obligation Bond Funding are evaluated utilizing scoring criteria designed to encourage increased energy efficient and sustainable design.

- **GOAL:** *Establish the development of affordable housing as a significant community benefit in Tucson.*

LOCAL HOME FUNDS:

- \$900,000 of HOME funding was invested in the Primavera Foundation's 12-unit, multi-generational, kinship rental housing complex, Las Abuelitas, while not limited to grandparents raising their grandchildren, is specifically designed to meet that population's needs. It serves 100% low income households.
- \$500,000 of County discretionary HOME funds have been allocated to Amity Foundation's Dragonfly Village. Unit Construction began at the new 30 unit multi-family transitional housing development for homeless families and individuals. As of June 30, 2014, unit construction was 50% complete and full completion is estimated for November 2014. The project requires 5 Pima County HOME units (of the 30 total units).

FEDERAL LEVERAGE - NSP 2 & HOME:

- \$1,000,000 of NSP2 funding was invested in the Primavera Foundation's 12-unit, multi-generational, kinship rental housing complex, Las Abuelitas, while not limited to grandparents raising their

grandchildren, is specifically designed to meet that population's needs. It serves 100% low income households. Additionally, \$900,000 of HOME funding was contributed to the project as well.

- The aforementioned 30-unit Dragonfly Village also contains \$400,000 of Arizona Department of Housing HOME funding for 4 units and Housing Trust Fund funding of \$350,000 for 3 additional units, though these contribution will not be recognized until the close of the project in the next fiscal year..

OTHER LEVERAGE:

- Pima County also donated the land for Primavera Foundation's aforementioned, Las Abuelitas housing complex valued at \$27,000 by the tax assessor.
- Pima County's General Obligation Affordable Housing Bond Program provided \$112,000 to Compass Affordable Housing for the development of 24 new, rental units for very low income (50% and below AMI) persons including those with disabilities, young adults aging out of foster care and those in recovery from substance abuse. Alvord Court, with total development costs of \$2,826,000, will provide specialized services for tenants, a community center, a community garden and energy efficient appliances. Community benefit to Tucson is the availability of new, energy-efficient and affordable rental housing with support services provided in collaboration with many nonprofit service providers dedicated to helping the special needs populations of Tucson.

- **GOAL:** *Land bank properties for future affordable housing development.*

FEDERAL LEVERAGE – NSP2

As part of NSP 2, PNIP participant Southern Arizona Land Trust (SALT) banked 50 properties with NSP2 funds.

OTHER LEVERAGE:

Pima County also donated the site for the aforementioned Las Abuelitas project from its existing land inventory.

- **GOAL:** Acquire and place additional properties into the Community Land Trust.

FEDERAL LEVERAGE – NSP2

NSP 2 funds were used to acquire 24 properties (single family homes) which were added to the Pima County Community Land Trust.

Homeownership Housing Goals/Objectives/Strategies

- **GOAL:** *Rehabilitate and/or replace the existing housing stock, including historic preservation*

LOCAL HOME FUNDED ACTIVITIES

- Continued the Consortium's Down Payment Assistance Program (in partnership with City of Tucson). Consortium HOME funds have assisted sixty-one (61) low-income homebuyers, with County HOME funds assisting 24 of the 61 homebuyers.
- Continued to work on revised HOME Program policies and procedures in order to comply with new Final Rule.
- Provided training for the Homeownership Housing Counselor's working with the new Down Payment Assistance Program.
- Renewed its commitment with Habitat for Humanity Tucson to provided assistance to Habitat homeowners purchasing Habitat homes in the communities of Marana and Amado. A new written agreement with Habitat was executed in April 2014, with two homebuyers receiving assistance under the new agreement.

FEDERAL LEVERAGE – NSP2

The Primavera Foundation, also performed demolition/replacement work on substandard residential housing in the town of South Tucson.

The Pima County Community Land Trust received \$250,000 in G.O. Affordable Housing Bond Program Funds to partially fund the rehabilitation of five single family homes (foreclosures) for sale to qualified, low-income homebuyers (4 at 80% and below Area Median Income (AMI) and one at 65% or below AMI).. Each unit will remain affordable for a period of 99 years as provided by a Ground Lease secured by the Land Trust. Neighborhood Reinvestment Funds from the City of Tucson also supported the project.

- **GOAL:** *Support pre-purchase and post-purchase financial and housing counseling and education programs. Coordinate housing counseling and education resources with down payment, closing cost and new development funding. Offer counseling and education to owners in gentrifying areas.*

FEDERAL LEVERAGE - NSP 2 & HOME:

Pima County and the City of Tucson jointly fund a county-wide homebuyer down payment assistance program through their federal HUD HOME Investment Partnership Program (HOME Program). Eligible low-income homebuyers must complete a Homebuyer Education course in order to qualify for the down payment assistance which is provided by local HUD certified housing counselors. During FY 13-14, \$116,052 of County HOME funds assisted 24 low-income homebuyers through the program.

