

Pima County Board of Supervisors

Ally Miller, District 1
Ramón Valadez, District 2
Sharon Bronson, Chair, District 3
Raymond J. Carroll, District 4
Richard Elías, District 5

County Administrator

C.H. Huckelberry

Deputy County Administrator for Community & Health Services

Jan Leshner

Director

Margaret M. Kish

Affordable Housing Program Manager

Marcos Ysmael

Community and Rural Development Program Manager

Daniel Tylutki

NSP2 Program Manager

Gary Bachman

Department Contact

Erin Badger
520-724-6767
erin.badger@pima.gov

Introduction

As a recipient of federal funds through the US Department of Housing and Urban Development (HUD), Pima County's Department of Community Development and Neighborhood Conservation (CDNC) is required to publish a Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted in accordance with HUD regulations (e.g., 24 CFR 91.520). This report surveys Pima County's successes in meeting priority needs, goals and strategies as outlined in the 2015-2020 City of Tucson and Pima County Consortium Consolidated Plan (Consolidated Plan) as well as the 2015-2016 Annual Action Plan.

The use of federal funding this CAPER addresses includes two main HUD entitlement sources: The Community Development Block Grant (CDBG), and Emergency Solutions Grant (ESG).

Pima County is also the recipient of HOME funds through a consortium with the City of Tucson, the designated consortium lead.

This report consists of narrative statements, tables of outputs, outcomes, and expenses as well as maps to illustrate the progress made in carrying out the activities and achieving the goals and objectives set out in the 2015-2016 Action Plan and the 2015-2020 Consolidated Plan.

CDNC Mission and Programming

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

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

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

Institutional Structure

CDNC operates five main programs in pursuit of its mission and to carry out the work required to meet the County's goals and objectives under the 2010-2015 Consolidated Plan and FY 2015-2016 Annual Action Plan:

1. Affordable Housing Initiatives and the Pima County Housing Center: Collaborates with County jurisdictions, nonprofits and developers to maintain and sustain affordable, decent housing.
2. Community and Rural Development - This program works with neighborhoods to develop more livable and sustainable communities via social (public) services and small capital infrastructure projects available to all residents. Community and Rural Development is the largest CDNC program consisting of five sections: community development, home repair and weatherization, homeless and special populations, brownfields and revitalization and federal compliance.
3. Neighborhood Reinvestment Program – This program supports efforts that assist low and moderate income households with medium and high-stress communities and neighborhoods throughout the County with housing, infrastructure and economic development opportunities.

4. Planning and Community Stabilization – This program works with Pima County’s larger community-wide and area specific planning including the identification of target areas. The NSP2 grant or PNIP is included in this program.
5. Outside Agency Program – This program provides funding to nonprofits targeting programs serving disadvantaged communities and at-risk populations.

The Affordable Housing Initiatives, the Pima County Housing Center and the Community and Rural Development programs primarily utilize HUD entitlement funding. The other three programs utilize a wide array of additional state, federal and local funding to fully leverage HUD funds.

CDNC’s Rural and Community Development staff also administers Homeless and Special Population competitive HUD grant funds including the Supportive Housing Program (SHP), and a three-year Housing Opportunities for People with AIDS (HOPWA).

CDBG FUNDS

2015-2016 CDBG Program Year

CDBG Allocation:	\$ 2,592,446
Recaptured Funds:	\$ 87,037
Funds Returned to Local Program Account:	\$ 0.00
Program Income	(Pending)
<u>Total Available:</u>	\$ 2,679,503

CDBG: Home Repair & Rehabilitation for Owner-Occupied Homes - Danny

Pima County’s owner-occupied homeowners’ repair/rehabilitation program is in collaboration with six utility companies that provide leveraged dollars for weatherization:

- Department of Energy (DOE)
- LIHEAP
- Southwest Gas Corporation
- Tucson Electric Company
- Trico Electric Company

These funds are used in conjunction with CDBG funds to ensure that the repairs include energy efficiency improvements that will reduce utility costs while increasing residents’ comfort. A total of 111 homeowners received emergency repairs, weatherization, roof repair, heating and cooling systems repair and replacement of septic systems with leveraged funds. Adaptations for purposes of accessibility and fostering independence in the homes were provided to 16 homes.

Although Pima County has its own rehabilitation program in which staff manages the repairs by contracting with local licensed contractors, Pima County collaborates with three nonprofit agencies and local jurisdictions to conduct repairs throughout unincorporated Pima County including:

- Community Home Repair Projects of Arizona (CHRPA);
- DIRECT Center for Independence;
- Habitat for Humanity Tucson;
- Town of Marana;
- City of South Tucson;
- Town of Sahuarita; and
- Town of Oro Valley.

CDBG: the “Green” Assessment and Repair Program

In partnership with the City of Tucson, Pima County CDNC leveraged CDBG and County General Funds in order to design and implement a program to help local nonprofits determine the “green” health of emergency, transitional, and permanent housing these agencies own and operate. Another key partner is Poster Frost Mirto, an architectural firm that provides “green” assessments of the nonprofit housing stock. In order to receive both assessment and repair funding, nonprofit agencies participate in a nonprofit housing collaborative; Habitat for Humanity Tucson is the lead agency. Funded agencies are required to participate in the collaborative’s regular meetings, as well as attend technical assistance trainings, which address the following topics related to the “greening” of emergency, transitional, and permanent housing:

- a. Energy efficient systems;
- b. Health, safety and green standards;
- c. Capital reserve fund;
- d. Systematic maintenance schedules;
- e. Improvements with attention to environmental concerns;
- f. Utilize volunteers in the maintenance and repairs of facilities;
- g. Joint purchasing for best pricing and cost savings; and
- h. Fundraising strategies to support this programming into the future.



In 2016, the CDNC Home Repair team replaced a homeowner's roof in Arivaca, effectively enhancing the occupants' safety.

CDBG Program Narrative

Use of CDBG in Meeting Priorities

CDBG funds were used to meet a variety of the Priority Needs identified in the Consolidated Plan, the Executive Summary and Matrix of Accomplishments, as detailed in this FY 15-16 CAPER. In addition, CDBG Administration funds have been fully utilized this last year to conduct and complete the Consolidated Plan and respective Analysis of Impediments to Fair Housing Choice (AI) efforts in HUD eCon Planning Suite.

Nature and Reasons for Changes in the CDBG Program

- Through its Citizen Participation Planning efforts, CDNC set CDBG program priorities through 19 public hearings conducted annually for the citizens of the County-established HUD Community Development 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.
- During 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 IDIS.

Carrying Out the Action Plan

- Pima County received additional resources to aid in implementing, augmenting and leveraging of its grant programs. In FY 15-16, the CDNC Home Repair and Weatherization Program received funding from the U.S. Department of Energy, Governor's Office of Energy Policy, LIHEAP, Tucson Electric Power, Southwest Gas Corporation, Trico Electric Co-op and the USDA Housing Preservation Grant. In collaboration with Pima County Community Action Agency (CAA), staff conducted inspections and recommendations for the Utility Repair Replacement Deposit (URRD) Program that repairs or replaces stoves, refrigerators, water heaters, washers, dryers and microwaves.
- Pima County effectively developed public facilities using CDBG funds in collaboration with nonprofit agencies and/or other departments, including Facilities Management, Cultural Resources, Natural Resources Parks and Recreation, Procurement and Project Management Office (PMI CIP). The county is also working closely with the U.S. Department of Agriculture-Rural Development Agency to develop infrastructure in rural areas. In addition, there are 15 Colonias designated by the Board of Supervisors in Pima County. This designation enables USDA Rural Development to provide assistance for infrastructure improvements as well as loans and grants for housing rehabilitation.
- CDNC continues to work with other agencies to seek funding for their programs.
- CDNC employs a full-time staff assistant to perform administrative duties. In addition to being responsible for coordinating and drafting the Annual Action Plan and

CAPER, a portion of the staff assistant’s time is dedicated to assisting community agencies in submitting online grant applications to the County, and providing technical assistance. The Department works with agencies and citizen groups seeking to carry out actions that are consistent with Consolidated Plan goals.

