

Pima County Community Development & Neighborhood Conservation Department



2011-12 Consolidated Annual Performance Evaluation Report



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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.

Table Of Contents

Executive Summary	3
Community & Rural Development	4
Affordable Housing	12
Homelessness & Special Needs	15
Recovery Act Programs	18
Neighborhood Reinvestment Program	21
Other Activities	24
Fair Housing	28
Performance Measurements - Housing Activities	30
Performance Measurements – Needs of Homeless and Special Populations	31
Attachment 1 - CDBG CAPER Requirements	32
Attachment 2 - CDBG Self Evaluation	34
Attachment 3 - Public Comments	37
Attachment 4 - CDBG Financial Summary Report	38

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) - \$2,411,471
- Emergency Shelter Grant (ESG) - \$115,952
- HOME Investment Partnership Program (HOME) - \$713,600

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. 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 is defined according to various indicators.

We welcome your ideas and comments in response.

Contact Information

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Public Comment Period

The public comment period for the CAPER is September 12, 2012 to September 26, 2012.

An electronic copy of this CAPER is available by visiting www.pima.gov/ced/agencies-reports-plans.shtml

EXECUTIVE SUMMARY

Community & Rural Development

- More than 30,000 (39,967) individuals were served through CDBG public service projects.
- Fifteen (15) public facilities projects were completed and 33 public facilities projects assisted.
- Water improvements were made to Arivaca Water Co-op 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 the City of South Tucson Fire Department.
- The Robles Ranch Community Center received funds to install basketball courts in the Three Points Target area and the Arivaca Old Schoolhouse Park received funds to install lighting at the basketball court for the Arivaca community.
- More than two hundred seventeen (217) low-to-moderate income households received emergency home repair services.
- Eleven (11) homes received home adaptations through the DIRECT For Home Accessibility Program.
- The Outside Agency Program made \$90,000 available to programs to provide legal services, mortgage counseling and foreclosure prevention assistance.
- Ninety Two (92) nonprofit programs were funded for a total of \$3,609,326 in Outside Agency funding.

Neighborhood Reinvestment

In fiscal year 2011-2012, the Pima County Neighborhood Reinvestment bond program completed eight additional community selected infrastructure projects, seven located in the City of Tucson and one in the City of South Tucson.

- Tucson: Barrio San Antonio park and public safety improvements; Elvira Neighborhood street lights; Menlo Park Neighborhood park and public safety improvements; Barrio Centro solar street lights; Barrio Hollywood public safety amenities; Avondale Neighborhood street lights; and West University Neighborhood park improvements.
- South Tucson: South Tucson Youth recreation and playground improvements

This completes 49 projects of the 54 approved by the Board of Supervisors. The 5 remaining projects are in development, design, or construction. When those projects are completed, within the next several years, the 1997 and 2004 Neighborhood Reinvestment bond funding will be exhausted.

Affordable Housing

Increasing Homeownership

- County HOME funds assisted 140 new homebuyers through the Consortium-funded down payment assistance program

- Twenty-seven (27) new single family homes were constructed and occupied by low-income homebuyers.

Developing Rental Housing

- Construction began on the renovation of two affordable rental units located in South Building of the Historic Ajo Plaza.

Homelessness

- Pima County general funds through the Outside Agency program provided \$1,240,500 for programs providing assistance for the homeless or preventing homelessness.
- The Emergency Shelter Grant program funded ten programs that benefited 664 individuals and households including:
 - 6,086 shelter nights;
 - 474 hours of skills training;
 - 4,417 hours of case management;

Special Needs Populations

- Pima County general funds through the Outside Agency program provided resources for programs serving 19,084 individuals with special needs.

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: senior nutrition; health services; crime and substance abuse awareness and prevention; child care and after school programs; youth leadership training; first aid and CPR training; child safety seat instructions and installation; mortgage and rental delinquency counseling; reverse mortgage counseling; and fair housing counseling that included direct representation in courts or administrative tribunals to assist individuals and families facing foreclosure or eviction from their homes

Emergency Service Funding

- \$2,933,143 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; Group Shelter; Housing Related Services; Food; Congregate Feeding; Other Emergency Services. Funding sources include Emergency Services Grants; Emergency Services Network, FEMA; HOPWA; Outside Agency Program; Supportive Housing Program.

COMMUNITY AND RURAL DEVELOPMENT

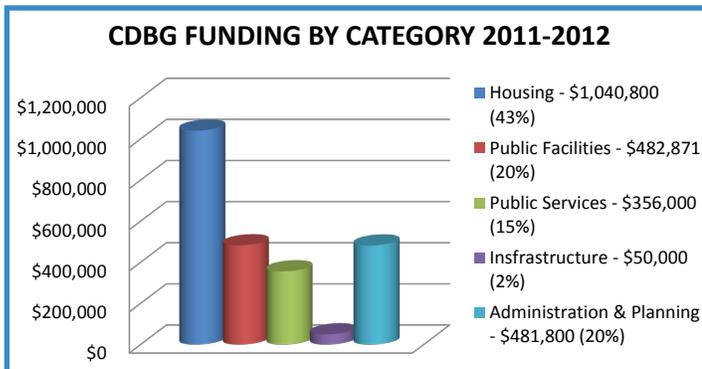
Community and Rural Development (CRD) Program

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 U.S. 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.

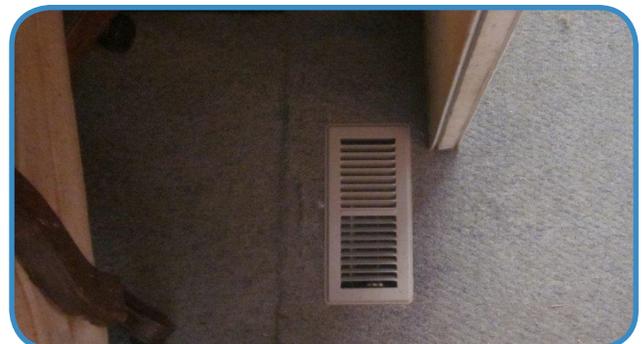
While CDBG funds are used to accomplish national objectives, there is flexibility inherent in the program to meet locally determined priorities. These priorities are communicated to local agencies and communities, and subsequently the agencies and communities submit proposals for projects addressing 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	\$ 1,040,800
Public Facilities	\$ 482,871
Public Services	\$ 356,000
Infrastructure	\$ 50,000
Administration & Planning	\$ 481,800
TOTAL	\$ 2,411,471



“Over the past couple of months we have been blessed by the outstanding efforts and achievements of all who were involved in the renovation of our mobile home. Not a day goes by that we don’t thank God for the improvements that have made our lives much better. Please inform everyone involved in our project of our appreciation and thanks. Had it not been for the roof renovation the recent monsoons would most likely have made our trailer unlivable, instead we sat dry and happy and for that we thank you.”

Home Repair Client



COMMUNITY AND RURAL DEVELOPMENT

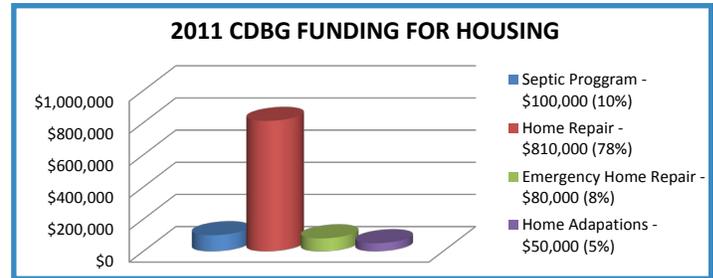
CDBG Home Repair & Rehabilitation Program

In FY 2011-12, emergency repair services, including weatherization, roof repair, heating and cooling systems repair, and replacement of septic systems was provided to 217 households. Adaptations, for purposes of accessibility and fostering independence in the home, were provided to eleven homes.

The Pima County Home Repair and Rehabilitation Program is a cooperative effort that includes five 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	FY2011 Funding	Spent in FY 2011	HUD Outcome	Units
2009	Marana	Home Repair	*	\$ 46,495	DH1	*/17
2010	Pima County	Septic/Home Repair	*	\$ 84,959	DH1	*/15
2010	CHRPA,DIRECT,TUL	Emg Home /Adaptations	*	\$ 62,416	DH1	*/26
2011	Pima County	Septic Program	\$100,000	\$110,070	DH2	13/16
2011	Pima County	Home Repair	\$ 667,000	\$ 486,870	DH1	70/95
2011	City of South Tucson	Home Repair	\$ 58,800	-	DH1	4/0
2011	Town of Marana	Home Repair	\$ 85,000	-	DH1	25/0
2011	CHRPA	Emergency Home Repair	\$ 80,000	\$ 79,948	DH1	160/95
2011	DIRECT	Home Adaptations	\$ 50,000	\$ 23,103	DH1	12/11
TOTAL CDBG Housing Activity			\$1,040,800	\$ 893,863	DH1	284/275
* Previous Year Funding						

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 11-12, the County committed 15% of CDBG funds (\$356,000) to public services activities. Together these activities benefitted 39,697 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 11-12, 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 six service categories:

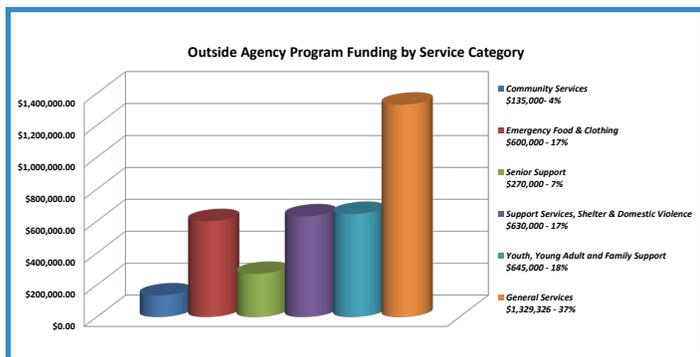
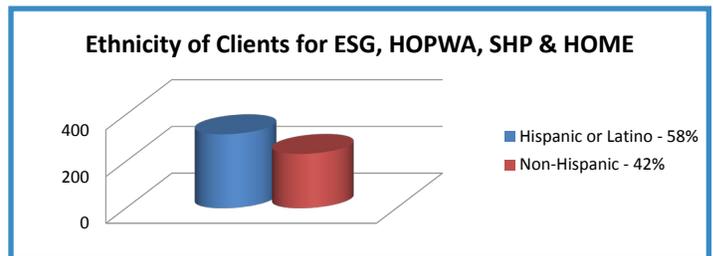
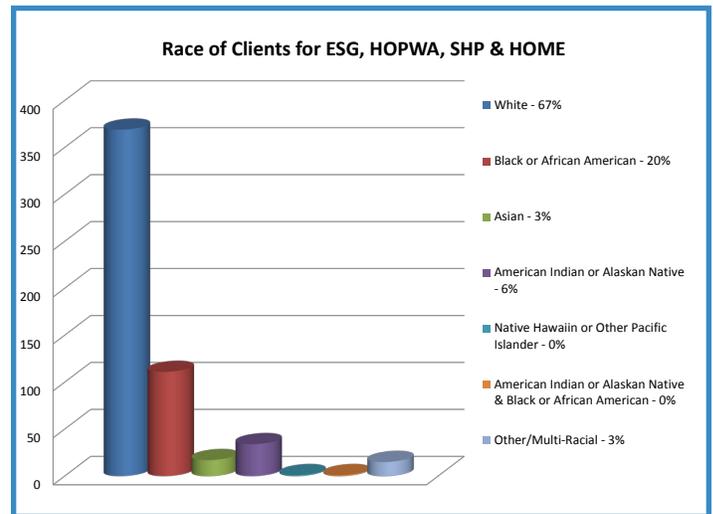
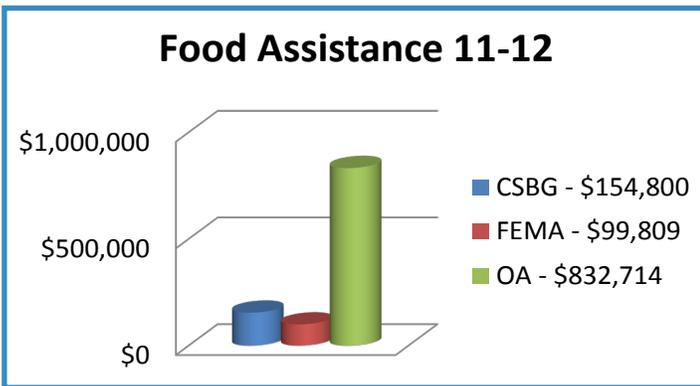
1. Senior Support Services;
2. Emergency Food and Clothing;
3. Support Services, Shelter, Domestic Violence
4. Services for Youth,Young Adults and Family Support;
5. Community Support Services; and
6. General Services.