LEVERAGED RESOURCES:

The Outside Agency Program made \$XXX available to programs to provide legal services, mortgage counseling and foreclosure prevention assistance. Additionally, CDNC's one-stop Housing Center leveraged \$XXX and assisted XXX families with financial education in conjunction with non-profit partner Community Investment Corporation.

- **GOAL:** *Acquire and rehabilitate foreclosed properties for purchase by households, including middle-income households.*

FEDERAL LEVERAGE – NSP2:

NSP assisted a handful of first time home buyers earning above 80% AMI. Additionally, the program acquired and rehabilitated homes that are affordable rentals for 65-120% income range. The bulk of these homes are owned and managed by one of Pima County's non-profit partners, the Southern Arizona Land Trust.

- **GOAL:** *Identify alternative methods of capitalizing City and County Housing Trust Funds.*

This program has been cancelled at the request of the Pima County Administrator who was advised by the County Attorney based on their interpretation of a recent Arizona Supreme Court Case (Koontz vs. St. Johns River Water Management District). A total of \$33,500 has been collected to date. No decision has been made regarding the use of those funds.

Barriers to Affordable Housing - Goals/Objectives/Strategies

- **BARRIER:** *A separate housing element is not included in the comprehensive plan; however this is consistent with State statutory guidelines regarding County comprehensive plans.*

The City of Tucson and Pima County are currently drafting the 15 year Comprehensive Planning document, called Pima Prospers, for the urban and rural communities in both the incorporated and unincorporated areas of the county. A housing element was included in the first and second drafts. In addition to publishing the draft online, 15 public meetings were held in different communities across the county including in Ajo, Arizona which is 3 hours from Pima County's largest population center, Tucson. The draft document can be accessed at http://webcms.pima.gov/government/pima_prospers/.

Except for the inclusion of the housing element in the Comprehensive Plan, the identified barriers to affordable housing remain. The following four barriers are addressed specifically in the draft Comprehensive Plan, but as of yet, the Development Services department of Pima County (which is responsible for planning, zoning, plan review, and code enforcement) has not seen it fit to prioritize these changes to promote affordable housing:

- **STRATEGY:** Specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable to different levels of work has not been adopted.

It was recommended to Development Services that the county adopt the International Property Maintenance Code in its entirety and the National Healthy Housing Standard.

- **BARRIER:** HUD-code manufactured housing is not allowed as-of-right in any zoning district.

It was incorporated as part of Pima County and the City of Tucson’s draft Comprehensive Plan called Pima Prospers this past spring that HUD-code manufacture housing be treated like site-built residential housing when it comes to zoning and therefore allowed in any residential zoning districts.

While other regulatory barriers have not been addressed or overcome as of yet, Pima County CDNC continues to facilitate the reduction of impact fees as well as fees for the installation of water meters for affordable homes.

Homelessness and Non-Homeless Special Populations

Emergency Solutions Grant

Pima County focused on the alignment of the Emergency Solutions Grant (HESG) with the HEARTH Act regulations.

In Pima County, HESG funds were used to operate these emergency shelters and new Street Outreach activities within the cap amount **(\$86,952) UPDATE?** to provide essential services. In addition, Homeless Prevention activities targeted clients under the new income limit of 30% AMI (Area Median Income).

Funds are awarded through the Community Planning Application with funding from the CDBG and Outside Agency programs. Additionally, Pima County allocates funds to Pima County’s Jackson Employment Center for emergency shelter and to the Community Action Agency for homeless prevention.

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, U.S. Department of Health and Human Services, and Private Sources.

Agency	Program	Street Outreach	Emergency Shelter	Homeless Prevention	Rapid Rehousing	PC Admin
Arizona Youth Partnership	Building Futures				4,551.00	
Chicanos pol la Causa	Emergency Services			30,000.00		
CODAC	Open Doors	26,165.00				
Compass Affordable	MOMS				15,000.00	
Pima County Community Action Agency	Emergency Services			29,000.00		
Pima County Sullivan Jackson Employment Center	Emergency Shelter		11,952.00			
EMERGE! Center for Domestic Abuse	Reflection Center		17,500.00			
Open Inn, Inc.	LGBT Emergency Housing		16,335.00			
Primavera Foundation, Inc.	Casa Paloma Drop In Center		5,000.00			
Primavera Foundation, Inc.	Greyhound Family Center		10,000.00			
Pima County Administration	Grant Administration					11,157.00
Total FY2013/2014 ESG Award	176,660.00	26,165.00	60,787.00	59,000.00	19,551.00	11,157.00

Sullivan Jackson Employment Center Motel Voucher Program

The Sullivan Jackson Employment Center (SJEC) motel voucher program, funded through HESG, is able to provide homeless families emergency motel stays. These motel vouchers are critical because of limited emergency shelter space for families in our community. This program allows families to remain together and continue with the child's education or the parent's employment or training program in a safe, healthy place as they prepared to move into a rental unit, which can take several weeks to address past eviction or debt issues, inspection, and landlord agreement. SJEC Outreach staff regularly visit area feeding sites to locate families experiencing homelessness and get them connected with housing support and services. Additionally, Days Inn has become a new partner to this motel voucher program, which has availability 24 hours a day, saves money, and even includes breakfast!