Compliance with National Objectives

All Pima County CDBG projects meet the national objectives of benefitting low- and moderate-income persons; preventing or eliminating slums or blight; and meeting urgent community needs.

Activities to Minimize Displacement

- Pima County works with program sponsors to identify alternatives to projects that may cause displacement.
- The County has a written Residential Anti-Displacement and Relocation Assistance Plan.

HUD Grant Revenue

The FY15/16 Pima County Annual Action Plan (AAP) programs one-year CDBG and ESG eligible activities in adherence to the Consolidated Plan. These HUD funds are made available to fund eligible activities that address identified needs and priorities to improve the quality of life for low to moderate income Pima County residents. Pima County has recaptured and made available \$87,037 in CDBG program income and effectively reprogrammed those funds for eligible CDBG activities in the FY 15-16 Pima County Annual Action Plan. Including these recaptured funds, the County utilized a total of \$4,602,983 in HUD grant revenue as detailed in the table below:

HUD Grant	FY 15/16 Allocation	Recaptured Funds	Total Available
CDBG:	\$2,592,446	\$87,037	\$2,679,483
HOME:	\$1,700,761	\$0	\$1,700,761
ESG:	\$222,739	\$0	\$222,739

Areas of Minority Concentration:

- Areas of minority concentration are identified through the 2015 Analysis of Impediments (AI) to Fair Housing Choice. According to the AI, the most drastically concentrated ethnic group is Hispanics whom are highly concentrated in the south-central region of the Tucson metropolitan area.
- Pima County staff has teamed up with local agencies and community groups to implement the Action Plan.

Implementation of the Action Plan

For FY 15-16, Pima County staff worked with local agencies and community groups to not only implement the Action Plan, but also the Consolidated Plan. CDNC Staff provides technical assistance to these agencies and community groups in preparing grant requests for HUD ESG and CDBG programs via ZoomGrants, an online grant application system. Whenever possible, staff coordinates and schedules with community groups, town coordinating councils and other

organizations that conduct regularly planned public meetings to encourage attendance and active participation. Simultaneously, staff updated and prepared an online Community Planning Application via ZoomGrants which was released to the public in December via formal legal notice. The Community Planning Application is also distributed to non-profit agencies, community groups and participating jurisdictions (i.e., Oro Valley, Marana, Sahuarita and South Tucson) for which there are current contracts on file.

For CDBG, Pima County received 70 applications totaling \$3,791,905 in requests. Pima County subsequently made CDBG funding recommendations for 51 projects, allocating the total \$2,679,483 available from the FY 15/16 HUD allocation (\$2,592,446) and recaptured funds (\$87,037). For ESG, 17 applications totaling \$356,152 in requests were reviewed. Final ESG recommendations include funding 12 programs for eligible activities totaling \$206,034 in available FY 2015-16 funds.

CDBG Reaches Out to Minority Households

Through bilingual (English and Spanish) marketing and services, Pima County continues to ensure that minority persons have access to the services that benefit low-and moderate income households.

PIMA COUNTY COMMUNITY DEVELOPMENT TARGET AREAS

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.

- | | |
|-------------------|----------------------------------|
| 1. Ajo | 9. Flowing Wells |
| 2. Amado | 10. Kleindale |
| 3. Arivaca | 11. Littleton |
| 4. Cardinal | 12. Oracle/Ina Neighborhoods |
| 5. Catalina | 13. Saguaro Foothills |
| 6. Continental | 14. South Nogales Highway |
| 7. Drexel Heights | 15. Three Points/Robles Junction |
| 8. Green Valley | 16. Valencia West |

PIMA COUNTY USDA DESIGNATED COLONIAS

According to the Department of Agriculture, Colonias are “small, rural communities along the border, some in federally-recognized Native American tribal areas, that have not had regular access to water and modern sanitation systems because that type of infrastructure was not required to be installed at the time the properties were sold and their houses built.” By having a Colonia designation, these communities are eligible for federal funding.

Colonias in Pima County, including Unincorporated Pima County, include the following:

1. Ajo
2. Avra Valley Water Cooperative – Elephant Head
3. City of South Tucson
4. Littletown/Canoa Hills
5. Marana Domestic Water District
6. Rancho del Conejo
7. Town of Marana
8. Town of Sahuarita
9. Red Hill Water Company
10. Rillito
11. Sierra Mountain Water Co-op
12. Three Points

ESG

2015-2016 ESG Program Year

ESG Allocation: \$222,739

Total Available: \$222,739

Homelessness and Non-Homelessness Special Populations

Emergency Solutions Grant (ESG)

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

In Pima County, Emergency Solutions Grant (ESG) funds were used to operate emergency shelters and new street outreach activities within the “Hold Harmless” cap amount of \$86,952 to provide essential services. In addition, homeless prevention activities targeted clients under the new income limit of 30% AMI.

Funds are awarded through a combined RFP, including the CDBG and Outside Agency programs. Additionally, CDNC allocates funds to Sullivan Jackson Employment Center and to the Community Action Agency for homeless prevention.

Supportive Housing Program

CDNC continued participation in HUD’s Supportive Housing Program (SHP) through the local Tucson Pima Collaboration to End Homelessness (TPCH) Continuum of Care (CoC) Homeless Assistance Program. Pima County administers six SHP projects, which are renewed annually. CASA for Families is administered through CDNC, the others through Sullivan Jackson Employment Center.

For FY 2015-2016, the CASA for Families program assisted homeless families in obtaining and making a stable transition to permanent housing with a continuum of services, including case management, employment assistance, training and targeted educational services. CASA for Families is a continued collaboration between CDNC, the grantee and its two nonprofit grant sponsors: Primavera Foundation, Inc., Our Family Services, and Pima County's Sullivan Jackson Employment Center.

County, HUD, and Other Federal Funds

Allocated to Assist the Homeless and Special Needs Populations

The Outside Agency Program allocated \$2,114,400 to 75 different programs that provided services to over 70,000 (pending) individuals and families with special needs, including rent or mortgage assistance, utility assistance, shelter and transitional housing, food programs, transportation and other housing-related services.

Plan to End Homelessness

Tucson Pima Collaboration to End Homelessness Continuum of Care is implementing its strategic plan by engaging community leaders, locating additional housing providers, focusing resources and efforts on the most vulnerable populations, securing funding, and implementing strategies to address chronic homelessness.

51 Homes and the partners working on the Veterans Challenge continue to develop best practices in our community to address housing first strategies and to work together to successfully obtain and secure housing for the homeless.

Homeless Prevention and Rapid Rehousing

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

Homeless Management Information System (HMIS)

The Pima County Homeless Management Information System (HMIS) continues to meet all HUD requirements, including the 2015 HMID Data Standards. The Pima County HMIS management changed departments on October 1, 2013, and now the Pima County Services and Employment Training Department provides management and system administration.

A 2016 count of both unsheltered (street) and sheltered homeless point in time results identified a five-year trend of a decrease in homelessness. Many community volunteers representing various agencies throughout the continuum of care entered assessment data from interviews conducted into HMIS, which provided a HMIS report to be exported for data analysis.

Through the efforts of the 25 Cities Initiative, a joint effort by the VA, HUD, the U.S. Interagency council on Homelessness and local community partners, TPCCH established key goals towards ending Veteran homelessness and for chronically homeless persons. TPCCH is well on its way to fully implement housing for Veterans, as well as for individuals and families experiencing chronic homelessness with federal partners and VA administrators.

In response to the HEARTH Act requirement, the new TPCCH governance charter consolidated its standing committees, including the HMIS-Data Subcommittee and Street County workgroup, which will continue to assist with the data review, planning and assist Pima County as the lead HMIS agency to develop policies and procedures. TPCCH conducted first-time comprehensive gaps analysis of funding and housing.

Housing Opportunities for Persons with AIDS (HOPWA)

Pima County CDNC administers a three-year competitive HOPWA grant. Pima County has been providing a 2014-2016 calendar year contract to provide urgent housing and case management for people living with HIV/AIDS through a partnership program. This collaborative HOPWA program, called Positive Directions, is comprised of Pima County CDNC, Southern Arizona Aids Foundation (SAAF) and the City of Tucson Department of Housing and Community Development Section 8 Program (COT).