COMMUNITY AND RURAL DEVELOPMENT

During the year, the Outside Agency Program provided \$3,609,326 for agencies that together provided assistance to 93,928 low and moderate income households.

Feeding the Hungry

During the year, \$832,714 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.



HUD Performance Measurements

The U.S. 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

The charts on the following pages utilize HUD Outcome codes.

FY 11-12 Outside Agency Special Population Demographic	Total Number of Clients Served
Female Head of Household	11,328
Homeless	2,684
Persons with Disabilities	5,072
Low to Moderate Income (≤ 80% Medium Income)	93,928

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

COMMUNITY AND RURAL DEVELOPMENT

Table 1 - CDBG PUBLIC SERVICES FUNDING AND OUTCOMES - FY 2011

Program Year	Agency	Program	FY2011 Funding	Spent in FY 2011	HUD Outcome
2010	Arivaca Coordinating Council/Human Resource Group	Vehicle		\$ 22,000	SL1
2010	Ajo Ambulance	CPR/EMT Training		\$ 745	SL3
2010	Flowing Wells Community Coalition	Revitalization Coordinator		\$ 6,667	N/A
2010	Flowing Wells Community Coalition	Operating Funds		\$ 4,882	SL1
2010	Flowing Wells Unified School District	Family Resource Center		\$ 15,000	SL1
2010	Drexel Heights Fire District	Family Safety Program		\$ 16,460	SL1
2010	Administration Resources & Choices	Reverse Mortgage Program		\$ 8,096	DH3
2010	Arizona Rural Human Services Network	Operating Costs		\$ 4,592	SL1
2010	Catholic Community Services	Pio Decimo Child Care Center Utility Payments		\$ 3,505	SL3
2010	Chicanos Por La Causa	Corazon de Aztlan		\$ 9,629	SL1
2010	Chicanos Por La Causa	Housing Counseling Program		\$ 12,536	DH3
2010	Pima Prevention Partnership	Pima County Teen Court Program		\$ 6,930	SL3
2010	Southern Arizona Legal Aid	Homeowner Tenant Assistance		\$ 25,000	DH3
2010	University of Arizona	Social Justice Education		\$ 8,890	SL3
2010	University of Arizona	Mobile Health Program/Group Prenatal Care		-	
2010	City of South Tucson	Community Policing, Crime Prevention		\$ 65,082	SL3
2010	City of South Tucson	Community Clean-up		-	SL3
2010	City of South Tucson	Youth Program & Family Assistance		\$85,937	SL1
2011	Flowing Wells Community Coalition	Operating	\$ 5,000	\$ 1,534	SL1
2011	Flowing Wells Community Coalition	Family Resource Center	\$ 13,000	\$ 13,000	SL1
2011	Drexel Heights Fire District	Family Safety Program	\$ 10,000	\$ 3,801	SL1
2011	Administration Resources & Choices	Reverse Mortgage Program	\$ 10,000	\$ 2,282	DH3
2011	Arizona Rural Human Services Network	Operating Costs	\$ 5,000	-	SL1
2011	Comin' Home	Street Outreach	\$ 25,000	-	SL1
2011	Chicanos Por La Causa	Corazon de Aztlan	\$ 15,000	\$ 4,835	SL
2011	Chicanos Por La Causa	Housing Counseling Program	\$ 15,000	\$ 4,793	DH3
2011	Pima Prevention Partnership	Pima County Teen Court Program	\$ 25,000	\$ 13,198	SL3
2011	Southern Arizona Legal Aid	Homeowner Tenant Assistance	\$ 20,000	\$ 10,872	DH3
2011	University of Arizona	Social Justice Education	\$ 15,000	-	SL3
2011	City of South Tucson	Community Clean-up	\$ 8,400	-	SL3
2011	City of South Tucson	Community Policing, Crime Prevention	\$ 63,000	-	SL3
2011	City of South Tucson	Youth Program & Family Assistance	\$115,325	-	SL1
2011	City of South Tucson	Graffiti Program	\$ 1,275	-	SL3

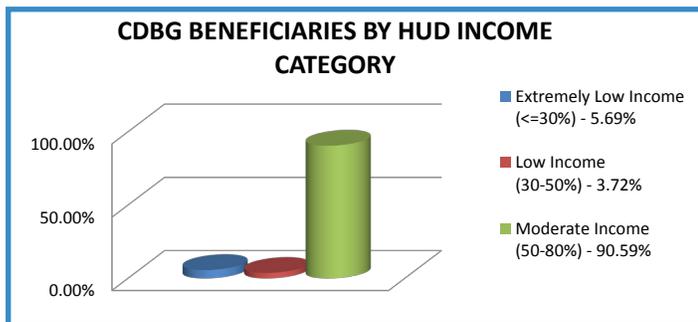
COMMUNITY AND RURAL DEVELOPMENT

TABLE* - CDBG PUBLIC FACILITIES AND INFRASTRUCTURE ACTIVITIES - FY 2011

Agency	Program	Status	Target Area	Area of Minority Concentration	HUD Outcome
Ajo Ambulance	New ambulance station*	complete	√	√	SL3
City of South Tucson	Fire Safety Equipment*	complete	√		SL3
ISDA	Ajo Curley School Art Building Improvements*	complete	√	√	SL3
Rillito	Water Improvements*	complete		√	SL3
Robles Junction	Park Shade Structure*	complete		√	SL3
Ajo Community Food Bank	New Food Bank	in design		√	SL3
Ajo ISDA	Kitchen & Public Restroom	90% complete		√	SL3
Amado	UHC Health Clinic	90% complete		√	SL3
Arivaca	Townsite Water Coop	90% complete		√	SL3
Catalina Community Service	Building Phase Two Design	complete			SL3
Catalina - Golder Ranch Fire District	Fire Hydrants	complete			SL3
Continental	UHC Health Clinic	complete		√	SL3
Flowing Wells	Street Lights	55% complete		√	SL3
Green Valley	Food Bank Improvements	complete			SL3
Robles Junction	Altar Valley School Dist Soccer Field Bleacher Project	in design			SL3
Robles Junction	Community Center Rehabilitation	in design			SL3

*Indicates funding from prior fiscal years

CDBG Beneficiaries by Racial/Ethnic Category



100% of CDBG Resources Assist Low and Moderate Income Households

CDBG and ESG Program Commitment & Expenditure				
Program	Entitlement Amount	Commitment	Expenditures	Balance
CDBG	\$2,411,471	\$2,411,471	\$2,077,610	\$1,548,978
ESG	\$ 115,952	\$ 115,952	\$ 107,686	\$ 8,265

Race	Total	Hispanic
White	64.25%	9.17%
Black/African American	0.56%	0.00%
Asian	0.11%	0.00%
American Indian/Alaskan Native	0.57%	0.00%
Native Hawaiian/Other Pacific Islander	0.02%	0.00%
American Indian/Alaskan Native & White	0.20%	0.47%
Asian & White	0.03%	0.00%
Black/African American & White	0.10%	0.00%
Amer. Indian/Alaskan Native & Black/African Amer.	0.05%	0.00%
Other multi-racial	34.11%	90.36%
Asian/Pacific Islander	0.00%	0.00%
Hispanic	0.00%	0.00%

COMMUNITY AND RURAL DEVELOPMENT

Emergency Shelter Grant

The purpose of the current Emergency Shelter Grant Program (ESG) is to provide emergency assistance and homeless prevention to homeless and soon-to-be homeless individuals and families. In Pima County, these funds were used to operate emergency shelters, provide essential services, and help prevent homelessness.

This year, agencies who were awarded funding in 2010/2011 were renewed for funding for the 2011/2012 fiscal year. As in the previous year, the Jackson Employment Center received \$11,952 for emergency shelter and the Community Action Agency \$29,000 for homeless prevention, leaving \$75,000 to be allocated between other selected agencies through the application process. Funds are awarded through the Community Planning Application with funding from the CDBG and Outside Agency programs. All awarded agencies have demonstrated their ability to successfully implement the ESG funded program.

During this program year, HUD released new regulations as part of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. The program is now known as the Emergency Solutions Grant and a 2nd allocation was awarded after this fiscal year ended. After determining the Hold Harmless Need (HHN) amount, that is the amount allocated to Emergency Shelters in FY 2010, Pima County identified eligible activities for the additional allocation. Pima

County and the Continuum of Care, the Tucson Pima Collaboration to End Homelessness, will be working collaboratively to develop program standards and measures for ESG funded programs to be measured as a means to reduce or end homelessness in Pima County.

ESG 2nd Allocation

In addition to the initial ESG award, Pima County has been awarded a 2nd allocation for the following eligible activities:

HMIS	\$ 2,047.35
Rapid Re-Housing	\$51,000.00
Administration	\$13,702.55

The 2nd allocation will be expended in the next fiscal year and program activities will be reported in the 2012/2013 CAPER.

All ESG funds have been obligated within 180 days and expended within 24 months, with match requirements met.

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	Clients Served	Service Type	Maint./ Operations	Essential Services	Homeless Prevention
Catholic Community Services	Pio Decimo Center	72 individuals	2,825 hours case management	\$8,000		
Community Food Bank	Caridad de Porres	6 individuals	834 training hours; 48 hours case management		\$5,000	
La Paloma Family Services	Transitional Shelter for Homeless Families	71 individuals	4,337 nights shelter; 2,490 hours case management		\$3,500	
Jackson Employment Center		51 households	365 nights shelter	\$11,952		
New Beginnings for Women & Children	Roof, Job & Beyond	18 individuals	648 nights shelter; 66 hours case management, 60 hours of training and skill development	\$6,500		
Open Inn, Inc.	Emergency Housing for LGBTQ Youth	17 individuals	108 hours case management; 39 outreach contacts		\$3,000	
Our Family Services, Inc.	Teens in Transition (INT)	7 individuals	359 hours case management; 20 outreach contacts		\$6,000	
Pima Co. Community Action Agency	Rent/Mortgage/Utility Assistance	69 households	\$28,157 financial assistance			\$29,000
Primavera Foundation, Inc.	Casa Paloma Drop-In Center & Transitional Shelter	35 individuals	355 nights shelter; 67 hours case management	\$12,000		
Primavera Foundation, Inc	Greyhound Family Emergency Shelter	13 individuals	892 nights shelter; 38 hours case management	\$12,000		
Tucson Centers for Women & Children dba: Emerge!	Domestic Violence Shelter	224 individuals	3,843 nights shelter; 542 hours case management; 665 hours skills training	\$19,000		
TOTALS		463 Individuals + 120 Households		\$69,452 (60%)	\$17,500 (15%)	\$29,000 (25%)

COMMUNITY AND RURAL DEVELOPMENT

Flowing Wells Revitalization Strategy Area

The Flowing Wells Neighborhood Association and Community Coalition worked cooperatively with the local community in writing grant proposals, attending meetings, and applying for awards. During the past year, the Board and members have donated over 1,400 hours supporting, planning, and/or participating in the following activities and projects benefiting the Flowing Wells Neighborhood Revitalization Strategy Area (NRSA):