Supportive Housing Program

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 is administered through the Community Development and Neighborhood Conservation Department, the others by Community Services – Employment and Training through the Jackson Employment Center.

The CASA Program – Coalition Assisting Self-Sufficiency Attainment – provides housing and supportive services to individuals, single parent families, and unaccompanied youth. La Casita provides services to parenting teens and unaccompanied youth between the ages of 18 and 24. The New Chance Collaboration provides housing and supportive services to ex-offenders from public institutions of care. Project Advent engages and enrolls chronically homeless families and individuals utilizing a "faith-based congregational outreach program" rather than traditional outreach, into a program of housing and supportive services with employment as the priority for financial stability. The Earned Income Rate of all program participants of CSET was 66% or 213 out of 324 program participants. The residential stability rate of program participants moving from transitional housing to permanent housing was 70% or 226 out of 324 program participants. These four programs increased the number of program participants by 75 and provided housing and supportive services with the same allocation of funds as in previous years.

For FY 2013, the CASA for Families program, administered by CDNC, assisted homeless families in obtaining and stably transitioning to permanent housing through an integrated focus on housing, case management, employment, training, targeted educational services, and a variety of support services. This continued collaboration between CDNC, the grantee, and its three (3) non-profit grant sponsors: Primavera Foundation, Inc., The Salvation Army of Tucson, and Our Family Services, along with Pima County's Jackson Employment Center.

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

During the year, the Outside Agency Program assisted **XXX** 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.

Plan to End Homelessness

The Continuum of Care, Tucson Pima Collaboration to End Homelessness (TPCH,) Finalized its strategic plan and worked with the HUD TA consultants to create the new Continuum of Care Governance Structure and continued the planning process for the local Coordinated Intake and Assessment System.

Housing First Model

The Tucson/Pima County 51 Homes leadership team, along with its partners and agencies continue community-wide efforts house the community's most vulnerable chronically homeless individuals. The 51 Homes new goals target housing Veterans and lead the community's efforts to end Veteran homelessness by 2015. 25 Veterans have been housed so far and reducing time to enter the housing has been key factor in project's success. The local Veterans Administration has become a great partner in the community and the City of Tucson, the Public Housing Authority, continues to review its processes and make plans to improve their housing system.

51 Homes and the partners working on the Veterans Challenge continue to develop best practices in our community to address housing first strategies and to work together to successfully house the homeless and to keep them housed. Updates on the 51 Homes project, Veterans Challenge, and other stories and information, can be found at: <http://www.51homes.net>.

Homeless Prevention and Rapid Re- Housing

Rapid Re-Housing efforts have increased in Pima County. Two agencies serving Pima County residents in rural areas such as Green Valley and Marana, where emergency shelters don't exist, are providing Rapid Re-Housing services with best practice models as shared by the National Alliance to End Homelessness.

Homeless Management Information System (HMIS)

The Pima County Homeless Management Information System continues to change and evolve as the HEARTH Act influences the CoC regulations. TPCH successfully completed both the sheltered and unsheltered Point-in-Time counts using HMIS. The HMIS grant is now administered by Pima County's Community Development – Employment and Training Department. The Continuum of Care is relying more heavily on the HUD required reports generated from HMIS.

Housing Opportunities for Persons with AIDS (HOPWA)

The three year 2010 HOPWA contract expired in 2013, and was replaced with a new contract. These funds have provided urgent housing and case management needs of people living with AIDS with outstanding partners – Southern Arizona Aids Foundation (SAAF) and City of Tucson Community Services. The Pima County HOPWA partnership, Positive Directions, focuses on:

- Establishing and maintaining housing stability for people living with HIV/AIDS, and their family members;
- Reducing the risk of homelessness
- Increasing access to health care and support for participants in the program

The program's Annual Performance Reports for the past six years demonstrate an effective program serving an average of 45 households with tenant based rental assistance and 12 households with permanent housing, all of whom receive case management services for mental and physical health care.

In the past year, the SAAF and the City of Tucson were fortunate to participate in Getting to Work – HOPWA Employment Initiative. We recognize the need to build additional capacity to work with clients in accessing employment and training resources. We appreciate the opportunity we had through the HOPWA Employment Initiative to receive training and build organizational capacity relating to employment services.