Services of the HOPWA contract focus on:

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

The program's Annual Performance report for the past six years demonstrate an effective program serving an average of 45 households with Tenant Based Rental Assistance and 12 households with permanent housing, all of whom receive case management services for mental and physical health care.

The success of this program continues as HUD awarded Pima County another 3-year grant totaling \$1,385,585, which is leveraged by \$187,522, including Ryan White program funding and client rent payments to landlords.

Pima County's Positive Directions HOPWA program is collaboration among Pima County Department of Community Development and Neighborhood Conservation (CDNC), the Southern Arizona AIDS Foundation (SAAF), and the City of Tucson Department of Housing and Community Development Section 8 Program (COT) to provide permanent supportive housing to people living with HIV/AIDS in Tucson and Pima County, Arizona. The project consists of operating costs for permanent housing units, tenant-based rental assistance, and supportive services. These partners have worked together over fifteen years to provide housing to people living with HIV/AIDS and fulfill the goals of the HOPWA program.

The scope of services for this HOPWA contract provides tenant-based rental assistance for a minimum of 52 households (approximately 40 households/year) in Section 8 eligible apartments and homes for lease in the community, administered by the City of Tucson. A total of 17 households were served this operating year.

HOPWA's 2015 Annual Progress Report reported the following performance outcomes:

- Permanent housing facility operating costs, providing permanent supportive housing for 15 households (9 households/year) over the contract within SAAF's properties. 14 households were served this operating year.
- Supportive Services: Comprehensive housing case management to assist the recipients to access and maintain housing, reduce the risk of homelessness, and access health care and other resources necessary for managing the effects of living with HIV/AIDS. 31 households were served this operating year.

Other Activities

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

Homelessness Goals/Strategies/Objectives

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

FEDERAL LEVERAGE – ESG

ESG funded several nonprofit partners that run emergency shelters in FY 15-16. The beneficiaries were Primavera Foundation's Casa Paloma and the Greyhound Family Emergency Shelter, EMERGE's Emergency Shelter, and the Salvation Army's Emergency Shelter Hotel Voucher Program. Each shelter addresses various populations, specifically single women, and single women with children, families and individuals living with domestic abuse. These agencies document bed availability into HMIS, promoting the most efficient allocation of resources amongst the emergency shelter providers to meet client needs.

GOAL: Continue to actively participate in and support Continuum of Care planning and activities.

FEDERAL LEVERAGE – ESG

In FY 15-16, Pima County participated in the ESG committee as part of the Tucson Pima Council on Homeless Continuum of Care Homeless Assistance Program (TPCH CoC). The Committee exists to increase transparency for the use of ESG funding, in order to act as an advisory body for annual ESG allocations and promote communication among homeless shelter and service providers to best meet the needs of the homeless population. Additionally, Pima County continues to actively participate with TPCH as a collaborative applicant with three nonprofit agencies under the umbrella of the CASA for Families program.

FEDERAL LEVERAGE – SHP

Approximately \$8 million (amount pending) of SHP funding was leveraged and invested in Pima County and the City of Tucson through the Continuum of Care process. Pima County continues to actively participate with TPCCH as a collaborative applicant with three nonprofit agencies under the umbrella of the CASA for Families program.

OUTSIDE AGENCY (Pima County General Funds)

Pima County further invested (amount pending) in organizations receiving ESG and SHP funding including Our Family, Emerge, Southern Arizona Aids Foundation (SAAF) and the Primavera Foundation. Additionally, Outside Agency provides funding and administrative support to the Housing and Help Resources website <http://www.pimacountyhelp.org/> which supports these agencies and their work.

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

LOCAL LEVERAGE – OUTSIDE AGENCY (Pima County General Funds)

Southwest Fair Housing and Southern Arizona Legal Aid have foreclosure prevention programs. These programs are supported through the Pima County Outside Agency Program.

GOAL: Increase the number of emergency shelters, transitional housing, permanent supportive housing and related supportive services.

FEDERAL LEVERAGE – ESG

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

GOAL: Support a community education campaign that increases understanding of homelessness and communicate success.

Agencies with whom Pima County works and that participate in the CoC including Our Family, Emerge, SAAF, Primavera, as well as Southwest Fair Housing.

GOAL: Support a collaborative and interrelated network of services and shelter providers.

FEDERAL LEVERAGE – SHP

CDNC and the County's Sullivan Jackson Employment Center collaborate with two nonprofit agencies: Primavera Foundation and Our Family Services, under the umbrella program CASA for Families II. Together they apply for Supportive Housing Program (SHP) funds for CASA for

Families where homeless families are provided transitional housing and supportive services, including employment counseling and training. Each family is given case management to assist them with transitional housing.

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

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

FEDERAL LEVERAGE – SHP

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

Non-Homeless/Special Populations

GOAL: Retrofit existing housing units to improve accessibility

Pima County's CDBG housing rehabilitation activities have collaboratively repaired the homes of 38 disabled individuals.

GOAL: Expand public transportation opportunities

Any client receiving supportive services through ESG, SHP or HOPWA receive bus vouchers for free transportation services for childcare, medical appointments or employment opportunities.

Other non-homeless/special populations goals

- Increase the supply of permanent, supportive housing
- Incorporate accessibility standards into rehabilitation and development guidelines on a regional basis. Support in-home services for the homebound.
- Work cooperatively with workforce investment agencies, employers and nonprofit agencies to provide job training and employment services for vulnerable populations. Support additional social services for care givers.
- Research Housing First/Pathway to Housing program as a possible model for providing housing and mental health services.

HOME

2015-2016 HOME Program Year

Affordable Housing Program FY 2015-2016 Funds Expended			
Type of Activity	Funding Source	Expenditure	Households assisted
Homeownership - Downpayment Assistance Program	County HOME	\$235,856	50
Homeownership - Habitat for Humanity's Corazon Del Pueblo 2016	County HOME	\$60,000	3
Rental Development - Southern AZ Land Trust's 4 Corners Project	County HOME NSP2 Program Income	\$200,000 \$122,899	4
Rental Development - Compass Affordable Housing's - Alvord Ct Apt's	County HOME County G.O. Bond	\$100,000 \$112,000	1

HOME Program Matching funds

Cash (Non-Federal Sources)	\$ 0.00
Donated Labor, Construction Materials, Site Prep	\$129,137.00
Foregone Taxes, fees, charges	\$ 0.00
Total	\$129,137.00

Affordable Housing – Leveraged funds

Private Mortgage \$'s Leveraged	\$ 5,817,797.00
Other Federal \$'s Leveraged (NSP2)	\$129,137.00
Total	\$5,946,934.00

As detailed in the charts above, \$595,856 in FY 15-16 HOME funds helped leverage \$6,069,833 in other federal and private development funds; a 10:1 return on HOME funds invested.

HOME: Increasing and Preserving Affordable Homeownership

HOME Program Down-Payment Assistance

Pima County and the City of Tucson jointly funded a county-wide homebuyer down payment assistance program through their federal HUD HOME Investment Partnership Program (HOME Program). Eligible low-income homebuyers must complete a homebuyer education course in order to qualify for the down payment assistance which is provided by local HUD certified

housing counselors. During FY 15-16, \$235,856 in County HOME funds assisted 50 low-income homebuyers and leveraged over \$5.24 Million in private mortgage funds.

Habitat for Humanity's Corazon Del Pueblo 2016 (HOME Program)

Assisted three Habitat for Humanity homebuyers at \$20,000 each for down payment assistance provided to purchase homes constructed by Habitat for Humanity Tucson's at their Corazon Del Pueblo subdivision. Habitat, the master developer of Corazon Del Pueblo, created partnerships with local builders, engineers and bankers to create the largest non-profit/for-profit joint venture for affordable housing in the country. To date, Habitat has constructed a total of 63 homes which are intermingled throughout the 393 lot development side-by-side with market rate homes constructed by the five partner builders.