- Flowing Wells School District in writing CDBG Grants in an effort to fund the Flowing Wells Family Resource Center;
- Grant writing to obtain a grant from Wal-Mart in the amount of \$1,000 to purchase a new laptop computer for use by the Community Foundation to set up the Flowing Wells Connect Project;
- Securing funding needed to install and complete a dog park at the Flowing Wells Park, including fencing, bag dispensers, water fountains, and landscaping;
- Urban Loop Bike Path opening ceremony by providing information and water bottles to attendees;
- Water Sustainability Forum regarding water sustainability plans for the Tucson Metropolitan area;
- University of Arizona student's Water Study Program;
- Community Efforts to maintain the Pima County Transportation Department's Citizen's Advisory Committees;
- La Cholla Road Art Project Grand Opening Ceremonies;
- University of Arizona Nursing Student's annual survey of health care needs in the community;
- University of Arizona Journalism class in sharing the history of Flowing Wells;
- Flowing Wells High School Festival Under the Stars project by providing attendees information about the Flowing Wells Neighborhood Association and water bottles;
- Purchasing of a new card table for the senior lounge at the Ellie Towne Community Center;
- Annual Tools for Teachers event sponsored by the Flowing Wells School District Family Resource Center;
- Laguna Elementary School Harvest Festival by providing information and prizes to the attendees;
- Four Dispose-A-Med Events sponsored by the Pima County Sheriff's Department and Amistades;
- Community Development Partners to secure land and funding to build senior housing in the area;
- Safe Pathways To School Projects for adding sidewalks to Laguna, Homer Davis, and Centennial Elementary Schools;
- Senior Health Fair at the Ellie Towne Community Center by providing information to attendees;
- Amistades Coalition, who works with the Flowing Wells neighborhood to curtail underage drinking;
- Quarterly Neighborhood Association meetings with the Tucson Police Department;
- Northwest Area Transportation Coalition;
- United Way regarding their 211 Connects Program, and information and referral system for health and welfare in the neighborhood;
- Community Family Health and Fun Day;
- Community Photography project for students in our area;
- Pima County Parks & Recreation Department for the holiday party at the Ellie Towne Community Center;
- Amistades Town Hall meetings;
- Ward III Neighbors Association and Community Conversation meetings;
- Habitat for Humanity regarding housing to be built in the neighborhood on the old Northwest Fire Department property;
- Arizona Department of Transportation planning meetings regarding the widening of Interstate 10 from Prince to Ruthrauff Road;
- Grand opening ceremonies of the new Sentinel Peak High School in the neighborhood;
- 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;
- Love of Reading week at the area elementary schools;
- Brownsfields Task Force to locate businesses to take advantage of the Brownfields grants for the neighborhood;
- New 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;
- Graffiti Abatement Project for the neighborhood;
- Green Energy Training Program for future seminars in the neighborhood;
- University of Arizona in conjunction with their ACTIVE Program to take place at the Ellie Towne Flowing Wells Community Center;
- Community Partners to begin the construction of the Volleyball/Basketball facility in the neighborhood;
- Opening of the local city swimming pools for the summer;
- Financial Strategies for Non-Profits Seminars;
- Rosemont Mine Community Outreach Seminars;
- Imagine Greater Tucson Community Outreach Seminars;

The Coalition supported and was able to secure the transfer of the balance of its CDBG Grant Writing Funds to the Flowing Wells Family Resource Center, which supports the School Community.

The Coalition secured:

- \$1,000 grant from Wal-Mart for a laptop computer;
- \$1,000 grant for the Flowing Wells High School graduation night event to prevent underage drinking;
- Private donations and coalition funds to purchase swimming lessons for 100 Walter Douglas Elementary School students;
- Private donations to help fund the Cinco De Mayo Event, Family Fun Day, and Senior Lounge at the Flowing Wells Library and Community Center.

COMMUNITY AND RURAL DEVELOPMENT

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 child care, transportation, counseling and peer support groups.

CDNC is working with Catholic Community Services dba Pio Decimo Center (a 501(C) (3) non-profit organization) to implement the Micro Loan Program. The Pio Decimo Center Micro-Enterprise Loan Program shall serve as an economic stimulus to the distressed areas of southern Arizona. Economic development activities assisted with funds are intended to meet the following objectives:

1. To encourage the creation and retention of permanent jobs in southern Arizona that provide quality wages and benefits
2. To promote and maintain a diverse mix of employment opportunities for low-to-moderate income (LMI) families within southern Arizona by encouraging small business growth
3. To perpetuate a positive and proactive business climate that encourages the retention and expansion of existing small businesses and helps to attract desirable new small businesses.
4. To encourage the leveraging of new private investment in southern Arizona by helping existing small businesses become eligible for standard credit markets
5. To expand the tax base for communities throughout southern Arizona by helping low income families increase their income through self-employment

Brownfields

Pima County CDNC has continued to successfully conduct EPA Community-Wide Assessment Grant funded Brownfields redevelopment activities focusing and leveraging resources in the CDBG established Community Development Target Areas of Ajo/Why/Lukeville and Flowing Wells. In addition to a previous \$200,000 grant for Flowing Wells' North Highway Drive Corridor, CDNC was 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 and a total of 72 projects have been completed thus far; 20 this past fiscal year in Ajo/Why/Lukeville and 9 projects in Flowing Wells. CDNC anticipates to close out the Ajo/Why/Lukeville grant by December 2012 as the grant funds have been expended. Furthermore, CDNC also anticipates to close out the Flowing Wells grant in early 2013 as grant funds are almost fully expended.

Completed projects in Ajo/Why/Lukeville and Flowing Wells have facilitated the reuse of these properties and have notably increased opportunities for employment and additional tax generation. Furthermore, properties where the existing structures are outdated and costly to renovate, having the

properties environmentally assessed facilitates demolition and redevelopment activities. It is anticipated that from the 29 total projects completed in Ajo/Why/Lukeville and Flowing Wells this past fiscal year, Seven projects/properties have reuse potential.

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 created to supplement funding for South Tucson's comprehensive code enforcement program. The PRIDE Grant, an award of \$34,500 in FY 2011-2012, 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 code violations, health and safety violations, as well as criminal activity on rental and other types of properties. South Tucson, with a high rate of renter-occupied housing (63.7%) compared to that of owner-occupied housing (36.3%), recognized that much of the housing stock was not regularly maintained and had various types of violations. Accordingly, 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.

During FY 2011-2012, the Code Enforcement and Remediation Department opened 34 cases against property owners for having NPO violations present on their property or for lacking the necessary oversight of their renters' activities. Of the 34 cases that were opened, 17 came into compliance, thereby resulting in compliance rate of 50 percent (See Table 1).

South Tucson NPO Cases (FY 2011-2012)	
# of cases	34
# of cases in compliance	17
# of cases not in compliance or pending compliance	17
Compliance rate	50%
Table 1. South Tucson Code Enforcement and Remediation Department.	

AFFORDABLE HOUSING

The mission of the Affordable Housing Division 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 Center 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, \$14.05M of the available \$15M has been committed to 26 affordable housing projects which will create 487 single-family homeownership units and 269 multi-family rental units. In total, 899 units of affordable housing will be completed at build out leveraging more than \$149M in other private and public resources. That equates to just over \$10 leveraged for every \$1 in Pima County General Obligation Bond Funds for Affordable Housing committed. At present, 515 of these affordable units are now completed and occupied.

1997 Bond Program

Nine (9) affordable housing development projects have been approved by the Board of Supervisors. A total of 207 new units of affordable housing have been completed. When built out, the approved developments will result in a total of 262 new units of affordable housing. All nine (9) infrastructure development projects have now been completed as of June 30, 2011.

2004 Bond Program

The Pima County Board of Supervisors approved 16 housing development projects using the 2004 Housing Bond Program. As of June 30, 2011, 11 of the development projects have been completed, three development projects are in progress, and 308 units of affordable housing have been completed.

HOME Match

Pima County exceeded the HOME match requirement of 25% through a variety of sources. The largest contribution came from local Mortgage Revenue Bond financing secured by low-income homebuyers using HOME down payment assistance. The remaining match came from non-federal cash contributions made on behalf of homebuyers using HOME Down Payment Assistance.

The total County match secured in FY 2011-12 was **\$1,287,351**;

HOME match may be carried forward to future years.

- Non-federal Cash Contributions - \$211,259
- 5% of Mortgage Revenue Bonds (w/County HOME DPA) - \$1,076,092
- Pima County met timeliness of expenditures requirements for all Pima County administered projects under the Pima County/City of Tucson HOME Consortium.
- Regarding data in IDIS, Pima County provided required information to the City of Tucson. As the HOME Consortium lead, the City of Tucson entered performance measurement data for the PR85 report.
- According to IDIS, there is a slow-moving project. The Primavera-South Tucson replacement homes project had difficulty getting homebuyers qualified for program assistance. With the improved economy, the project will be completed in FY 2012/13.

Neighborhood Stabilization Program 1 (NSP1)

Pima County Community Development and Neighborhood Conservation Department (CDNC) continued its NSP1 grant activities during the past year, completing 3 NSP1 activities:

- Green Remodeling and Rehabilitation was completed on Pima County's 11 acquired foreclosed properties. All properties were transferred to the City of Tucson's El Portal Program, which is a scattered site single family rental program for low-income residents. All 11 homes have been rented through the El Portal Program. The 11 homes represent 2 completed NSP1 activities (Cardinal Valencia/120% AMI-A&R and 50%AMI Cardinal Valencia-A&R).
- The International Sonoran Desert Alliance (ISDA) completed demolition and clearance of four properties that were selected for the Ajo Demolition (Ajo Demo) activity.
- ISDA is also proceeding with redevelopment of the Ajo Plaza. Ajo Plaza redevelopment is now 95% complete. One bay was completed for a local discount grocery outlet, Cheep Ole's, which opened in January 2012, creating 2 full-time jobs and 1 part-time job. Additionally, ISDA has leases signed for bays 3 Le French Salon and Boutique (owner and one part time employee) and bay 11 Arizona Realty in Ajo (owner operated). ISDA plans to move their print shop and open a retail gift shop in September 2012 in bay 1 with 2 employees (one transfer and one new employee)

AFFORDABLE HOUSING

- Primavera Foundation continued its NSP1 activities in the community of South Tucson. Installation of the final three manufactured homes was completed and marketing activities began to sell/rent these remaining units.

One Affordable Housing Re-development Project Completed

The Pima County Housing Center Project restored and preserved one of Tucson’s most important architectural assets. Originally El Banco de las Americas, this building housed one of the nation’s first minority-owned banks and the first Latina Treasurer of the United States, Romana Banuelos, attended the ribbon cutting ceremony in 1972. The ‘Aztec Temple’ design created by Tucson’s native son and architect, Frederico Palofax, reflects the pride and culture of this rich cultural neighborhood surrounding the project. Today, it’s the center of partnerships between government and nonprofits working together to provide affordable, healthy housing. The project involved rehabilitation of the building’s interior; substantial demolition and conversion of the former bank’s drive-through into a large, high tech community room; and parking lot reconstruction and sustainable landscaping. To officially celebrate the opening of this project, local officials, members of the Menlo Park Neighborhood, Pima County Staff from many contributing departments, members of the Tucson Cactus and Succulent Society and Desert Survivors, and Desert Green Design joined together to plant the last tree. It was a celebration of an urban, desert landscape welcoming the desert’s wildlife as well as its people. The Pima County Housing Center strives to be an example of sustainable, healthy housing. Public use and awareness of the center has steadily grown. While staff met with visitors and managed projects over the last year, they tracked the following activity at the Housing Center:

- Approximately 300 meetings representing housing, employment/training and community-based activities.
- 950 visitors utilized the centers resources, including three public computers that are available for locating housing and housing related services/resources.
- 1,300 callers were provided resources and/or referrals to local housing counselors/providers for various rental and homeownership resources and services.