The services delivered by the Pima County HOPWA partners effectively remove major barriers (problems with managing substance abuse and mental illness) to stable housing. The success of this program continues as HUD recently awarded Pima County another 3-year grant totaling \$1,385,585, which is leveraged by \$2,099,325 including Ryan White Program Funds, Pima County Outside Agency Fund, and Medicaid.

As a result of HOPWA funding:

- Tenant-base rental assistance was provided to 45 households.
- Project-based permanent housing was provided to 12 households.
- All 57 households receiving housing assistance through this grant also received comprehensive case management.
- 57 households receiving housing assistance through this grant also received comprehensive case management services.
- 34 people living with HIV/AIDS received in-patient substance abuse treatment in order to maintain stable housing.
- 93 individuals (57 eligible people living with HIV/AIDS and 36 family members) received housing assistance.

Other Activities

Pima County and the City of Tucson have partnered together to jointly implement consultation efforts with the Tucson Pima Collaboration to End Homelessness (TPCH) and Continuum of Care (CoC) to effectively address ESG program changes as a result of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. The City of Tucson and Pima County are also working on a ESG Manual.

FEMA Phase 31 Awards

Agency	Award Amount
The Salvation Army	\$34,800.00
Tucson Centers for Women and Children	\$14,692.00
Primavera Foundation, Inc.	\$76,116.00
Catholic Community Services dba CSS	\$6,404.00
Pima County Community Action Agency	\$111,727.00
Catalina Community Services	\$9,266.00
The Haven, Inc.	\$10,660.00
Interfaith Community Services	\$26,759.00
Our Family Services, Inc.	\$9,989.00
Mobile Meals of Tucson	\$6,542.00
Community Partnership of Southern Arizona	\$14,116.00
Arizona Youth Partnership	\$2,715.00
Project PPEP	\$7,635.00
Pima County CDNC	\$6,764.00
Total Award Amount	\$338,185.00

Homelessness Goals/Strategies/Objectives

- GOAL:** Increase emergency shelter and Safe Haven sites in Tucson with detox, on-site human services and public transportation accessibility that also have 24-hour access.

FEDERAL LEVERAGE - ESG:

ESG funded several non-profit partners that run emergency shelters in FY 13-14. The beneficiaries were Primavera Foundation’s Casa Paloma and Greyhound emergency shelters, EMERGE’s emergency shelter, and Our Family Services scatter sites emergency shelters. Each shelter addresses various individual emergency shelter populations, specifically single women, single women with children, families, and individuals dealing with domestic abuse. These agencies all enter their bed availability into HMIS which promotes the most efficient allocation of resources amongst the emergency shelter providers in accommodating client needs.
- GOAL:** Continue to actively participate in and support Continuum of Care planning and activities.

ESG:

In FY 13-14 Pima County held on the ESG Committee as part of the Tucson Pima Council on Homeless Continuum of Care Homeless Assistance Program (TPCH CoC). The committee exists to increase transparency for the use of ESG funding, to act as an advisory body for annual ESG allocations, and to promote communication among homeless shelter and service providers to best meet the needs of the homeless population. Additionally, Pima County continues to actively participate with the TPCH as a collaborative applicant with three non-profit agencies under the umbrella of the CASA for Families program.

FEDERAL LEVERAGE - SHP:

\$XXX of SHP funding was leveraged and invested in the approach describe above. Additionally, Pima County continues to actively participate with the TPCH as a collaborative applicant with three non-profit agencies under the umbrella of the CASA for Families program.

LOCAL LEVERAGE - OUTSIDE AGENCY (Pima County General Funds):

Pima County further invests in organizations receiving ESG and SHP funding including Our Family, Emerge, Sothern Arizona Aids Foundation (SAAF), Primavera Foundation. Additionally, Outside Agency funds the housing help and resources website in support of these agencies and their work.

- **GOAL:** *Increase eviction and foreclosure prevention resources. Develop a model that demonstrates the cost-benefit of preventing homelessness through foreclosure or eviction prevention activities.*

LOCAL LEVERAGE – OUTSIDE AGENCY (Pima County General Funds):

Southwest Fair housing, Southern Arizona Legal Aid and Pima County Community Land trust all have foreclosure prevention programs. These programs are supported through the Pima County’s Outside Agency program.

- **GOAL:** Increase the supply of emergency shelter, transitional housing, permanent supportive housing, and related supportive services.

ESG:

The use of ESG funds were expanded into rural unincorporated areas of Pima County including Three Points and Marana where no emergency shelter exists, through Rapid Rehousing services, increasing emergency shelter and transitional housing.

FEDERAL LEVERAGE – SHP and HOPWA:

SHP and HOPWA funds were leveraged with ESG funding to support the expansion described above.