HOME: Increasing and Preserving Affordable Rental Housing

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

1. Compass Affordable Housing completed construction of Alvord Court Apartments, a 24-unit, multi-family, rental housing project targeting very low-income disabled adults, including those with mental illness, physical or developmental disabilities and those aging out of foster care. (Of those 24, 1 County HOME Units and 7 City HOME units). Pima County allocated \$100,000 of its discretionary HOME funds to the project along with \$112,000 from Pima County's Affordable Housing Bond Program. The project was substantially completed in February 2016.
2. SALT Four Corners Rental Project constructed four single-family homes (All HOME units) which included one fully-accessible three-bedroom two bath home. Pima County allocated and expended \$200,000 from County's discretionary HOME funds and \$122,899 from County NSP2 program income. All the units were rented within 30 days of completion to eligible low-income renters. The accessible unit was rented to household with a handicapped head of household.

Affordable Housing General Obligation (G.O.) Bond Program

In 1997 and 2004, Pima County voters elected to approve the Pima County General Obligation Bonds for Affordable Housing. The 1997 Housing G.O. Bond program was completed a few years ago, while the 2004 Housing G.O. Bond program is currently winding down with the last portion of available funds being allocated during the FY 15-16.

In the winter of 2015, the Pima County Housing Commission approved the release of a Notice of Funding Availability (NOFA) for the remaining 2004 Housing G.O. Bond funds totaling \$1,903,767. The NOFA was released in January; and applications were received, reviewed, and scored in March by the Housing Commission who made recommendations for the Board of Supervisors. These recommendations were subsequently approved by the Board at the May 3, 2016 meeting, which resulted in funding approvals for five new projects summarized in Table A below. Table B contains the units actually completed during FY 15-16. Habitat For Humanity Tucson completed 10 single-family homeownership units at their Copper Vista II sub-division

which had infrastructure improvements complete with '04 Affordable Housing G.O. Bonds, and Compass Affordable Housing completed their Alvord Court Apartments development which is summarized in the HOME Rental Housing section listed on the previous page.

TABLE A

Project Name - Developer	Tenure	G.O. Bond \$'s Approved	Total Development Costs	Total Units	Project Description
TMMFS Senior/Veteran Housing - TMM Family Services	Rental	\$ 545,000	\$ 2,850,000	20	New construction of 20 rental units for lease to qualified, very-low income elderly (62+) and veterans.
The Marist on Cathedral Square - Foundation for Senior Living	Rental	\$ 604,989	\$ 24,512,653	83	New construction of 83 multi-family units for lease to qualified elderly (62+) households.
The Sonora Project - Pima County Community Land Trust	Rental	\$ 100,000	\$ 187,178	4	Rehabilitation of 4 studio units for lease to qualified, low- and moderate-income households.
The Ontario Project - Pima County Community Land Trust	Rental	\$ 400,000	\$ 967,742	6	New construction of six single-family units for lease to qualified, low- and moderate-income households.
Linda Av. House Restoration Project - Pima County	Demonstration & Resource Ctr	\$ 253,778	\$ 253,778	0	Restore Linda Avenue House and Coach House for Aging In Place and Sustainable, Historic Preservation Project
	GRAND TOTALS	\$ 1,903,767	\$ 28,771,351	113	

TABLE B

G.O. BOND UNITS COMPLETED IN THE FISCAL YR 2015-16 (7/1/15 through 6/30/16)			
Project Name (Developer)	# Units	Bond \$'s/Unit	Other Subsidy/Unit
Copper Vista II (Habitat for Humanity)	10	20,533	
Alvord Court Apt's (Compass Affordable Housing)	24	4,667	36,250
*Total Units Completed	34		
	Cost Averages per unit	12,600	36,250

HOME: Affordable Housing Goals/Objectives/Strategies

GOAL: Increase energy efficiency and sustainability of residential, commercial and public buildings. When soliciting applications for the County's Affordable Housing Programs (HOME, General Obligation Bond Program), applicants are encouraged through a scoring review process to submit projects that incorporate Energy Star® designs and appliances; LEED and local Green Building Program Certifications; and situate their projects in areas of opportunity and access to public transportation, employment and health centers, schools and community centers.

GOAL: Establish the development of affordable housing as a significant community benefit in Pima County.

The Affordable Housing General Obligation Bond Program stimulates the local economy by creating construction jobs, increasing demand for local building materials and services in addition to creating financial wealth for the occupants of new homeowners who become taxpayers giving back to the community.

During the past year, Pima County HOME and General Obligation Bond Funds (G.O. Bond Funds) supported various housing types (ownership, rental and transitional) for very low, low and moderate income individuals and families throughout unincorporated and incorporated Pima County.

The benefit of long-term affordability is secured by county legal restrictions (on the assisted properties) recorded in the Office of the Pima County Recorder. Periods of affordability depend on the amount of assistance provided resulting in liens from five to 30 years. Homebuyers who obtain housing from the Pima County Community Land Trust (a nonprofit) enter into a binding agreement for a 99-year ground lease which allows for the transfer of homeownership to other low income eligible family members or homebuyers. Ongoing monitoring by county staff help ensure the assisted units are well-maintained and in compliance with program requirements for income certification of tenants and homebuyers.

Another benefit of the program is the diversity and amount of outside sources that leverage local funds. As noted above, last fiscal year just under \$600,000 in HOME funds helped leverage just over \$6,000,000 in other private and federal funds. The County's Affordable Housing G.O. Bond funds have also leveraged other funds at about the same 10:1 rate with \$10 million in 2004 Housing G.O. Bonds leveraging over \$110 Million in other development funds.

Pima County Housing Center also administers a Roadway Impact Fee development waiver program for low-income homeowners. In FY 15-16, the Housing Center approved 15 Roadway Impact Fee Waivers which saved low-income these households \$89,520 in fees waived.

GOAL: Support pre-purchase and post-purchase financial and housing counseling and education programs. Coordinate housing counseling and education resources with down payment, closing cost and new development funding.

A major shift in rental housing occurred following the loss of homeownership through foreclosure for many Pima County residents. Rather than lease a traditional apartment, many renters are choosing single family dwellings. The increased presence of renters in homeowner subdivisions has created new challenges for the residents and homeowner associations which manage them. Renters unaccustomed to homeownership responsibilities need help in maintaining their homes. The county's housing center in partnership with local HUD-approved housing counseling agencies is encouraging new types of education that will help renters and owners to live harmoniously.

The county continues to support the Downpayment Assistance for first-time homebuyers who are required to complete an eight-hour homebuyer education workshop provided by one of the local HUD approved housing counseling agencies. These agencies also provide post-purchase counseling. Homeowner stewardship programs are provided by the Pima County Community Land Trust (a local nonprofit, not a County agency) currently located in the Pima County Housing Center. The Land Trust conducts stewardship workshops at the Housing Center.

In FY 15-16, the Pima County Housing Center hosted and helped organize a series of 27 Financial Education workshops which served 458 attendees.

In addition, the Housing Center hosted 60 homebuyer education workshops provided by 2 local HUD certified Housing Counseling Agencies working with the Pima County-City of Tucson Down Payment Assistance Program; a total 2200 participants attended these workshops

Developers of affordable housing who request county gap funding for homeownership development projects are required to include homebuyer education by a local HUD approved housing counseling agency in their project design and implementation.

GOAL: Identify alternative methods of capitalizing County Housing Trust Funds

In 2005, the Pima County Board of Supervisor's adopted the Affordable Housing Policy and Strategies including the adoption of an affordable housing fee to fund affordable housing projects as an alternative to "inclusionary zoning". Upon release of the Affordable Housing Agreement and Lien recorded on properties subject to the program, property owners paid a fee up to \$5,000 based on a schedule of the selling price of the new housing units. Those fees were deposited into the Pima County Housing Trust Fund which was established in 1997 by Ordinance 1997-35 in accordance with Arizona Revised Statutes §11-381. This payment of these fees came to a halt during FY 12-13 at the recommendation of the county attorney based on a case decided by the Arizona Superior Court.