- 45 foreclosure clients, each of whom received one-on-one assistance, have utilized the housing center and its resources during this fiscal year.

Barriers to Affordable Housing

The Southwest Fair Housing Council, Inc., on behalf of Pima County, effectively completed the following actions and exceeded their goals during the past year to eliminate barriers to affordable housing:

- Submitted 14 enforcement proposals to the U.S. Department of Housing and Urban Development Fair Housing Assistance Program Department to address complaints.
- Fifty-four (54) clients received direct counseling assistance to prevent a foreclosure scam, remedy a scam, or obtained a mortgage modification.
- Almost 34,000 pieces of bi-lingual (English/Spanish) fair housing/fair lending literature were distributed to 93 distribution sites throughout Pima County.
- A total of 15 complaints were referred to a Tucson complaint analyst for potential enforcement activities at outreach offices.
- A total of 40 fair lending /discrimination clinics attended by 1,063 consumers were conducted.
- A total of 399 community agencies and for profit housing professionals attended fair housing/fair lending workshops and classes.
- A total of nine agencies have been secured in a network of approved housing counseling agencies.
- A total of 644 individuals received fair housing assistance.

Twenty-seven Family Homes Completed with Affordable Housing Bonds

Developer	Project	Units Completed
Habitat for Humanity Tucson	Corazon Del Pueblo	14
Old Pueblo Community Foundation	Sunnyside Pointe Phase I	11
Habitat for Humanity Tucson & Doucette Builders	Copper Vista I	1
Drachman Design-Build Coalition (DDBC)	Lessons from Civano @ Barrio San Antonio	1
Total completed SFR's		27

AFFORDABLE HOUSING

Limited English Proficiency Implementation Plan

CDNC drafted a Limited English Proficiency Implementation Plan which identifies language needs based on the Four Factor Analysis developed by the U.S. Department of Housing and Urban Development and the U.S. Department of Justice. The draft plan is under review by CDNC's upper management. The final draft will be ready for public distribution in 2013

Predatory Lending

Through contacts with individuals, the Southwest Fair Housing Council, Inc. 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. Low-income and financial stressed persons are most likely to benefit by these effective fair housing strategies.

The Mortgage Modification Fraud Prevention grant is underway with Don't Borrow Trouble Pima County, a program of the Southwest Fair Housing Council, Inc., and has achieved the following results during the past year:

Note: This is a statewide grant program, therefore the following outcomes cover all counties in Arizona, not just Pima County.

- Intake and process complaints including testing and referral: 14 complaints obtained, analyzed and referred to HUD/FHAP
- Assist clients seeking to prevent a foreclosure or scam, remedy a scam or obtain a mortgage modification: 54 clients assisted
- Identify sites for distribution of outreach materials: 93 sites identified
- Distribute fair housing/fair lending literature: 33,666 pieces of literature distributed
- Enforce and analyze complaints: 15 complaints/clients served
- Conduct community consumer awareness clinics: 39 clinics/863 consumers participated
- Conduct fair housing/fair lending workshops/classes for non-profit agencies and housing partners: 390 staff educated
- Assist individuals with one-on-one counseling: 644 individuals counseled

"I received a Notice of Sale, went for help and was told there was no government help to save my home. Then, I was relieved when I got a letter from staff [sent to all Pima County homeowners who receive a Notice of Sale from the Pima County Recorder]. The Housing Center helped me. If you guys hadn't helped, I would have lost my home. The mortgage company didn't want to do anything about the foreclosure notice. The Housing Center showed me how to apply for the Arizona Save My Home Program online and I was referred to a non profit agency who said I didn't qualify, but then the housing center referred me to Don't Borrow Trouble Pima County, I then got my modification (much lower than I asked for, too). When my first trial payment was due, I was required to complete a lot of confusing paperwork so I returned to the Housing Center and staff helped me with everything. Now I make my payments directly to the mortgage company. I am thankful for the Pima County Housing Center for helping me. It was nice to meet people who understand peoples' problems and how to make a better quality of life by being willing to help."

Luciana

ESG Subrecipient

*The La Paloma Family Services, Inc.
Amparo de los Angeles program.*

"Homeless mothers who are parenting or pregnant are provided safe and stable rent-free housing at the Amparo Maternity Independent Living Program where they may reside for a period of up to 18 months. Non-parenting homeless youth are provided six months of rental subsidies and non-financial case management for a period of six months for a total of one year. Many times, the non-parent participants find it difficult to find and maintain stable employment and work towards educational goals. The participants who do not have a high school diploma or GED are at a disadvantage and find it especially challenging to locate employment during the present state of high unemployment in Arizona. The Paloma College Prep Program offers assistance with interview practice, clothing vouchers, resume writing, and Internet accessibility when needed."

HOMELESSNESS AND SPECIAL NEEDS

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 6 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, while the other projects are administered by Community Services – Employment and Training by means of the Jackson Employment Center.

For FY 2011/12, the CASA for Families program 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 project is a continued collaboration between CDNC (grantee) and its 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.

1.	CASA – Coalition Assisting Self-Sufficiency Attainment – Funded for \$428,470, CASA served approximately 80 parents with children, unaccompanied youth, and Individuals without dependants	4.	New Chance Collaboration – Funded for \$387,476, New Chance Collaboration served approximately 122 ex-offenders.
2.	CASA for Families – Funded for \$434,713, CASA for Families assisted 59 families with transitional housing and supportive services.	5.	Project Advent – Funded for \$461,425, Project Advent served approximately 89 veterans and chronically homeless individuals and families.
3.	La Casita – Funded for \$221,935, La Casita served approximately 33 parenting teens and youth between the ages of 18 and 21	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.
A total of \$7,370,214 was awarded to a total of 24 Continuum of Care projects in Tucson and Pima County.			

Housing Opportunities for Persons with AIDS (HOPWA)

As in past years, Pima County has received competitive HOPWA funding through 3-year contract renewals, which run from the 1st of January to the 31st of December. These funds have provided urgent housing and case management needs for people living with AIDS in coordination 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
- 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 40 households with tenant based rental assistance and 10 households with permanent housing, all of whom receive case management services for mental and physical health care.

The trend of positive housing stability for HOPWA clients over the past 5 years demonstrates the increasingly higher percentage housed as a result of excellent supportive services. In 2006, 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. In 2011, households were again notably larger in size than in past years and there was an increase in households experiencing reduced income.

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 \$1,313,826, 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-based rental assistance was provided to 48 households.
- Project-based permanent housing was provided to 12 households.
- All 60 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 in-patient substance abuse treatment 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.

HOMELESSNESS AND SPECIAL NEEDS

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

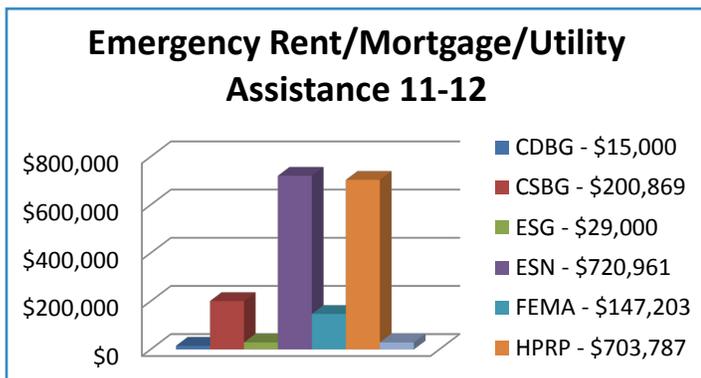
During the year, the Outside Agency Program assisted 19,084 individuals/ households with special needs through a variety of activities including emergency rent/mortgage and utility assistance, shelter and transitional housing, food programs, transportation, housing related services and other assistance.

Plan to End Homelessness Update

The Continuum of Care (CoC), Tucson Pima Collaboration to End Homelessness (TPCH) continued its strategic planning process, utilizing the members of TPCH working committees to update the local Plan to End Homelessness (PTEH), set goals for the community based on local needs, and aligning them with state and national plans in preparation of the HEARTH Act requirements. TPCH also completed the CoC Check Up and Action plan, requesting technical assistance to: 1) improve CoC membership by including philanthropic organizations, the University of Arizona, and other necessary community partners and 2) develop an effective coordinated assessment system.

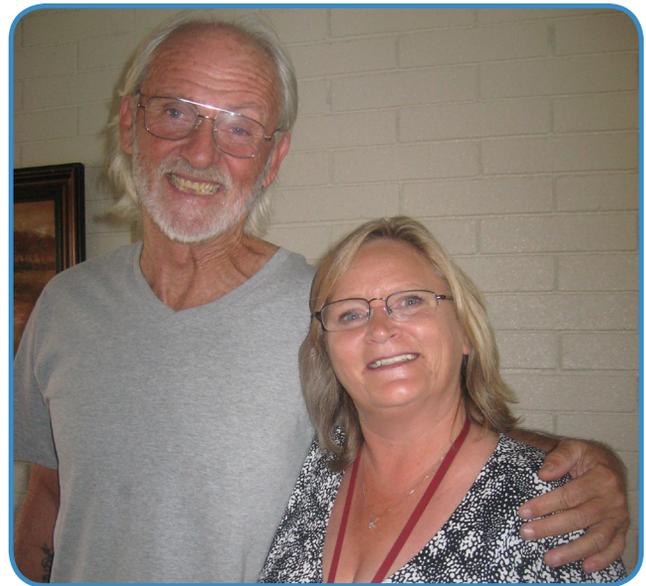
An outcome of the PTEH work completed by the PTEH workgroup was the City of Tucson Mayor's Commission on Poverty to look at addressing systems that led to homelessness. This commission has taken on the task of developing effective options for a coordinated intake 'crisis response' system for families and youth. The work of this commission, along with the expected technical assistance HUD will provide to the TPCH, will assist the community in making great strides for the upcoming year at successfully implementing the Tucson/Pima County coordinated intake system.

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



HOUSING FIRST MODEL

The Tucson/Pima County 51 Homes leadership team and its partners and agencies have continued to successfully house the community's most chronic and vulnerable homeless individuals. Since the initial interview efforts in April, 2011, community partners have housed 32 individuals. Project partners continue to meet weekly to address the challenges of helping these individuals using current resources and find new resources. The 1st individual, Lupe, celebrated her move-in May 4th and is doing well in her new housing with ongoing case management and support.



Harry with his Navigator Wendy

Harry was homeless for 25 years. He has health and mental health issues that have created challenges for him to live in stable housing. He now eats healthy foods he prepares himself and take supplements, to reduce the number of medications he has to take. "I might be able to get me a girlfriend now," said Harry of his new apartment.

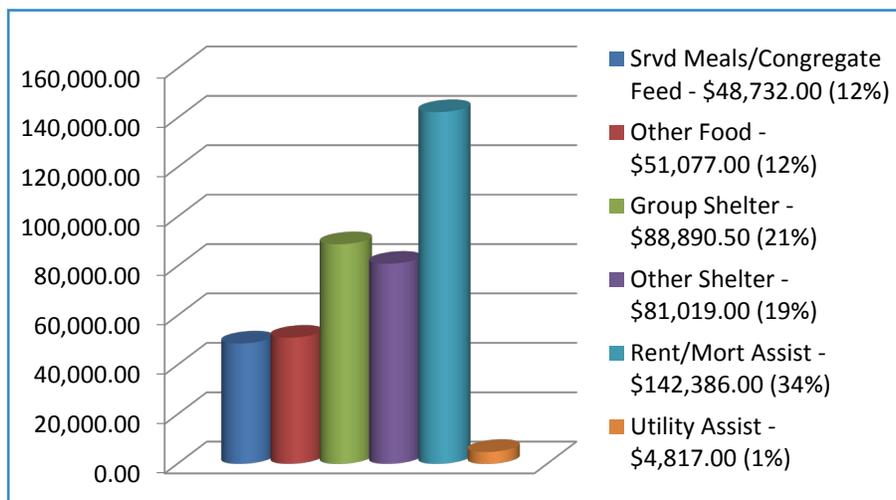
As a result of this effort, there are new goals that target housing veterans. A team headed to 'boot camp' in April and established an aggressive goal of housing 50 Veterans in 100 days. This goal further solidified the partnerships formed through the 51 Homes project and tasked the outreach workers to look outside of normal places for homeless Veterans. Of the 25 Veterans who have been housed so far, the fastest housing took place after only 14 days of engagement and the team is on track to reach the 50 targeted by August 14.