- **GOAL:** *Support a community education campaign that increases understanding of homelessness and communicates success.*

LOCAL LEVERAGE – OUTSIDE AGENCY (Pima County General Funds):Agencies with whom Pima County works and that participate in CoC including Our Family, Emerge, SAAF, Primavera, as well as Southwest Fair housing, Southern Arizona Legal Aid and Pima County Community Land trust.

- **GOAL:** *Support a collaborative and inter-related network of services and shelter providers.*

FEDERAL LEVERAGE - SHP:

Pima County CDNC and the County’s Sullivan Jackson Employment Center, collaborate with three non-profit agencies, Primavera Foundation, Our Family Services, and Salvation Army, under the umbrella program CASA for Families. Together they apply for Supportive Housing Program (SHP) funds for CASA for Families where homeless families are provided transitional housing and supportive services including employment counseling and training. Each family is case managed to assist them their progress to permanent housing.

- **GOAL:** *Work cooperatively with workforce investment agencies, employers and nonprofit agencies to provide job training and employment services for vulnerable populations.*

ESG:

ESG is used in conjunction with SHP funding to provide employment training for the homeless individuals in both programs. Non-profit partners, Primavera Foundation and Our Family Services, provide their own

employment training to the homeless individuals receiving support services through ESG and SHP. Salvation Army refers their homeless individuals to Sullivan Jackson’s Employment Center.

FEDERAL LEVERAGE - SHP:

SHP funding is used in conjunction with ESG to support the above described employment training programs.

Non-Homeless/Special Populations

TABLE 29 – PIMA COUNTY SPECIAL POPULATIONS ACTIVITIES AND 5-YEAR GOALS			
Activity and Performance Measure	Priority Need	5-year Goal	Funding Source(s)
Supportive Services			
Elderly/Frail Elderly	H	16,000	CDBG, Other
Disabled	H	400	CDBG, Other
Serious Mental Illness	M	600	CDBG, Other
Alcohol / Substance Abuse	M	400	CDBG, Other
Persons with HIV/AIDS	H	200	HOPWA, Other
Domestic Violence Victims	H	2,250	CDBG, Other
Housing			
Supportive Housing Elderly/Disabled	H	200 units	HOME
Persons with HIV/AIDS	H	200 units	HOPWA
Accessibility Improvements	M	150 units	CDBG
Rental Housing Development	M	100 units	HOME, Other
Tenant-based Rental Assistance	H	50 households	HOME

- **GOAL:** *Retrofit existing housing units to improve accessibility.*
Pima County’s Housing rehabilitation program repaired the homes of 38 disabled individuals.
- **GOAL:** *Expand public transportation opportunities*
Any client receiving supportive services through ESG, SHP or HOPWA receive bus vouchers for free transportation services to childcare, medical appointments, or employment opportunities.
 - **Increase the supply of permanent, supportive housing.**
 - **Incorporate accessibility standards into rehabilitation and development guidelines on a regional basis.**
 - **Support in-home services for the homebound.**
 - **Increase the supply of permanent, supportive housing.**
 - **Work cooperatively with workforce investment agencies, employers and nonprofit agencies to provide job training and employment services for vulnerable populations.**
 - **Support additional social services for care-givers.**
 - **Research Housing First/Pathway to Housing program as a possible model for providing housing and mental health services.**

Other Activities

Lead-Based Paint Hazards

STRATEGY: *Rehabilitation Projects – Any structure built before 1978 that is proposed for rehabilitation under federal programs, is tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint are provided to program participants, contractors and project sponsors. The Consortium has licensed contractors who are available to perform appropriate abatement and/or removal procedures if lead-based paint is present.*

Pima County follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, and requires compliance from its contractors and subcontractors. All work performed for the Pima County's Home Repair Program is procured through a bidding process and contracted to licensed contractors; and in compliance with the current International Building Codes adopted by Pima County, HUD Lead Safe Housing Requirements, and any other rehabilitation standards set forth by the funding source. Additionally, all subgrantees utilizing federal funding including CDBG and HOME funding are required to comply with HUD Lead Safe Housing requirements and federal National Environmental Policy Act environmental review procedures which include evaluation of lead-based paint hazards and remediation requirements as applicable. At a minimum, HUD's Renovate Right brochures are distributed.

Citizen Participation

The CDNC Department complies with all notice requirements for HUD mandated plans and reports. In addition, not only is 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:

- 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
- 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
 - 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 survey 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.

To ensure additional citizen participation and oversight 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.

Finally, Pima County and the City of Tucson have partnered together to jointly implement consultation efforts with the Tucson Pima Collaboration to End Homelessness (TPCH) and Continuum of Care (CoC) to effectively address ESG

program changes as a result of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009.