Another source of funding for the County Trust Fund are payments from sales of units transferred to a nonprofit developer for the purpose of affordable housing in accordance with Arizona Revised Statutes §11.251.10 when sold prior to end of recorded lien expiration.

To help develop affordable housing resources for the benefit of Pima County, discussions continue on finding viable, ongoing resources to fund the Pima County Housing Trust Fund. As of June 30, 2016, the County Housing Trust Fund totaled \$40,165. The use of these funds will be determined by the Pima County Housing Commission. No recommendations or no determinations were made last year.

Impediments and Action to Affirmatively Further Fair Housing

Don't Borrow Trouble Program

Don't Borrow Trouble is the first comprehensive consumer awareness campaign of its kind, combining public education and counseling services to help homeowners avoid lending practices that strip away their home's equity. Don't Borrow Trouble uses brochures, mailings, posters, public service announcements, transit ads, and television commercials to inform the public and answer questions from potential borrowers. Assistance is provided to consumers in the event they have already taken out a loan.

Fair Housing: Eliminating Barriers to Housing Choice

The City of Tucson/Pima County Consortium is a CDBG and HOME entitlement jurisdiction with a mandate to Affirmatively Further Fair Housing (AFFH). As a requirement to receive CDBG funding, HUD's Fair Housing and Equal Opportunity Division (FHEO), requires entitlement jurisdictions such as Pima County to Affirmatively Further Fair Housing (AFFH) and comply with applicable federal Fair Housing legislation. Part of this requirement involves developing an Analysis of Impediments to Fair Housing Choice (AI) to guide Pima County's respective Consolidated Plan and policies. The AI addresses the following goals and priorities:

- Eliminate all forms of illegal housing discrimination.
- Actively promote fair housing choice for all persons.
- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability and national origin.
- Actively promote housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities.
- Foster compliance with the nondiscrimination provisions of the Fair Housing Act.

The 2015 AI was drafted by the Southwest Fair Housing Council (SWFHC) under contract to, and with funding from, and completed on behalf of the Consortium. Pima County currently contracts with SWFHC to fund its Fair Housing Program, which assists the City of Tucson in meeting its fair housing obligations. SWFHC provides comprehensive services to achieve and preserve equal access to housing for all people by providing education and outreach to public and private entities, fair housing testing to investigate housing discrimination, and assistance to clients with fair housing issues through mediation and filing fair housing complaints.

The 2015 AI is available for viewing at:
<http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=12301>.

The Don't Borrow Trouble Program (DBT) protects homeownership, family capital, and people's fair lending rights. DBT seeks to eliminate abusive financial practices, increase awareness about predatory lending, eliminate mortgage scams, prevent foreclosures and remedy lending discrimination. Staff provides education and outreach to public and private agencies, assists clients with fair lending issues and refers clients to partner agencies for further assistance.

Over the next year, the City of Tucson and Pima County will work to eliminate housing discrimination and affirmatively further fair housing practices. Pima County will strive to achieve these goals by continuing to fund and work closely with the Southwest Fair Housing Council, continue to improve its efforts to affirmatively further fair housing by using the AI as a cornerstone of housing and community development planning, and continue to implement the action plan contained in the AI. As the plan is implemented, the County will monitor the actions taken and maintain records of those actions. The records will be reviewed at the end of the year, help formulate next year's fair housing action plan and will be incorporated into the new planning documents.

Funds Committed to Fair Housing Activity

Agency: Southwest Fair Housing Council

Pima County Funding

Fair Housing Program	\$25,000
Don't Borrow Trouble®	<u>\$25,000</u>
TOTAL Pima County:	\$50,000 *

***Subject to update**

Addressing Impediments to Fair Housing in the City of Tucson and Pima County

The City of Tucson and Pima County make up a consortium which receives entitlement funds and collaborates to conduct the AI process and submit the AI report to HUD. The AI document utilized in this reporting period was completed in 2015.

For the period July 1, 2015 through June 30, 2016, the Southwest Fair Housing Council, on behalf of the City of Tucson and Pima County, participated in the following actions to address Impediments to Fair Housing:

Impediment #1: Illegal Housing Discrimination (SWFHC)

- Types of tests conducted: 56 rental tests, 18 sales and mobile homes sales tests, 36 disability tests for a total of 110 tests.

- Test bases: 45 national origin tests, 22 race-based tests, 39 disability tests and 4 familial status tests.
- There were 36 tests conducted on the basis of disability. There were 20 RAM tests conducted, 14 do not support the allegations of discrimination, 4 were inconclusive and 2 support the allegations of discrimination. There were 16 Design and Construction tests conducted during the same period, 6 do not support the allegations of discrimination, 8 were inconclusive and 2 support the allegations of discrimination.
- There were 56 Rental tests conducted during this time period. The tests were conducted for Race (12), Disability (3), Familial Status (2) and National Origin (39). The results show that 30 did not support the allegations and 22 were inconclusive and 4 support the allegations of discrimination.
- During this time period, there were 14 sales test conducted, 11 Do not support the allegations, 2 were inconclusive, 1 supports. There were 4 conducted for National Origin, 8 for Race, and 2 Familial Status.
- There were four mobile home sales tests conducted, 2 for National Origin and 2 for Race. These four tests do not support the allegations.

The results of 65 tests (59%) showed differential treatment. This means that there may have been differences in the treatment of the testers, but not enough evidence to file a complaint. A portion of these tests may be reviewed and tested again. There were 36 tests or 33% of the tests that did not support the allegations of discrimination under the Fair Housing Act. There were 9 tests or 8% which supports the theory of allegations and are still under review.

SWFHC received 451 client contacts (phone calls, walk-ins, at events, etc.) who presented housing problems that alleged possible unlawful discrimination.

Twenty-nine (29) of the allegations were referred to HUD and/or the Arizona Attorney General's Office for follow up as formal complaints and two of the 29 were filed directly with either HUD or the AG's office. The clients that had housing issues that were not fair housing related were referred to City of Tucson Property Housing and Complaint (PaHC), the Arizona Residential Landlord Tenant Act, the Southern Arizona Legal Aid Office (SALA), Community Legal Services, the websites for disability—www.bazelon.org, the Arizona Center for Disability Law (ACDL), Don't Borrow Trouble® Pima County and other agencies and resources.

Impediment 2, 3, 4 & 6: Lack of Fair Housing Act Awareness, Lack of Fair Housing Technical Knowledge, Unfair housing Industry Practices, Adverse Impact on Minorities

In general, participants of SWFHC fair housing education and outreach included both housing industry professionals as well as housing consumers. Several program tasks were focused on specific housing issues such as discrimination in lending and Section 8 housing choice opportunities, while others were focused on specific groups that may experience discrimination

such as employers of low wage earners. A majority of the fair housing presentations were attended by housing industry professionals. The community events SWFHC participated in, as well as the partnerships that were established, focus primarily on housing consumers.

Individuals who participated in the program gained an understanding of fair housing law and the rights of individuals in the process of obtaining and preserving housing. Staff received consistent positive feedback from participants who stated that they had gained a better understanding of their rights under the law. Specific activities carried out during the past year included the following:

- Four housing industry trainings for a total of 24 individuals representing three different property management companies. A total of 308 pieces of literature were distributed.
- Five presentations at various community events reached 150 people who received a total of 1,476 pieces of literature.
- Two presentations for 26 low wage earners who received a total of 290 pieces of literature.
- A Section 8 housing choice opportunity fair housing workshop was held for 16 participants who received a total of 192 pieces of information.
- One fair housing law obligations and Housing Choice Voucher (Section 8) workshop for 16 participants who received a total of 192 pieces of literature.
- Southwest Fair Housing Council assisted Pima County with its annual Fair Housing Forum on April 1st when 32 persons participated and the City of South Tucson with its first Fair Housing Forum on April 28th when 11 persons participated. Topics covered in each forum included: Challenges of working with outdated regulations for home modifications to accommodate the elderly and persons with disabilities; Fair Housing Overview; Analysis of Impediments to Fair Housing and Persons with Disabilities; Social Equality and Disability Issues; and Call to Action.
- In an effort to reach out and serve residents of unincorporated Pima County and jurisdictions outside the City of Tucson, SWFHC held two workshops in Ajo and one in South Tucson (as mentioned above). A total of 213 Ajo residents attended the workshops; 11 attended the event in South Tucson.
- Thirty (30) fair housing advertisements and PSAs of a minimum 30 seconds aired on KRDE 94.1 FM from May 9th through May 27th. Twenty-five (25) printed bulletin boards with KDRE as a part of the radio campaign were distributed to local businesses.
- Three-hundred fifty-seven views at SWFHC's webpage, "Get Help", provided information and resources to as many individuals.
- Four new community partners were identified for fair housing education and outreach.