Both the 51 Homes and the 100 Days Challenge have taught community partners about what systems need to work together to successfully house the homeless and to keep them housed.

Updates on the 51 Homes project, as well as other stories and information, can be found at: <http://www.51homes.net>.

HOMELESSNESS AND SPECIAL NEEDS

FEMA Emergency Food and Shelter Program – Phase 29							
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
Catalina Community Services	Senior Meals	\$ 11,000	X				
Catholic Community Services	Nutrition Services	\$ 7,250	X				
Catholic Community Services	Pio Decimo Center	\$ 7,000		X			
Community Food Bank		\$ 17,000			X		
Community Food Bank	Ajo Community Food Bank	\$ 3,731			X		
Community Food Bank	Amado Community Food Bank	\$ 8,396			X		
Emerge! Tucson Centers for Women & Children		\$ 17,800		X			
Hope of Glory Center, Inc.	Pantry Food Program	\$ 4,000			X		
CPSA	TPCH	\$ 29,461.50		X	X		
Interfaith Community Services	Meals for Seniors	\$ 9,750	X				
Mobile Meals of Tucson		\$ 7,300			X		
New Beginnings for Women & Children	Emergency Family Shelter	\$ 9,628	X	X		X	
Our Family Services, Inc.		\$ 3,150			X		
Pima County Community Services Employment & Training	Community Action Agency	\$ 147,203					X
Primavera Foundation, Inc	Emergency Shelter Programss	\$ 96,700		X		X	
San Ignacio Yaqui Council, Inc	Old Pascua Senior Nutrition & Social Program	\$ 4,564	X				
The Haven	Nutritious Food to Help Aid Recovery	\$ 12,10	X				
The Salvation Army, Inc.		\$ 20,888			X	X	
Pima County CDNC	Administrative Allowance	\$ 4,211.50					
TOTAL:		\$ 421,133					



RECOVERY ACT PROGRAMS

Pima County Neighborhood Investment Partnership

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 Partnership - 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

The Pima County Consortium has successfully implemented all five of the NSP2 activities:

- Acquisition and Rehabilitation
- Land Banking
- Demolition
- Financial Assistance
- Redevelopment

It is likely Pima County will exceed the number of assisted units (380) in the HUD application. Some projects are just beginning and there have been project shifts due to changing market conditions or ability to obtain suitable properties. By the grant end in February 2013, NSP2 investment will have impacted at least 400 properties.

The outcomes through June 30, 2012 include:

- Down Payment Assistance provided to 116 families to purchase foreclosed homes in the target area. Four PNIP partners are also Housing Counseling Agencies providing homebuyer education and counseling for the down payment assistance program.
- Redevelopment of an abandoned church property in the low income City of South Tucson, an urban colonia.
- Development plans for new construction of a small multi-family complex for grandparents raising grandchildren, also in the City of South Tucson.
- Fifty vacant and foreclosed lots have been land banked for future development.
- Utilizing the resources of NSP1, 2 and 3, created the fastest growing community land trust in the country. NSP has supported the development and implementation of the Pima County Community Land Trust (PCCLT). Using the Pima County NSP2 funds, subgrantee, the City of Tucson, purchased 21 homes for transfer to the Pima County Community Land Trust. The homes have been rehabilitated with energy saving elements; the PCCLT will sell them to moderate income home buyers.

- Forty-one new homes have been built and sold to moderate income buyers in three subdivisions.
- Single family affordable homes have been rented to 59 low, moderate and middle income households. The homes were renovated to meet the silver rating of the Pima County Regional Green Building Program.
- Over 100 homes have been certified through the Regional Green Building Program, operated through the City of Tucson and Pima County's Development Services Departments.
- The City of Tucson completed its NSP2 demolition activity removing blighted properties in the target area.
- Joint marketing efforts among Pima County and all eight Consortium partners. (See separate piece with more detail on this).
- PNIP has seen a strong demand from the beginning of the program for both buyers and renters. Many newer homes built during the boom years, 2003-2007, were available and desirable. Affordable prices and low interest rates motivated many buyers to come into the market. The rehabilitated homes offered a great value and interest has been high from the start. The first six months of 2012 saw many investors entering the market and the prime homes were purchased without the NSP2 1% discount and other regulations. This shift has made it much more difficult for agency partners or individual buyers to successfully close on foreclosed homes. It may shift the market to the new redevelopment homes, which require no work and meet current codes and high energy standards.

PNIP Open House



RECOVERY ACT PROGRAMS

PNIP Consortium Joint Marketing

Pima County and its eight NSP2 Consortium members, the Pima Neighborhood Investment Partnership or PNIP, have engaged in joint marketing efforts to promote the housing opportunities available through this federal ARRA grant.

The County NSP2 website highlights all of the partners with virtual tours of the available homes and information about housing counseling and the specifics for each of the activities. Although each partner entity has its own marketing materials, Pima County has a joint brochure that summarizes the entire program. County staff distributed hundreds of brochures at street fairs and other functions. PNIP also sponsored bus shelter advertisements with eye catching graphics and slogans. The signs moved around the community and brought phone calls to a dedicated line and hits on the website.

PNIP held three Open Houses: one for the general public and two for public sector employees. All of the events were well attended. All eight of the partners set up tables and spent time answering questions and explaining their programs. Related partners, including Chase Bank, title companies, and the Tucson Association of Realtors also participated. Cox Foundation offered prizes and TV marketing; each of the events had food or ice cream trucks, which were a big hit. PNIP staff and a marketing consultant reached out to libraries, neighborhood associations, school districts, offices of elected officials, and other organizations. PNIP and agency staff appeared on local television as well as radio, including the Pascua Yaqui Tribe station. The Pima County Communication Office sent out press releases which generated additional media. A Spanish language newspaper also featured PNIP.

The collaborative ability to work toward a common goal is the strength of the PNIP collaboration. The hope is that this joint effort will continue among the local governments and non profit agencies after NSP2 is complete.

PNIP Open House



NSP Investment Cluster (NIC) Reports

To determine the success of any program, it is important to create performance measures by which to evaluate the outcome. Recently, HUD in conjunction with consultant TRF, created one such test for the NSP program. The NSP Investment Cluster (NIC) Reports analyze how markets treated with a concentration of NSP investments have changed over time compared to markets that had not been touched by NSP.

TRF utilized a HUD database of treated properties to perform a spatial analysis that identified clusters of NSP investments. Limited by County boundaries, these clusters were identified on the Census Block Group level. A comparison was then made with three similar near-by block groups to determine changes in two factors: vacancies and increase in market value. Only single-family sales and USPS vacancy data were used to measure these factors.

The most recent analysis builds upon an earlier iteration of the study to include data through January 2012. It is likely that this data excludes homes not yet complete or sold; however specific data from NSP activity is not relevant as the comparison is based upon sales and market data from the whole tract or block group.

Eight clusters were analyzed in Pima County; seven clusters are in the NSP2 target area. Investments addressed in the analysis included Pima County and City of Tucson NSP, as well as State of Arizona NSP funding for homebuyer assistance. Letter grades were assigned to each group depending on performance in relation to the comparable block groups. A grade of "A" suggests that the block group with NSP investments out-performed the three similar block groups, while a grade of B indicates that it out-performed two of the three similar block groups.

Five of the seven NSP2 block groups outperformed similar block groups in Home Sales at A and B grades, suggesting that NSP investments have had a positive impact on the local market.

Although it is good to be placed on the "A performer" list, these studies represent a fine-grained mini-market analysis and a review of the details and local knowledge suggests that a general statement about NSP performance is more subtle.

As the methodology is refined and more market data becomes available, our understanding of the impact of NSP may improve.

RECOVERY ACT PROGRAMS

Homeless Prevention and Rapid Re-Housing (HPRP)

Pima County and the City of Tucson collaborated to provide one HPRP program named Project Action with a combined total of \$3,597,770 (Pima County award: \$1,063,430). Six non-profit providers coordinated delivery of services, a single point of entry, housing-related legal services and financial education. The following organizations participated in the Project Action collaboration:

- Southern Arizona Aids Foundation Primavera
- CODAC
- Non-Profit Industries
- Southern Arizona Legal Aid
- Money Management International
- Primavera

All Project Action organization staff worked as a team for on-going program improvement. From the consumer perspective, Project Action services offered a single point of entry with a common set of procedures and eligibility rules. The community saw coordinated services for people in need.

Project Action drew to a close on June 30, 2012. The program showed great success in supporting individuals and families who were unstably housed facing eviction or were homeless and needing secure housing. Financial assistance in the form of rent, utility, moving, storage and bridge housing provided assurance that housing was stabilized and regular case management assist in continued success.

The amount of Pima County funds distributed for direct client financial assistance paid to landlords, utility companies, moving companies and hotels:

Rental assistance	\$558,757
Security and utility deposits	\$ 46,476
Utility payments	\$ 73,981
Moving cost assistance	\$ 15,900
Motel and hotel vouchers	\$ 8,670
Total Expenditures for direct financial assistance	\$703,781

Staff costs to provide case management, disperse funds, a single point of entry, document review by attorney and financial education accounted for 30% of the total cost of the program. Administration was held at 5% of the total award.

For the grant period, October 2009 through June 2012, 180 households, or 500 individuals, received assistance under Pima County funds. Of these, 141 households obtained prevention services to help them stay in their home and 39 households, experiencing homelessness, were housed. The range of stay in the program was 12 to 548 days with a mean number of 150 days. Additional household demographics are:

- Households with children under 18 - 54.3%
- Veterans - 13.8%
- Average Household size - 2.7
- Range of Household size - 1 to 14
- People with a Disability - 10.9%

US Department of Housing and Urban Development lists a Project Action case study on their web site and can be found at: <http://www.hudhre.info/index.cfm?do=viewSuccessStorybyID&storyid=34>

40% of households completed a Client Survey describing their experience in the program. 95% reported they learned new information as a result of the financial education class and 72% said they used the information in their daily life “most of the time”. 87% of the participants said they were more stable as a result of the Project Action assistance. The most common response to an open ended question regarding the services was: “emotional support, understanding, budget and debt advise and other community resources including job leads. 96% of clients who exited the program had some type of permanent housing.

Cynthia had a good job in a hospital, but her husband, Don*, could not work due to a painful injury and had applied for disability. They lived in an apartment with their three teenagers and Cynthia's mother, who helped with rent. When Cynthia's mother could no longer share the rent, the family was evicted and became homeless. The two younger teens were sent to live with a friend, and Don and Cynthia and the older teen slept in their car. This made it almost impossible for Cynthia to continue working. It was challenging to find a place to shower and get dressed for work. Also, she worked nights and slept during the day, but there was no way to sleep in a car during the daytime. During this crisis, Cynthia missed three weeks of work, lost her work hours, and began to experience anxiety and depression. She called emergency assistance agencies to seek help. None of them had money to help, but one agency told Cynthia how to contact Project Action. Project Action quickly assisted the family to be re-united and re-housed in an apartment that they could afford. Cynthia worked with her employer to get back on the schedule for a few hours of work each week, slowly her hours increased. She looked for another full time job, and received advice and job leads from her Project Action case manager. Don had his disability hearing and was notified that he was approved, but that it might take several months to begin receiving benefit payments. Project Action continued to provide rent and utility assistance, and after two more months, Don began receiving disability payments, and Cynthia was almost back to full time work. This family was able to receive emotional support, job leads, referrals, and re-housing assistance that enabled them to weather a crisis until mainstream benefits became available.*

**Name has been changed for confidentiality*

NEIGHBORHOOD REINVESTMENT PROGRAM

In fiscal year 2011-2012, the Pima County Neighborhood Reinvestment bond program completed eight additional community selected infrastructure projects, seven located in the City of Tucson and one in the City of South Tucson.