Summary of Citizen's Comments

Self Evaluation

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. The system and database provided is in conjunction with the three primary HUD-defined outcomes: availability/ accessibility, affordability and sustainability; and with the three objectives: creating suitable living environments, providing decent affordable housing and creating economic opportunities. In addition, in collaboration with the HUD Regional Office, the Continuum of Care-represented by the Tucson Pima Collaboration to End Homelessness (TPCH), and the City of Tucson ESG non-profits organizations provide client data through the Homeless Management Information System (HMIS). HMIS reports developed provide more outcomes-based reporting including measures such as reducing: the number of homeless episodes, recidivism back into homelessness, chronic homelessness, the number of homeless individuals and other measures as determined by HUD and TPCH.

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

- NEED FLOWING WELLS The Flowing Wells Neighborhood Association and Community Coalition (FWNACC)...

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 are 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 four 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.
- Leveraging while critical to making projects viable; also adds layers of complexity, potentially causes delays, as funders are often on different schedules.

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 continue 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 three target areas.
- The Micro Loan Program designed for new or existing low-to-moderate income businesses will provide technical assistance, advice, training, general support and loans to stabilize or expand their businesses.
- 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 provide information to elected officials and administrators on the value of programs and the effectiveness of funding to derive the greatest community benefit.
- The newly redesigned website will provide greater transparency to the public when accessing program information and reports.
- Social media will provide an opportunity to increase outreach and communication with the public.
- Collaboration with Pima County Project Management Department will assist the Department in completion of the CDBG Public Facilities projects in a timely manner

What indicators would best describe the results?

- Projects that have been funded by CDNC are visible throughout low-income neighborhoods and target areas in unincorporated Pima County, Marana and South Tucson.
- Client surveys, letters and comments received by CDNC indicate satisfaction.
- The County's programs that aid Pima County's low-to-moderate population in which effective systems to tract activities are maintained and impact the community.
- Pima County's Housing Rehabilitation programs helped maintain existing public housing and affordable housing for low and moderate income families, plus addressed energy conservation issues. The program was successful in maintaining and repairing existing affordable housing stock, and benefitting 80 owner-occupied homeowners.
- The County's public service activities assisted and addressed homelessness, youth programs and substance abuse services by awarding **17 grants to public service subrecipients who provided services and benefits to over 23,827 residents.**
- Pima County collaboratively with Pima County Project Management Department have worked together to **expend CDBG funding for public facilities in a timely manner. Facility projects currently included several previous years funding that are now complete (17 projects were completed).**
- The stability, knowledge and experience of CDNC staff that provides leadership skills and the ability to work with the community and organizations to successfully implement projects and programs. Technical assistance is provided on a as need basis for each organization.
- One of the priorities of the CDBG program is ensuring the timely expenditure of funds to obtain the greatest benefit of CDBG resources for low-income people. Pima County met its timeliness requirement with a 1.18 ratio.
- The overall County's CDBG activities met the national objectives and outcomes.

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 continues to be successful in stimulating improvements in the community.

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 backlogged. We are spending more per unit due to the needs of the homes, and higher material costs.

Are grant disbursements timely?

- The Town of Marana has spent funds from previous years funding. Pima County and the City of South Tucson entered into an Intergovernmental Agreement (IGA) to expend the Home Repair funding from previous years. Currently six (6) homes have been repaired and one (1) is scheduled to be completed at the end of September 2013, and included previous year funding including Fiscal Years 2009-2010, 2010- 2011 and 2011-2012
- The collaboration with Pima County Project Management Department has allowed for slow moving Public Facilities projects to be completed from previous years funding of which six (6) have been completed and five (5) others are scheduled to be completed by the end of the year.
- Pima County remains in compliance with the “1.5 expenditure ratio” for CDBG (currently 1.27).
- Pima County has always remained in compliance with the 20% Cap for its General Administration and Planning activities. For this current year the total amount spent was \$496,712.04 which is \$20.51%. This overage is due to Fiscal Year 2011-2012 draws that were inputted into IDIS at the end of the prior fiscal year (June 26, 2012). At the time the draws were inputted into IDIS the prior year flag was not available. The actual draws were not approved until July and were not flagged as prior year draws causing an overage of .51% of the Cap. Pima County will work with its Finance Department to ensure that this does not happen in the future.

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 CDNC grant writer continues to assist in identifying additional funding for the department.

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 and advisory bodies. Programs staff develop effective outreach to the rural areas, attend citizen meetings in unincorporated communities, participate 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 five jurisdictions within Pima County as well as representatives from other counties to discuss common solutions based on a regional approach.
- The Department web-based performance measurement database for reporting quarterly and annual program outputs, outcomes and client information 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.

Institutional Structure

The Pima County Department of Community Development and Neighborhood Conservation operates five main programs:

1. Affordable Housing and Community Planning. This program works with County jurisdictions, non-profits and developers to develop and sustain, affordable, decent housing.
2. Neighborhood Reinvestment Program. This program supports efforts that assist low and moderate income households in medium and high-stress communities and neighborhoods throughout the County with housing, infrastructure and economic development opportunities.
3. Community and Rural Development. This program works with neighborhoods to develop more livable and sustainable communities with small capital infrastructure projects available to all residents.
4. Outside Agency Program. This program provides funding to non-profits targeting programs serving disadvantaged communities and at risk populations.
5. Pima County Brownfields Program. This program targets resources to sites that are deemed a liability for reuse and redevelopment due to the potential or perception of contamination from previous uses.