Impediment #5: Unfair and misleading mortgage lending and mortgage modification tactics:

SWFHC conducted a discrimination in lending workshop for 8 individuals on January 28, 2016 when 160 pieces of literature were distributed.

Impediment #7: Barriers to and lack of reasonable accommodations or disabled.

Due to change in housing, new construction has slowed significantly in all areas of Pima County. SWFHC continues to monitor and test new construction for compliance with accessibility standards as stated in the Fair Housing Act.

During the past year, SWFHC conducted tests for disability issues. These tests covered disability issues and were conducted for Reasonable Accommodations and Modifications and Accessibility Design and Construction. The results of the tests are listed under Impediment #1. SWFHC testing shows that there are 4 tests that support the allegations in all of the various types of testing conducted. SWFHC will continue to investigate these test sites and will file complaints based on the test results where applicable.

The largest percentage of calls that SWFHC receives is related to disability issues. The calls come from both the general public and housing industry and cover a wide range of issues addressing physical and mental health disability issues.

SWFHC's Enforcement Department provides counseling to clients with disability related issues. Furthermore, SWFHC's Education and Outreach staff incorporates accessibility and disability-related issues into its workshops, presentations, and trainings.

Impediment #8: Fair Housing Planning:

Currently SWFHC's is working on an Access to Opportunity index using census data and other resources to map out and determine where people live, work and bank within Pima County and the City of Tucson. This program has led to partnerships with other grassroots organizations. The connections and contacts are helping SWFHC to flesh out how the index can be used to conduct more effective education and outreach and enforcement activities.

Additionally, SWFHC is working with the Do Happy Today program. This program has a component called First Friday Flowers. SWFHC has added this program to its Enforcement Activities, delivering the flowers to local community housing programs, partners and other non-profits. SWFHC is using this connection with First Friday Flowers to strengthen our community presence.

Impediment #9: Challenges of Refugee Planning:

In the City of Tucson and Pima County, work continues with the local refugee community through several community groups including the International Rescue Committee, Refugee Focus, and Refugee Immigrant Service Provider Network (RISPNet), a coalition of refugee-serving entities in the local community. SWFHC staff provides fair housing education to the refugee community locally and educates both the outreach workers and the recipients of refugee

services regarding their housing rights and responsibilities. Outreach to and collaboration with local refugee groups including, but not limited to, the Somali-Bantu Mutual Aid Association, the Bhutanese Mutual Aid Association, African Refugees Solidarity Committee and the Tucson International Alliance of Refugee Communities (TIARC) is ongoing.

Actions to Affirmatively Further Fair Housing (AFFH): Identify actions taken to overcome effects of impediments identified

Pima County Housing Center staff held an Affirmative Furthering Fair Housing Workshop for local HUD approved housing counseling agencies and developers of affordable housing. The purpose of the workshop was to increase awareness and understanding of the obligations to affirmatively further fair housing through staff training, planning and outreach. Also, Pima County stopped work on its Guide pending anticipated final HUD rule on Affirmatively Furthering Fair Housing.

CDBG, ESG, and HOME: Leverage

Pima County leverages a significant amount of financial resources and social service capacity through CDBG, ESG and HOME funding. As Arizona recovers from the Great Recession with tight municipal budgets and shrinking national resources, local government must seize every opportunity to meet the needs and enhance the quality of life for citizens of Pima County.

It can be difficult to see possibilities for betterment through the eyes of poverty and blight. Therefore, it is imperative that governmental jurisdictions like Pima County support neighborhoods with the tools they need to be viable, healthy and successful. The CDBG and ESG programs continue to be one of the county's most valuable tools in addressing community economic development. This program allows the County to become a conduit of opportunity, not only to those citizens that find themselves in need, but for the network of nonprofit organizations which serve their needs and the community as a whole.

Other Activities

Lead-Based Paint Hazards

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

Pima County follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, and requires compliance from its contractors and subcontractors. All work performed for the Pima County's Home Repair and Weatherization Program is procured through a bidding process and contracted to licensed contractors and contracted to licensed

contractors, in compliance with the current International Building Codes and any other rehabilitation standards set forth by the funding source. Additionally, all subgrantees utilizing federal funding including CDBG and HOME are required to comply with HUD Lead Safe Housing requirements and federal National Environmental Policy Act environmental review procedures. At a minimum, HUD's Renovate Right brochures are distributed to every home repair applicant.

NSP2 - Reword

The Pima Neighborhood Investment Partnership (PNIP) is a collaboration between Pima County and eight sub-grantees, formed to apply for and implement the Neighborhood Stabilization Program-2 Grant (NSP2). The NSP2 grant is funded by the US Department of Housing and Urban Development (HUD) through the American Recovery and Reinvestment Act (ARRA). The grant targets 30 census tracts covering neighborhoods in south and central Tucson, as well as the City of South Tucson and an unincorporated area of Pima County. Presently, the NSP2 is in the final close-out phase of the grant and has not generated a significant amount of program income as of FY 15-16.

The PNIP's eight partners include:

1. Chicanos Por La Causa
2. City of Tucson
3. Community Investment Corporation
4. Family Housing Resources
5. Habitat for Humanity
6. Old Pueblo Community Services
7. Primavera Foundation
8. Southern Arizona Land Trust

Under the framework of the CDBG program, there are five eligible NSP activities:

1. Financial Assistance,
2. Acquisition and Rehabilitation of foreclosed properties
3. Land Banking of foreclosed properties
4. Demolition of blighted structures
5. Redevelopment of vacant land.

All activities were implemented through the NSP-2 grant, which requires at least 25% of funds be invested in projects serving households below 50% of median income. Unlike CDBG, the income threshold for eligibility, apart from the set-aside is 120% of median income.

Southern Arizona Land Trust (SALT)

SALT acquired and rehabilitated a total of 61 rental properties; 17 of the units are rented to households below 50% of median income (pending).

SALT has also purchased 50 lots, wherein four were developed.

Community Investment Corporation (CIC)

CIC provided down payment assistance (or financial assistance) to 141 buyers purchasing foreclosed properties.

Habitat for Humanity/Tucson

Habitat for Humanity constructed homes in three subdivisions for low income buyers. Thirty-nine homes were built in the Corazon del Pueblo subdivision, and 18 homes in the Copper Vistas I and II subdivisions. Nineteen of the homes were purchased by owners earning below 50% of median income. Habitat for Humanity has also amassed program income with such sources as mortgage payments, which was then reinvested into PNIP.

Primavera Foundation

- Primavera developed the 12 unit Las Abuelitas rental project. Four of the apartments are reserved for renters with incomes below 50%.
- Primavera also purchased and rehabbed a property that contains two homes – these are also reserved for renters earning below 50%.
- Primavera acquired two vacant properties upon which 8 manufactured homes were placed. One home was sold to a buyer earning below 50%.
- Primavera also acquired five substandard properties which were improved and sold to owners below 50% AMI.
- All Primavera projects were located in the City of South Tucson.

Old Pueblo Community Services (OPCS)

OPCS used NSP2 funds to construct 20 homes in the Sunnyside Pointe subdivision.

Family Housing Resources (FHR)

FHR purchased and rehabbed 7 homes for low income renters. These homes are now owned and managed by SALT.