- Tucson: Barrio San Antonio park and public safety improvements; Elvira Neighborhood street lights; Menlo Park Neighborhood park and public safety improvements; Barrio Centro solar street lights; Barrio Hollywood public safety amenities; Avondale Neighborhood street lights; and West University Neighborhood park improvements.
- South Tucson: South Tucson Youth recreation and playground improvements

This completes 49 projects of the 54 approved by the Board of Supervisors. The 5 remaining projects are in development, design, or construction. When those projects are completed, within the next several years, the 1997 and 2004 Neighborhood Reinvestment bond funding will be exhausted.

The Neighborhood Reinvestment Program is sustained by voter approved general obligation bonds. Unfortunately the weak national economy has delayed the decision on the next bond election. There is no date scheduled at this time. Unless and until the election is held and voters approve new Neighborhood Reinvestment bonds, no additional community project applications can be considered, in spite of the many identified infrastructure needs from Pima County stressed areas.

Communities which have received Neighborhood Reinvestment funded projects understand the importance of the program to the sustainability of their communities. Neighborhood responses to the surveys distributed after projects are constructed 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. 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.

Pima County Neighborhood Reinvestment is a successful community revitalization program which is embraced by the stressed neighborhoods of the region. It is essential for the vitality of Pima County that Neighborhood Reinvestment continue to work collaboratively with community residents, local jurisdictions, and nonprofit organizations to build sustainability at the neighborhood level, whatever the source of the funding.

"Listening to the people from the neighborhoods documenting their struggles, their growth, and their consensus building efforts cemented in me the worth of community and neighborhood development and the difference it can make in the growth and change in local neighborhoods."

*Al Skorupski, Chairman
Neighborhood Reinvestment
Oversight Committee*

"The best thing about being on the Oversight Committee is being able to help communities. Some communities go unnoticed. Our projects help to lower the stress in their neighborhoods and give a ray of hope to these communities."

Elvia Lopez

"Over the years of serving on NROC, I have come to know the community of Tucson in a deep and personal way. The level of commitment and creativity expressed through the projects developed by the neighborhoods of Tucson is inspiring and shows what this town is made of."

Corey Knox

"I really enjoy being a part of this board and appreciate all of the hard work that staff puts into a project. You really appreciate it whenever you pass by a school or a playground and you see the children playing and enjoying the equipment or the shade provided by the Neighborhood Reinvestment funding."

Felipe Lundin

"The NR meetings always show me the best of our community: neighbors helping neighbors, government jurisdictions putting aside differences to support those neighborhoods. It is what our Country is about, it is truly a grassroots, bottom up program."

Tony Bruno

NEIGHBORHOOD REINVESTMENT PROGRAM

Avondale Lighting Project - TBD

Avondale Neighborhood received funding for 19 LED street lights that were placed in intersections and alley ways within the community's boundaries. Avondale is a highly pedestrian area. The lighting project provides safe movement for youth, disabled citizens, active adults, senior citizens, and bicyclists throughout the neighborhood. Adequate street lighting also prevents criminal activity and promotes neighborhood resident interaction.



including students from the Arizona School for the Deaf & Blind, had difficulty crossing Grande Avenue. This project has created safer crossings for all users –pedestrians, strollers, bicycles, wheelchairs, and those with visual impairments. The improvements will improve the walkability of the neighborhood, including connectivity to and from the aforementioned ASDB campus, Manzo Elementary School, and area businesses. The Cambio Grande street revitalization project included: supplemental funding for a HAWK light to be installed near St. Margaret's Church, ADA pedestrian ramps, sidewalks, accompanying curb cuts, benches, water fountains, and shade trees. The final element was a street treatment to the center-turn lane that advises drivers of the pedestrian friendly zone. This project has helped to build community by bringing together neighbors and area stakeholders to plan, design, and implement.



Barrio Centro Project - \$380,286

This project involved the installation of 43 off-grid, solar-powered streetlights along four corridors heavily utilized by those in the neighborhood. The project also includes water harvesting runoff and collection system for natural irrigation purposes and community artwork.



Barrio San Antonio Project - \$484,077

A variety of enhancements were implemented for this project, including transportation, pedestrian, environmental, and additions to an existing community park. These mainly consisted of chicanes along 14th Street from Park Avenue to Santa Rita Avenue; improvements along Park Avenue from 14th Street to 12th Street including sidewalks, pedestrian crossings, and chicanes; a miniature beautification park at Mission Linen that contains new water harvesting cisterns, tables, and seating; street trees planted throughout the entire neighborhood; and playground additions and upgrades at the existing San Antonio Park in the form of a shade structure and a unique bike rack/park bench crafted by local artists from BICAS.



Barrio Hollywood – Cambio Grande Project - \$343,423

The Cambio Grande project, located along Grande Avenue between Speedway Boulevard and St. Mary's Road, sought to address pedestrian safety concerns by improving visibility. This was done with road treatments, signage, and lighting. Area pedestrians,

NEIGHBORHOOD REINVESTMENT PROGRAM

Elvira Project - \$263,863

This project consisted of the installation of 47 streetlights throughout the darkest areas of the Elvira Neighborhood, which had been adversely affected by traffic incidents and criminal activity. The project fosters safer streets that serve foot and auto traffic from area schools and are regularly utilized by the children, families, and elderly of the neighborhood.



Menlo Park Neighborhood Project - \$498,975

This project included work on residential streets, arterial roadways, and park improvements. The project addressed four elements of need for Menlo Park: safety for pedestrians, pedestrian connectivity in and out of the neighborhood, shade cover over existing park amenities, and expansion and beautification of the neighborhood park. This project also created community cohesion by means of the community involvement activities engaged for this project.



South Tucson Youth (Ochoa/Mission View) Project- \$397,982

The items in this proposal include the addition of covered and shaded playground structures, new stand-alone play structures, field improvements, and marquees at both school locations.



West University Neighborhood Reinvestment Project - TBD

This project included work on residential streets, arterial roadways, and park improvements. The project addressed four elements of need for Menlo Park: safety for pedestrians, pedestrian connectivity in and out of the neighborhood, shade cover over existing park amenities, and expansion and beautification of the neighborhood park. This project also created community cohesion by means of the community involvement activities engaged for this project.



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 monitoring is an ongoing process that involves 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.

FY2011 Monitoring Activity

For FY2011-2012 staff conducted twenty-six (26) desk reviews that included the following monitoring activities:

- Verification of each monthly payment request and documentation submitted for reimbursement.
- Drawdown requests for funds budgeted.
- Quarterly and annual reports to track actual project accomplishments.
- CAPER data collection.

The results of these efforts found five concerns that initiated the CDBG process of on-site monitoring agencies for FY2011.

Meetings with two sub-recipients have been conducted to discuss timeliness expenditure of funds and status of project completion. Two (2) concerns were identified with the Town of Marana for a 2008 project that was delayed indefinitely; and the slow moving of their Home Repair Program. Department staff worked with the Town to reprogram CDBG funds from the stalled project for the construction of amenities for a new linear park in the same area. In addition, Marana has revised its Home Repair Program to include emergency home repairs that will allow immediate assistance to eligible low-to-moderate income residents.

Two (2) concerns were also identified with the City of South Tucson. The first identified barriers to their Home Repair Program and its lack of contractors to conduct repairs. The second concern involved slow moving public service projects, in particular their Community Cleanup Program. Staff worked with South Tucson to form a collaboration to revise and enhance their Home Repair Program. The City of South Tucson will continue to manage the program including its application process; selection of eligible homeowners; final inspections; and, sign off on completed project. Pima County

home repair staff will conduct the home assessments; scopes of work; work write-ups; and, the coordination of Pima County procured contractors to complete the work for this CDBG activity.

Staff also identified one (1) concern with a non-profit Sub-recipient conducting housing counseling, CDBG public service activity. Noticeable staff turnover and delay in submitting timely reports triggered this concern. Staff provided technical assistance including: review of current contract; timeliness of expenditures; documentation required for payment reimbursement; reporting quarterly and annually into the Pima County Community Impact Reporting System (CIRS); and in addition, follow-up will be conducted to ensure understanding and compliance of CDBG program requirements.

Monitoring progress of recipients under the ESG program is an important function of Pima County to ensure that the basic ESG program goals are met. The three basic goals for oversight and monitoring of the progress and performance of ESG recipients include:

- Ensure that ESG funds are used effectively to assist homeless individuals and families and that basic ESG program goals are met;
- Ensure compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities; and
- Enhance and develop the management capacity of grantees/recipients.

Pima County conducts monthly financial and programmatic monitoring of all ESG funded agencies as a component of the invoice review and reimbursement process. Site visits are conducted for additional technical assistance, as needed. Staff conducted monitoring of eight agencies. Monitoring results concluded all agencies in compliance with ESG regulations.

Nine recipients were monitored with one having a significant finding of being slow to perform under the contract. Recipients are also required to self-monitor quarterly utilizing the Pima County CIRS online reporting system by tracking outputs and outcomes identified in their contract. CAPER data collection involving the following is also collected: activity's name, matrix code, description, location, compliance with national objective being met, amount expended during the program year, activity status and specific units of accomplishments. If questions or concerns arise from the desk review, staff gathers additional information through telephone calls and e-mails.

One HOPWA recipient was monitored with no findings being discovered. Three recipients were monitored under SHP with one finding regarding the failure to follow contract requirements. Technical assistance was provided and a plan is being developed for removal from the grant.

Both NSP2 and County Finance staff monitor each invoice for accuracy and expense eligibility. Additionally, NSP2 staff has

OTHER ACTIVITIES

provided training on topics such as Fair Housing and Section 3.

The NSP2 program staff and Grants Management Division accounting staff conducted joint on-site monitoring for the NSP2 grantees in March 2011 for the agencies with significant expenditures and for all NSP2 subgrantees in May and June 2012.

Based on the observations and few findings, the subgrantees continue to struggle with procurement policies and practices. Sometimes they are not following their own agency procedures. Other observations are primarily in programmatic areas, such as Affirmative Marketing. There have been some minor issues in client file review, but generally, the agencies know what they are supposed to gather and how to calculate income.

NSP2 staff continues to provide individual technical assistance and also offers additional training. At the July NSP2 Quarterly meeting for Consortium members, the Southwest Fair Housing Center offered a workshop on designing Affirmative Marketing plans.

During the fiscal year 96 programs were funded under Pima County Outside Agencies. Of the 96 programs funded 70 were monitored under Homeless Prevention Rapid Re-Housing. Three agencies were contracted to provide direct services for clients. All three were monitored twice, and in addition, a finance monitoring was conducted at the agency that provided the direct financial assistance.

The Affordable Housing Division monitored for HUD HOME Program compliance and NSP1 Program compliance.

The City/County jointly funded HOME downpayment assistance Program was jointly monitored by the City/County HOME Consortium staff; County staff assisted City of Tucson staff whom assumed the lead role in the documenting the joint monitoring effort for the Consortium.

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. There are currently four County HOME rental development projects that are monitored annually for compliance. CDNC Housing staff completed FY 11-12 on-site monitoring of tenant files and HOME units at all four County funded developments following HUD protocol. CDNC staff also monitored progress at one HOME rental development in progress during FY11-12, the Ajo Plaza Apartments. For FY11-12, 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 subrecipient which was also monitoring for compliance during FY11-12. There were no significant findings, however there were two concerns noted that were addressed and resolved by the subrecipient.