Actions taken to overcome gaps in institutional structures & enhance coordination

Monitoring

Monitoring is the principal means by which the Department assures compliance with applicable federal requirements and ensures that performance goals are being met. Staff monitoring of subgrantees is 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.

FY 2013-14 Monitoring Activity

CDBG staff conducts monthly and quarterly desk reviews to ensure compliance that includes:

Verification of each monthly payment request submitted for reimbursement to ensure all proper documentation is provided: invoices, employee time and effort sheets, and checks.

Drawdown requests for funds budgeted, received drawdowns to date, funds obligated in current period and to date, funds expended in current period and to date, and balance remaining

Quarterly and annual reports to track actual project accomplishments, obligations, and spending patterns against planned operations and accomplishments through Pima County Community Impact Reporting System (CIRS).

CAPER data collection involving the following: activity's name, matrix code, description, location, compliance with national objective being met, amount expended during then program year, and activity status and specific units of accomplishments.

Pima County complies with HUD's IDIS reporting requirements for the CDBG program which requires viewing all activities/projects on a continuous basis and particularly focusing on:

- Long-standing, open activities
- Cancelled activities with draws
- Draws revised from one activity to another

The system flags and requires justifications by grantees and field office approval for:

- Activities that have had no draws for a year
- Activities that have not reported accomplishments for three years
- Activities that have 80 percent of their funding amount disbursed and no accomplishments reported
- Activities that grantees request to cancel withdraws

Revised draws require justifications by grantees but do not require field office approval.

Pima County had 20 activities/projects that were in remediation in FY 2014. Currently there is 1 of which is in the process of being completed. Staff conducts a more intense review and monitoring about 60% of its agencies annually. Staff provided Technical Assistance utilizing the HUD Self-Monitoring tools including: setting up case management shadowing opportunities with other provider agencies; reviewing HUD compliant eligibility criteria; identifying community resources for existing clients; developing outreach strategies; and, brainstorming ideas to engage more clients in the upcoming year.

The Affordable Housing Division monitored compliance for the HOME Program, NSP1 Program and the Affordable Housing Bond Program.

Pima County is responsible for monitoring HOME projects funded with County discretionary HOME funds. HOME and NSP1 Projects are monitored for compliance during development, at completion and annually for long term affordability requirements. For FY 13-14, there were five (5) County HOME rental development projects that were monitored for annual compliance. CDNC Housing staff completed on-site monitoring of HOME units and tenant files at all 5 County funded developments following HUD protocol. For FY13-14, there were no regulatory findings to report. However there were some non-regulatory concerns noted regarding tenant file organization and housing unit and common area maintenance; all have been addressed or are in the process of being addressed.

County NSP1 Program has one sub-recipient which was monitoring for compliance on two properties that were sold during FY13-14. There were no significant findings or concerns.