Activity Agency	HUD Application	Actual	
Financial Assistance			
Community Investment Corporation (CIC)	60		
CIC - LMMI		105	
CIC - 50% Set aside		36	
Subtotal this Project	60	141	
Demolition			
	100 Total w/Pima County		
Demolition			
City of Tucson		19	
Subtotal this project	100	19	
Land Bank (# of Parcels purchased)			
SALT	35	46*	initially 50 parcels
Subtotal this project	35	46	
Redevelopment			
Primavera- Multi Family (50% set aside)	20	4	12 unit Las Abuelitas
Habitat for Humanity - Corazon del Pueblo - LMMI	20 est.	26	
CDP - 50%		13	
Habitat-Copper Vistas I & II - LMMI		15	
CV I & II - 50%		6	
Old Pueblo Community Services-- Sunnyside Point	15	20	
CPLC - LMMI	15	3	Liberty Corners
CPLC 50%		2	
Primavera - LMMI	5	7	La Capilla & 11th and
Primavera - 50%		1	
SALT - LMMI		4	4 homes built on LB
Subtotal this project	90	101	
Acquisition Rehab			
SALT- LMMI	33	40	
SALT - 50%		17	
FHR- Multi-Fam - 50% set aside	20	7	single family
COT - Pima County CLT LMMI	17-51	24	
COT - El Portal - 50%		12	
Primavera - South Tucson	7	5	
Primavera - South Tucson - 50% rental		2	
Subtotal this project	96	107	
TOTAL	380	414	

Neighborhood Reinvestment Program

The movement of Pima County residents to suburbs and exurbs has had a major impact on both urban and rural communities. This population migration has contributed to deterioration of the urban core neighborhoods, as limited public funds are stretched to pay for infrastructure in the

new residential communities. Growth on the urban fringe and rural areas of Pima County creates stress for these communities, as new development burdens roads, schools, parks, libraries, and law enforcement. The dual functions of the Neighborhood Reinvestment Program are to fill gaps created by diminishing government dollars and to empower residents of stressed communities.

The unique Neighborhood Reinvestment funding allocation procedure originates at the grassroots; residents themselves determining what capital improvement projects will be constructed. With the assistance of NRP staff, neighborhoods select a project through a consensus procedure, obtain cost estimates, and prepare written proposals to submit to the Neighborhood Reinvestment Oversight Committee. The Committee reviews the proposal, visits the potential neighborhood site and makes a recommendation to the Board of Supervisors.

Outlook

Currently all 1997 Neighborhood Reinvestment bond funding (\$5 million) has been allocated by the Board of Supervisors and all 41 projects have been completed. Additionally, all bond funding (\$20 million) from 2004 Neighborhood Reinvestment bond funding has been allocated to 56 community projects. In 2015-2016, approximately \$500,000 will be used to construct the last 2004 project, Five Points Coalition's pedestrian safety and gateway art project at the southern end of downtown Tucson. Neighborhood Reinvestment also increased the funding limit from the original 1997 bond election (\$150,000 to \$500,000) with the reduced funding from other entities. With the 2004 bonds, NR was able to target rural areas that also had high levels of stress. Neighborhood Reinvestment also had matching funding from various sources. In 1997, Neighborhood Reinvestment leveraged matching funds of approximately 11 million, and in 2004, approximately \$8 million.

Neighborhood Leadership Institute

The Neighborhood Reinvestment Program has implemented a Neighborhood Leadership Institute (NLI) for the purpose of developing community leaders, facilitating the organization of vibrant grass roots community organizations, supporting a strong collective neighborhood voice, and reinforcing collaboration among communities, social service providers, elected officials, faith based organizations, and school districts.

Five sessions have been convened in 2015-2016, including workshops on leadership skills, recruitment and retention of neighborhood association members, development of community resource guides, conducting effective meetings, involving neighborhood youth, and planning for leadership succession. Residents from urban and rural communities have participated in the events. Written evaluations reveal that participants have found the sessions to be valuable and have requested additional training sessions. The Neighborhood Reinvestment Program plans to continue the quarterly sessions, alternating skills trainings and networking events.

Citizen Participation

Summary of Citizen's Comments

The CDNC department complies with all public notice requirements for HUD-mandated plans and reports. The department is also committed to giving County residents a voice in 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.

While CDBG funds are used to accomplish national objectives, there is flexibility inherent to 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 and agencies with identified needs and goals.

Residents of stressed neighborhoods participate in Neighborhood Reinvestment (NR) 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 Committee
- Attendance at regularly scheduled meetings to discuss design and construction of the project
- Planning and coordination of the project dedication ceremony
- Completion of written post-construction survey and annual survey relating to maintenance and the use of project

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

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

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

Self-Evaluation

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

The output-outcome measurement system and database assists in quantifying the impact made by three grant programs: CDBG, ESG and OA. The system and database provided is in conjunction with the three primary HUD-defined outcomes: availability/accessibility, affordability and sustainability. Three objectives are used to achieve these outcomes: 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, Tucson Pima Collaboration to End Homelessness and the City of Tucson ESG nonprofit organizations provide client data through the Homeless Management Information System, as discussed prior. The HMIS reports provide outcomes-based reporting, including measures to reduce the number of homeless, recidivism into homelessness, chronic homelessness and measures as defined by HUD and TPCCH.

In terms of Affordable Housing Initiatives and the programs implemented by the Pima County Housing Center (including HOME), most of the homebuyers who received Downpayment Assistance were Hispanic and between 60% and 80% AMI, a group of identified need.

Overall, CDNC surveys clients and constituent groups to determine satisfaction; typically, survey results have provided positive feedback.

Flowing Wells Neighborhood Revitalization Strategy Area (NRSA)

The Flowing Wells Neighborhood Association and Community Coalition (FWNACC) continue to write grant proposals for the Flowing Wells community. In addition, FWNACC assists the Flowing Wells Unified School District in applying for available funds.

The Board and Coalition members continue to be proactive in several activities

- Living Street Alliance participated in the neighborhood Walkability Study for a neighborhood in the Flowing Wells area.
- Working with Habitat for Humanity to continue in an effort to plan for new housing at the Curtis Road property, a former Brownfield belonging to Northwest Fire District.
- Partnered with the nonprofit Amistades, Inc. in the Take Back the Meds Event and other teen events.
- Flowing Wells Community Connectors-elder Initiative Program and Senior Housing: partnered with various community groups to implement a community cleanup even for those in need and continue to find ways to obtain grants for senior housing.

Additionally, the Coalition continues to distribute flyers with resource information to the residents in the Flowing Wells area as well as publish and distribute the Flowing Wells Newsletter.

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

Pima County highly values working with local communities and organizations in order for them 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, implement innovative programs and leverage resources. These aims are being pursued by the following strategies:

- Increased efforts continue to identify models for economic development in rural communities, utilizing a regional approach to education, skill development and capacity building for residents in at least three target areas.
- The Micro Loan Program designed for new or existing low-to-moderate income businesses provides technical assistance, advice, training, general support and loans to stabilize or expand their business.
- Determine effectiveness of current contractual relationship with our participating jurisdiction partner and whether there is a fair distribution of funds from the state of Arizona to Pima County.
- Seek representation on local, state and national panels, commissions and task force groups that address common problems and search for creative solutions.
- Strategic efforts provide information to elected officials and administrators on the value of programs and the effectiveness of funding to develop the greatest community benefit.
- The newly redesigned website provides greater transparency to the public when accessing program information and reports.
- Social media provides an opportunity to increase outreach and communication with the public.
- Collaboration with Pima County Project Management Office assists CDNC in completion of the CDBG Public Facilities projects in a timely manner.

In terms of Affordable Housing Initiatives and the programs implemented by the Pima County Housing Center (including HOME), enhanced affirmative marketing may help increase the participation of other minorities and all persons in the lowest income target (0% - 30% AMI) in Homebuyer Downpayment Assistance.

What indicator would best describe the results?