Community Impact Reporting System (CIR&S) - Contract Setup

Contract Information

Contract # Effective Date

Agency Term Date

Program Contract Amount

Service Category Program Budget

Internal Use Only

HUD Activity Type

Target Area

Reporting Jurisdiction

Reporting District

Outcome Template

Urban

Contact Information

Contact Name

Contact Phone

Contact Email

Next

OTHER ACTIVITIES

Section 3

The ARRA Program NSP2 has 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 by increasing collaboration to further Section 3 goals. Pre-construction conferences are now held jointly by NSP2 staff and the One Stop to inform contractors of their Section 3 responsibilities and the pool of potential employees that may be secured through the One Stop, a system of development services for youth and adults with the goal of recruiting, staffing and training potential employees for contractors.

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 conducted jointly by CDNC and 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 One Stop
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. OneStop continues to work with contractors to help them fill their vacancies.

CDNC will continue seeking opportunities to send relevant staff to Section 3 trainings and seek additional resources or funding when it becomes available to further meet federal requirements.

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 American Reinvestment Recovery Act 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 including an NSP funded project, Las Abuelitas, Grandparents Raising Grandchildren.
- 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
- The Pima County Housing Center (EL Banco) provides public access for housing and housing related services.
- 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

OTHER ACTIVITIES

regardless of projected administration cuts to the program. In FY 11-12, County and City staff began quarterly meetings to review reports and planning documents for the Section 8 Voucher program.

Lead-Based Paint Hazard:

- All work performed for the 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.
- At a minimum, HUD's Renovate Right brochures are distributed.

Reduce the number of Families in Poverty

- Pima County continues to staff 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 Pima County Land Trust has become its own stand alone agency creating homeownership opportunities for low income families while preserving long term affordable housing units. <http://pimacountycommunitylandtrust.org>

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.

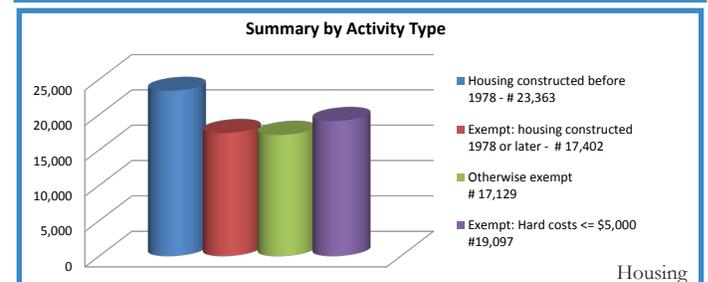
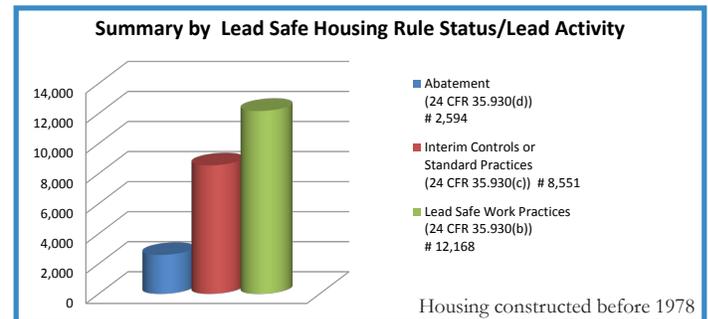
- CDBG: While CDBG funds are used to accomplish national objectives, there is flexibility inherent in the program to meet locally determined priorities. These priorities were communicated to local agencies and communities. Subsequently the agencies and communities submitted proposals for projects addressing 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
 - 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.

- 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.

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.



FAIR HOUSING

Addressing Impediments to Fair Housing in Pima County per 2011 Pima County Annual Action Plan

During FY 2011-12, the Southwest Fair Housing Council, on behalf of Pima County, participated in the following actions to address Impediments to Fair Housing:

<p>Impediments 1, 2, 3, 4 & 6 Illegal Housing Discrimination; lack of Fair Housing Act awareness; Lack of current fair housing law technical knowledge; unfair housing industry practices; Neighborhood disinvestment and adverse impact on minorities</p>	<p>During the period, 610 individuals contacted SWFHC by phone, email or drop-in and requested assistance with general housing issues. The majority of callers were referred to local resources for assistance and information. The 610 contacts were for the following reasons:</p> <ul style="list-style-type: none"> • Landlord-tenant issues – 210 • Looking for rental housing – 17 • Rent and/or utility payment assistance - 169 • Foreclosure assistance – 108 • Substandard housing, eviction procedures, turning on utilities, etc. – 106 <p>Of the 610 calls, SWFHC reviewed 46 calls and contacts from individuals who described instances of unlawful housing discrimination. After further investigation, 46 of the allegations were filed as formal complaints or referred for additional investigation with HUD and/or the Arizona Attorney General’s Office for follow-up. As noted above, the remaining 594 complaints or contacts were referred to City of Tucson Property Housing and Complaint, Southern Arizona Legal Aid, the Arizona Center for Disability Law, the Don’t Borrow Trouble program and other local agencies.</p> <p>SWFHC education and outreach sponsored by Pima County included 27 presentations, meetings, and workshops for consumers, social service agencies and housing industry professionals in Pima County. Fair housing education and outreach was provided for Section 8 voucher recipients, Open Inn staff, the general public, United Way, City of Tucson Housing staff and others. A total of 7,520 pieces of fair housing and fair lending literature (Eng./Span) were distributed. 115 fair housing pre-complaints were received. Pre-complaints can become complaints filed with HUD or the Arizona AG’s Office if they are determined to be jurisdictional to the federal Fair Housing Act. Pre-complaints can also be mediated by SWFHC or referred to other government entities and/ or social service agencies if not jurisdictional to the Fair Housing Act. Pima County provides funding for six fair housing tests to the Southwest Fair Housing Council (SWFHC). SWFHC also receives funding for testing from HUD. With funding from HUD and Pima County, a total of 246 tests were conducted in both the City of Tucson and Pima County. 211 were rental tests, nine were sales tests and 26 were loan modification scam tests. 74 tests were race-based rental tests, 32 were national origin-based rental tests, 30 were familial status rental tests and 40 were disability-based rental tests and 35 were Spanish-language advertising tests. 45 tests reveal evidence of possible unlawful housing discrimination, 130 do not support the allegations of discrimination and 71 are inconclusive.</p> <p>Under the Homeowner and Tenant Protection Program, 267 news cases were opened and 232 closed. Seven evictions involving 14 people were stopped and alternative housing assistance provided to the victims. Advice and brief services was provided to 96% of the cases closed. Based on client satisfaction questionnaires returned, 99% indicated that they were satisfied with the service provided; 98% indicated that the advice was helpful; and 66% indicated that the benefit they received was substantial.</p>	<p>Southwest Fair Housing Council, Inc. received \$24,000 CDBG funding for outreach, education and enforcement.</p> <p>Southern Arizona Legal Aid, Inc. received \$20,000 CDBG funding for the Homeowner and Tenant Protection Program</p>
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FAIR HOUSING

<p>Impediment 5 Unfair and misleading mortgage lending and mortgage modification tactics.</p>	<p>HUD approved housing counseling agencies (HCA) received direct homeowner counseling requests by participating in foreclosure prevention events or by persons calling or walking-in to their offices and by referral from Don't Borrow Trouble Pima County (DBT).</p> <p>Reverse Mortgage Counseling was provided to over 67 seniors. A total of 4 events were participated in by HUD HCA.</p> <p>During the period, DBT made 1045 referrals to 39 agencies including Project Action, Pima Community Action Agency, Salvation Army, Gospel Rescue Mission, United Way and others. Most clients that contact DBT are seeking to prevent a foreclosure or a foreclosure scam, remedy a scam or obtain a mortgage modification. Some clients call to receive other information related to financial matters including predatory lending. DBT referred 11 fair housing/fair lending enforcement proposals to HUD or the Arizona Attorney General. DBT also provided 182 training hours to 102 individuals and distributed 46 print media items.</p>	<p>Mortgage Default and Foreclosure Assistance grants were awarded to Administration of Resources and Choices (\$24,000 Outside Agency)</p> <p>Chicanos por La Causa (\$15,000 Outside Agency), Catholic Community Services dba Pio Decimo Center (\$15,000 Outside Agency)</p> <p>Family Housing Resources, Inc. (\$15,000 Outside Agency).</p>
<p>Impediment 7 Barriers to and lack of reasonable accommodations for the disabled.</p>	<p>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.</p> <p>Through the Home Accessibility Program eleven households received repairs or modifications to their existing home. One homeowner was extremely happy with the addition of a 36' ramp that now allows him to get in and out of his home. DIRECT still has 50 – 55 rural residents that are waiting for assistance.</p> <p>Due to the collapse of the housing market, new construction has slowed significantly. SWFHC continues to monitor new construction for compliance with accessibility standards as stated in the Fair Housing Act.</p> <p>The largest percentage of calls that SWFHC receives is related to disability issues. SWFHC's Enforcement Department counsels clients with disability related issues. Furthermore, SWFHC's Education and Outreach staff incorporates accessibility and disability-related issues into its workshops and trainings.</p>	<p>DIRECT Center for Independence, Inc. received \$50,000 CDBG funding for the Home Access Program.</p>
<p>Impediment #8 Fair Housing Planning</p>	<p>SWFHC participated as a resource to the NSP2 program, providing advisory services and fair housing training for the NSP2 Coalition members and Pima Neighborhood Investment Partnership (PNIP).</p> <p>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.</p> <p>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.</p>	
<p>Impediment #9: Challenges of Refugees Planning</p>	<p>SWFHC participated in two events for refugees in which approximately 645 refugees attended. SWFHC was able to present and give information regarding understanding their housing rights and responsibilities.</p>	

PERFORMANCE MEASUREMENTS - HOUSING ACTIVITIES

PERFORMANCE MEASUREMENTS - HOUSING ACTIVITIES								
Activity	Priority	5-year Goal	FY 10-11	FY 11-12	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		X
Rental Housing for Elderly	Medium		128					X
Preservation of Existing Affordable Rentals		300				X		X
Acquisition/Rehabilitation/ Rental or Lease		0		11				X (NSP1)
Rental Housing for Special Needs Populations	High	50				X		X
Owner-occupied Housing Rehabilitation (Total)*		600	345	217	X	X		
Owner-occupied Housing Rehabilitation 0-30% MFI	High		187	133		X		
Owner-occupied Housing Rehabilitation 31-50% MFI	Medium		74	56				
Owner-occupied Housing Rehabilitation 51-80% MFI	Medium		84	28		X		
Foreclosure Prevention (legal counseling)		2000			X			X
Homeownership Assistance (Total)*		300				X		
Homebuyers 0-30% MFI	High			1		X		
Homebuyers 31-50% MFI	Medium		7	22		X		
Homebuyers 51-80% MFI	Medium		59	117		X		
New Construction for 1st-time Homebuyers		150	24	27				X (Housing Bonds)
Acquisition/Rehabilitation/Resale		200	3					X
Reconstruction (manufactured)								
Roadway Dev. Impact Fee waivers granted		No Numeric goal in plan		29				X
Other Housing related assistance								
Community & Partnership meetings/training @ Pima County Housing Center		No Numeric goal in plan		329				
Foreclosure Notifications		No Numeric goal in plan		9,986				X
Foreclosure Prevention (one-on-one assistance provided to homeowners @ Pima County Housing Center)		No Numeric goal in plan		43				X
Housing Counseling/Training		2000			X			
* 5-year consolidated Plan Goal all income levels								

PERFORMANCE MEASUREMENTS - NEEDS OF HOMELESS AND SPECIAL POPULATIONS

PERFORMANCE MEASUREMENTS - NEEDS OF HOMELESS AND SPECIAL POPULATIONS								
Activity	Priority	5-year Goal	10-11	11-12	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	11	X			X
Reverse Mortgage Program	High	250	80	190	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

2011 GOALS

AFFORDABLE HOUSING:

- Create 80 new homeownership opportunities
- Develop or preserve 60 rental housing units
- Assist four existing owners with replacement housing
- Provide housing rehabilitation, including emergency repairs with funding up to \$1,040,851.