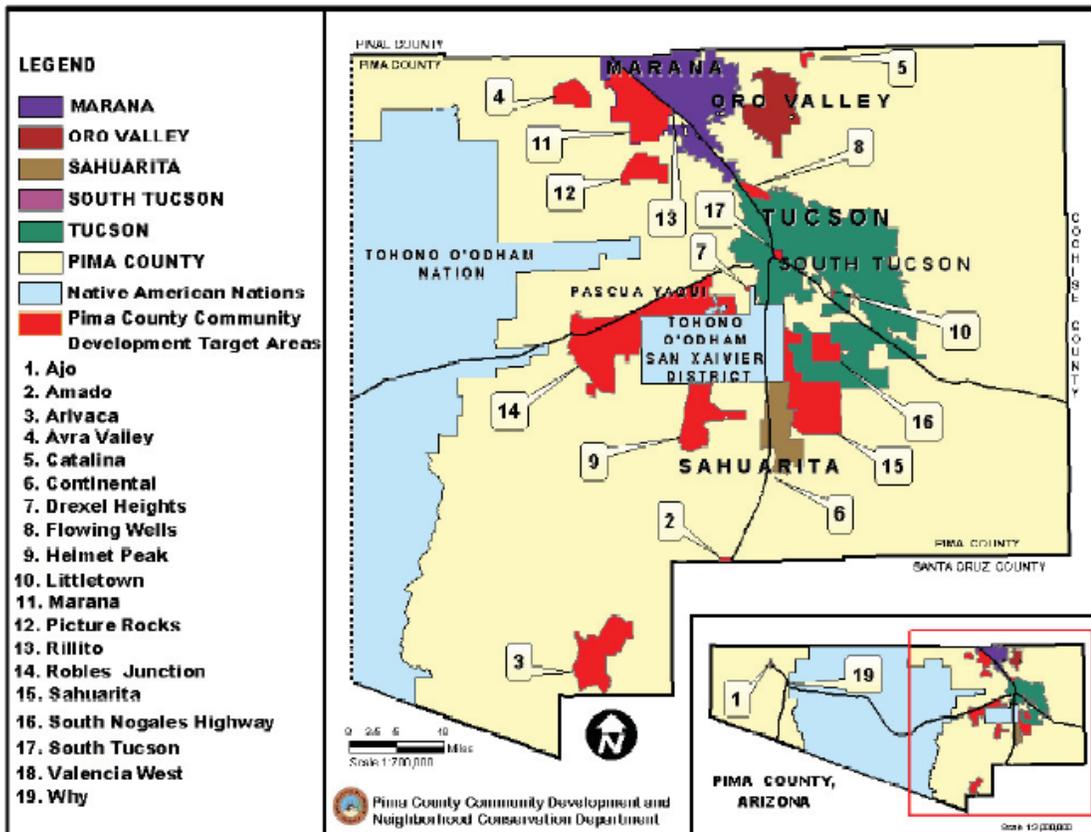
CDBG Program Narrative

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 (page 1-4) and Matrix of Accomplishments (XXX) of the 13-14 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 six 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 65% 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 menus. Agencies 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 FY13-14, the Housing Rehabilitation Program received funding from the U.S. Department of Energy, Governor’s Office of Energy Policy, LIHEAP, Tucson Electric Power, Southwest Gas Corporation, Trico Electric Coop and USDA Housing Preservation Grant. In addition, in collaboration with Pima County Community Action Agency (CAA) Department, staff conducted inspections and recommendations for CAA for the Utility Repair Replacement Deposit Program that repairs or replaces stoves, refrigerators, water heaters, washers and dryers and microwaves.
- Pima County effectively developed public facilities using CDBG funds and in collaboration with other departments including: Facilities Management, Cultural Resources, Natural Resources Parks and Recreation and Procurement. 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.
- CDNC continues to work with other agencies to seek funding for their programs. CDNC employs a full-time grant writer, a portion of whose time is dedicated to assisting community agencies. 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 Tribe and Tohono O’Odham Nation 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 strengthen public safety, open up educational opportunities, and address a multitude of other infrastructure needs.

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 page 9 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.

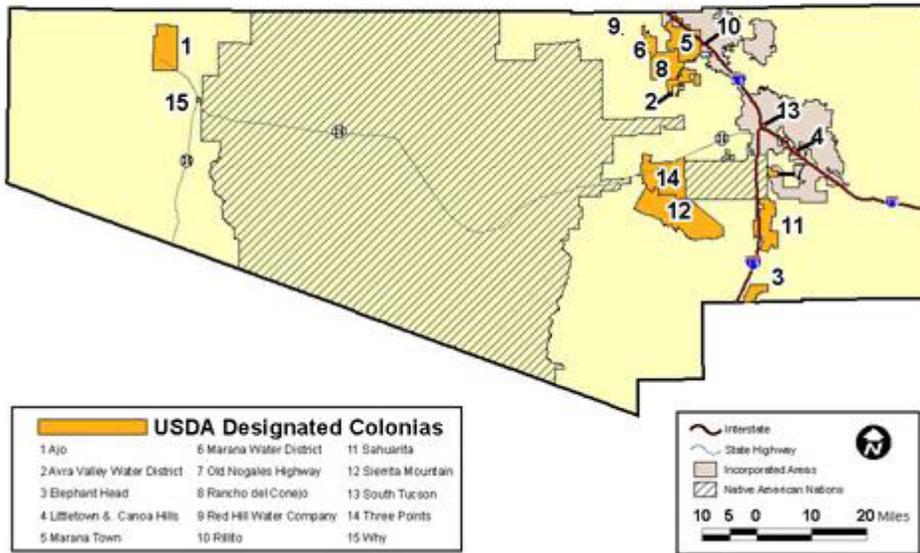
Implementation of the Action Plan

- 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.

Pima County USDA Designated Colonias



The Consolidated Plan is a tool 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.

PUBLIC NOTICE

Public Comment Requested for 2013-2014 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, 2013 through June 30, 2014. A draft of the CAPER will be available September 10-25, 2014 at the following location:

Pima County Community Development and Neighborhood Conservation Department
2797 East Ajo Way, 3rd Fl
Tucson, AZ 85713
Contact: Daniel Tylutki
Phone: 243-6754 Fax: 243-6796
Email: daniel.tylutki@pima.gov

To view the draft document, visit our website @
<http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=12301>

Comments will be accepted through September 25, 2014 at 5:00 p.m. and may be delivered, faxed, emailed or mailed.

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