- Projects that have been funded by CDNC are visible throughout low-income neighborhoods and target areas in unincorporated Pima County, Marana and South Tucson.
- Client surveys, letters and comments received by CDNC indicate overall satisfaction.
- The County's programs that aid Pima County's low-to-moderate population in which effective systems to tract activities are maintained and impact the community.
- Pima County's Housing Rehabilitation programs helped maintain existing public housing and affordable housing for low and moderate income families, plus addressed energy conservation issues. The program was successful in maintaining and repairing existing affordable housing stock, and benefitting 111 owner-occupied homeowners.

- The stability, knowledge and experience of CDNC staff that provides leadership skills and the ability to work with the community and organizations to successfully implement projects and programs. Technical assistance is provided on an as-needed basis for each organization.
- Ensuring the timely expenditure of funds to obtain the greatest benefit of CDBG resources for low-income people.
- CDBG activities met the national objectives and outcomes.

In terms of Affordable Housing Initiatives and the programs implemented by the Pima County Housing Center (including HOME):

- Sign-In Sheets for Financial Workshops and Homebuyer Education Workshops indicate whether diverse populations are being reached.
- Workshops arranged in partnership with agencies working with the very low income households and disabled populations would indicate increased awareness which would result program participation in current programs by consumers and developers of rental housing rehab and new construction.

What is the status of grant programs?

- There is a shrinking pool of federal, state and local 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 via effective remediation planning efforts 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.
- HOME is an entitlement program in which funding can be approved (or possibly reduced or eliminated entirely) by Congress.

Any activities or types of activities falling behind schedule?

- 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 the government, or desired resources are not available.
- Rehabilitation of owner-occupied units is back-logged. More is being spent per unit due to the needs of the homes and higher material costs.

Are major goals on target?

Although CDBG experienced cuts in federal funding, staff has identified opportunities that exist which will enrich 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.

Pima County has several goals that are not contingent on funding:

- **Community/Citizen Participation:** All programs have an established goal of citizen involvement and participation. Some of the programs have Board of Supervisors-appointed Commissions and Committees. Program staff works at the most locally defined level, with neighborhood organizations, citizen coalitions, nonprofit councils and advisory bodies. Program staff develop effective outreach to the rural areas, attend citizen meetings in unincorporated communities, participate with fire districts and school districts, nonprofits, service organizations and citizen groups.
- Work with nonprofit organizations to develop a collective decision-making model regarding the identification of need 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.
- CDNC web-based performance measurement database and the Integrated Disbursement Information System (IDIS) for reporting quarterly and annual program outputs, outcomes and client information allows the department to be more fully accountable to the Board of Supervisors for the administration of program, the identification of community benefits by geographic area, target population, specific program activity and service delivery

Actions taken to overcome gaps in institutional structures & enhance coordination

- Pima County and the City of Tucson continue to maintain the HOME Consortium and collaborate on policies and procedures as well as other projects that include CDBG and Homeless/Special Populations.
- Pima County the City of Tucson have formed the CDBG Transitional/Shelter collaborative. This is a joint effort for the next five years to provide improvements to these housing units, and provide decent housing and suitable living environments for residents. As a result of this collaborative, the agencies participating in this project have formed a steering committee with Habitat for Humanity Tucson as the lead agency to ensure that the improvements made are safe, green and healthy.
- Pima County staff participates in neighborhood meetings throughout each year in unincorporated Pima County, the Town of Sahuarita and the Town of Marana to address the needs of the community and provide technical assistance in the preparation of the CDBG RFP. Staff attends other events throughout Pima County.

- Pima County provides subrecipients of HUD entitlement funding for two local jurisdictions, the City of South Tucson and the Town of Marana for eligible CDBG activities including home repair, clean up, graffiti abatement and youth programs.

FY 2015-16 Monitoring Activity

Monitoring is the principal means by which CDNC assures compliance with federal requirements and ensures that performance goals are being met. Staff monitoring of subgrantees is an ongoing process involving continuous communication and evaluation. Such a process involves frequent telephone conversations, written correspondence, analysis of quarterly reports and audits, and periodic meetings. While monitoring is only required on a yearly basis, CDNC staff keeps fully abreast of compliance with program requirements and the extent to which technical assistance is needed by the agencies, at times on a quarterly basis. The prevailing goal of monitoring is to identify deficiencies and promote corrections in order to improve, reinforce or augment grant performance. Emphasis is placed on prevention, detection and correction with CDNC support. Whenever possible, deficiencies are corrected through discussion, negotiation or technical assistance in order to maximize local discretion.

CDBG staff conducts monthly and quarterly “desk reviews” to ensure agency compliance, including:

- Verification of each monthly payment request submitted for reimbursement to ensure all proper documentation is provided invoices, employee time and effort sheets, and checks.
- Drawdown requests for funds budgeted receive drawdowns to date, funds obligated in current period and to date, funds expended in current period and to date, and balance remaining.
- Quarterly and annual reports to track actual project accomplishments, obligations and spending patterns against planned operations and accomplishments through ZoomGrants and the Pima County Community Impact Reporting System (CIRS).
- CAPER data collection of the following: activity’s name, matrix code, description, location, compliance with national objectives being met, amount expended during that program year, activity status and specific units of accomplishments.

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

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

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

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

- Activities that grantees request to cancel withdraws

Staff conducts a more intense review and monitoring about 60% of its agencies annually. Staff provided technical assistance utilizing the HUD Self-Monitoring tools, including: setting up case management, shadowing opportunities with other provider agencies annually. Staff provided Technical Assistance utilizing the HUD Self-Monitoring tools, including: setting up case management shadowing opportunities with other provider agencies; reviewing HUD compliant eligibility criteria; identifying community resources for existing clients; developing outreach strategies and brainstorming ideas to engage more clients in the upcoming year.

The affordable housing initiatives and the Pima County Housing Center monitored compliance with HOME, NSP1, and the General Obligation Affordable Housing Bond Program.

Table 1

CDBG Programs & Projects FY 15-16				
Agency	Program Title	Allocation	Persons Served	Goal
Ajo Ambulance, Inc.	EMS Training Program	\$12,000	74	77
Ajo Community Health Center; dba Desert Senita Community Health Center**	Vision Services Remodel	\$36,410	Not started	500
Ajo/Gibson Volunteer Fire Department	Engine 11 Refurbishment	\$40,000	4,435	3,304
Arivaca Community Center Inc.**	Arivaca Community Center Park & Surrounding Outdoor Facilities	\$30,000	Not started	698
Arivaca Coordinating Council-Human Resources Group Inc.	CDBG Public Facilities New Roof	\$55,000	60	214
Arizona Board of Regents/Pima County Cooperative Extension*	The Garden Kitchen	\$75,000	Not started	348
Avra Water Co-op, Inc.	Aging Meter Replacement Program	\$40,000	170	300
Community Food Bank, Inc.	Green Valley-Sahuarita Community Food Bank Facility Expansion	\$40,000	14,503	14,503
Community Home Repair Projects of Arizona	Emergency Home Repair and Home Safety Program	\$140,000	126	200

DIRECT Center for Independence	Home Access Program	\$55,000	9	28
Drexel Heights Fire District	Fire Hydrants	\$15,000	0	60
Elephant Head Volunteer Fire Department**	EHVFD Station/Facility Improvement	\$50,000	N/A	746
Flowing Wells Neighborhood Association and Community Coalition	Community Notice Electronic Marquee on Flowing Wells Road	\$20,000	305	19,700
Habitat for Humanity Tucson, Inc.	Habitat Home Repair – Owner-Occupied Housing Rehabilitation	\$50,000	6	17
Helmet Peak Volunteer Fire Department	Fire Station Project	\$32,000	N/A	1,232
Interfaith Community Services	ICS Rehabilitation	\$50,000	20,820	37,000
International Sonoran Desert Alliance	Ajo Works/Ajo Builds	\$50,000	2	50
Northwest Fire District	Fire Hydrants for Flowing Wells	\$15,000	N/A	15,071
Southern Arizona AIDS Foundation**	Affordable Housing Expansion & Rehabilitation for People Living with HIV/AIDS	\$45,873	N/A	13
United Community Health Center – Maria Auxiliadora, Inc.**	Three Points Clinic Flood Control Project	\$10,000		2,000
Totals		\$861,283	40,510	96,061