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 46 applications for public services funding from 31 organizations totaling \$1,665,125. Public Services Funding recommendations were approved by the Board of Supervisors in early June 2011. Total funding for public services was \$356,000.
- 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 32 applications for public facilities, neighborhood facilities, infrastructure. Facilities and infrastructure funding recommendations were approved by the Board of Supervisors in early June 2011. Total funding for facilities was \$482,871 and infrastructure was \$50,000.

COUNTYWIDE ADMINISTRATIVE ACTIVITIES:

- Southwest Fair Housing Council coordinated Fair Housing Outreach, Education and Compliance. A total of 246 tests were conducted throughout Pima County, including 211 rental tests, nine sales tests and 26 loan modification scam tests.
- Southern Arizona Legal Aid coordinated a Homeowner and Tenant Protection Program. 267 cases were opened and 232 closed. Of the closed 96% were provided with advice and/or brief services. SALA prevented eviction in seven cases, benefiting 14 persons in the households.

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 CAPER defines the one-year activities in relationship to the 2011 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 2010-2014. The following measure the outcomes of the CDBG program and their relationship to the goals and objectives of the County's 2011 Annual Action Plan

Use of CDBG in Meeting Priorities

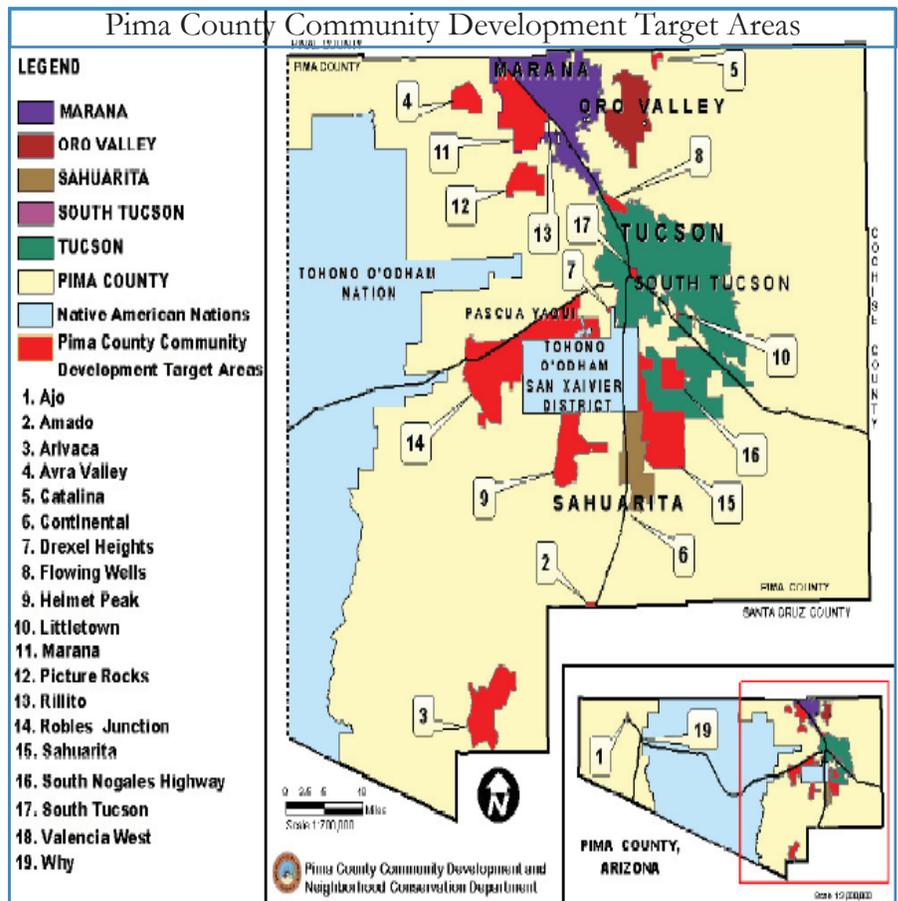
- CDBG funds were used to meet a variety of the Priority Needs identified in the Consolidated Plan, and the Executive Summary (page 3) and Matrix of Accomplishments (pages 7-8) of the 11-12 CAPER detail the use of CDBG funds.

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 FY11-12, 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 and Trico Electric Coop. 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.
- 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

ATTACHMENT 1 - CDBG PROGRAM CAPER REQUIREMENTS

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.

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

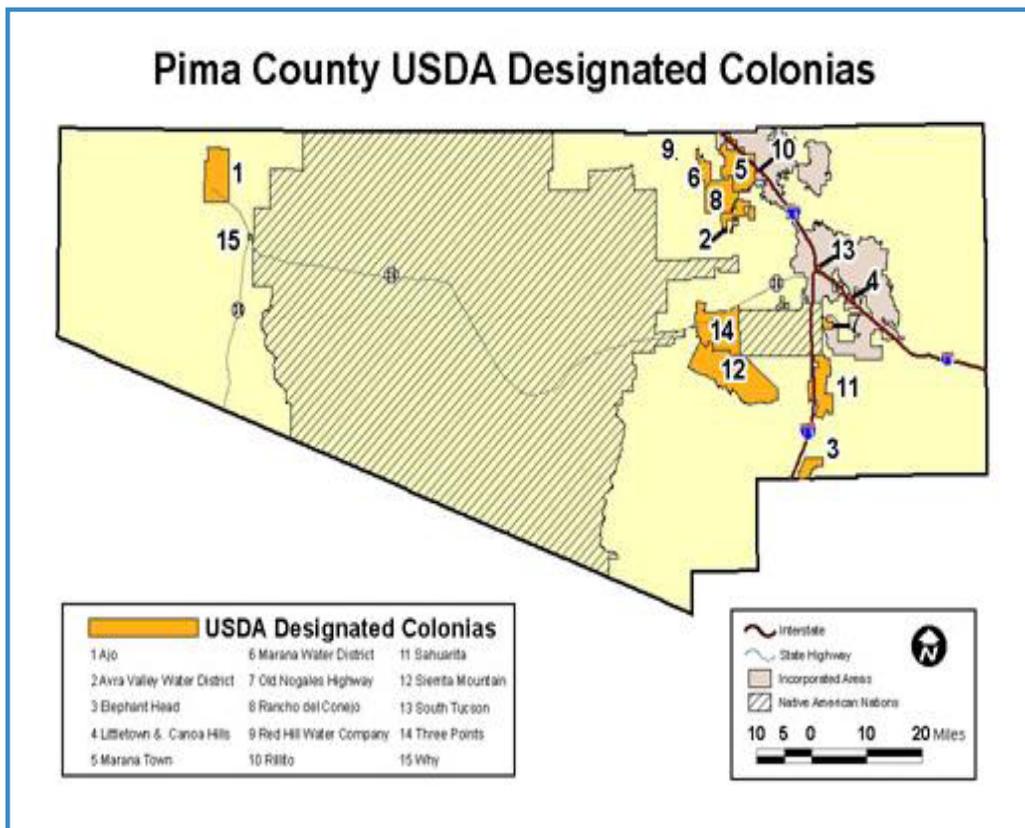
have a disproportionate concentration of minorities. All of these zip codes are located in or immediately adjacent to Tucson and South Tucson. Refer to Neighborhood/Agency Facilities on pages 8-10 of this report for low-income or minority concentration or both. Refer to Pima County Target Areas Map and 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.



ATTACHMENT 2 - SELF-EVALUATION

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.

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.

Activities in Ajo related to the Curley School projects continue to show their impact on the local economy. International Sonoran Desert Alliance (ISDA), a non-profit organization in Ajo, Arizona has been instrumental in accomplishing and receiving funds to promote economic development to Ajo residents. Through the Ajo Cooks! Program, a culinary microenterprise program, residents receive training for licensing, selling and operating their catering operations. In addition, the kitchen at the Curley School is used by the low-income individuals, who have completed the program, to prepare food for their operations.

The Flowing Wells Neighborhood Association and Community Coalition (FWNACC) has been instrumental in receiving funding and support for their NRSA projects which continues to show the great impact in the Flowing Wells Target area. Through the many collaborations FWNACC has been able to receive funding for projects including: construction of the community center, ball parks, lighting, street improvements, funding for the Flowing Wells Unified School District (FWUSD) resource center, health clinic, library, Wal-

Mart neighborhood market, senior meals and youth programs, etc.

What indicators would best describe the results?

This year CDNC CDBG had major changes in staff: a new program manager, housing planner and grant writer. With a new program manager comes new direction which has been well accepted by the current CDBG staff. Thus there is stability, knowledge and experience. 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.

Client surveys, letters and comments received by CDNC indicate satisfaction.

CDNC department was monitored by HUD including interviews of CDNC and Grant Finance staff; an examination of program operations, policies and procedures, records maintenance; and on-site visits to subrecipients and completed project locations.

The monitoring concluded:

- Satisfaction with the management and implementation of the CDBG program and knowledge and cooperation of the CDNC staff with minor concerns.
- The review also verified that the County implemented beneficial programs that aided Pima County's low-to-moderate population, maintained effective systems to track activities, and provided viable projects and programs that impacted the community. Each area of the CDBG program was satisfactorily organized and facilitated by dedicated staff trained and committed to the program's success.
- 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 83 owner-occupied homeowners.
- The County's public service activities assisted and addressed homelessness, youth programs and substance abuse services by awarding 29 grants to public service subrecipients who provided services and benefits to over 30,000 residents.
- 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

ATTACHMENT 2 - SELF-EVALUATION

timeliness requirement with a 1.36 ratio.

- The overall review found the County's CDBG activities to be eligible and met national objectives.

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.

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?

- CDNC staff met with the Town of Marana and City of South Tucson regarding expenditures of funds from previous years. The Town of Marana has spent funds from previous years funding. Currently staff and the City of South Tucson are implementing a new contract for the home repair program which will allow CDNC staff to oversee the program and ensure expenditure of funds in a timely manner.
- 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. In addition, a grant writer has been hired 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

ATTACHMENT 2 - SELF-EVALUATION

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, 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 five 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.

- 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.

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 three target areas.
- Implementation of the Micro Loan Program to 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.

ATTACHMENT 3- PUBLIC NOTICE AND COMMENTS

PUBLIC NOTICE

Public Comment Requested for 2011-2012 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, 2011 through June 30, 2012. A draft of the CAPER will be available September 12-26, 2012 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: 243-6777 Fax: 243-6796
Email: daniel.tylutki@pima.gov

To view the draft document, visit our website @ <http://www.pima.gov/ced/agencies-reports-plans.shtml>
and go to Public Comments

Comments will be accepted through September 26, 2012 at 5:00 p.m. and may be delivered, faxed, emailed or mailed.

PUBLISH:
The Daily Territorial
September 12, 2012

NO COMMENTS WERE RECEIVED

ATTACHMENT 4 - CDBG FINANCIAL SUMMARY REPORT



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2011
 PIMA COUNTY , AZ

DATE: 09-27-12
 TIME: 11:55
 PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,563,927.17
02 ENTITLEMENT GRANT	2,411,522.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	3,975,449.17

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,362,837.72
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	622,807.38
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,985,645.10
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	440,825.60
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,426,470.70
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,548,978.47

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,327,127.07
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	658,518.03
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,985,645.10
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2011 PY: 2012 PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	321,060.12
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	321,060.12
32 ENTITLEMENT GRANT	2,411,522.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	2,411,522.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.31%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	440,825.60
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	440,825.60
42 ENTITLEMENT GRANT	2,411,522.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	2,411,522.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.28%