

**City of Tucson**  
**DRAFT**

15-day public review/public comment period September 10, 2018 – September 25, 2018

**Comprehensive Annual Performance and Evaluation Report (CAPER)**

Program Year 2018



**CR-05 - Goals and Outcomes**

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Annually, the City of Tucson participates as an entitlement community receiving direct funding from the U.S. Department of Housing and Urban Development (HUD) for the following four federal programs:

- Community Development Block Grant (CDBG) Program
- Home Investment Partnership (HOME) Program
- Emergency Solutions Grant (ESG) Program
- Housing Opportunities for Persons with AIDS (HOPWA) Program

This Consolidated Annual Performance Evaluation Report (CAPER) summarizes the City of Tucson’s performance in meeting the objectives and strategies outlined in the 2015-2020 Consolidated Plan and the 2018-2019 Annual Action Plan during the 2019 fiscal year, July 1, 2018 through

June 30, 2019. This section of the report summarizes accomplishments for Program Year 4 of 5; more detail regarding accomplishments is included in the following sections of the CAPER. See attached table for a complete comparison of planned and actual accomplishments related to the Consolidated Plan goals.

Below are highlights from FY 2019 accomplishments:

CDBG Program:

The City of Tucson continues to support homeowner housing rehabilitation with a commitment of CDBG funds as the local housing stock ages. This program provides assistance that allows low-income homeowners to remain in safe, decent affordable housing, and improves neighborhoods with the rehabilitation of the aging housing stock. In Program Year 4 84 homeowners throughout Tucson received assistance with their homes.

In Program Year 4 CDBG funds were made available to various Public Facilities activities within the CDBG target area: rehabilitation of pools and bathrooms at public parks serving low-moderate income service areas, and rehabilitation and efficiency upgrades of homeless facilities, and preliminary design work for South 12<sup>th</sup> Avenue improvements to be completed in 2020.

Human/Public Services funded through CDBG included emergency food assistance, basic needs, services for victims of domestic violence, self-sufficiency, emergency shelter, outreach, rapid rehousing etc.

The City of Tucson has committed to provide HOME funds to developers of affordable housing who are finding it more difficult to finance large multi-family projects that are guaranteed to be affordable for 15 to 30 years. The HOME funds provide gap funding as a form of conditional support to applicants competing for State Low-income Housing Tax Credits (LIHTC). In FY 2019 one projects located in the City of Tucson was awarded LIHTC and requested HOME funds.

- Alborada Apartments -127 units

HOME Program:

The following HOME projects were completed in Program Year 4:

- Stone Point - 26 units

The City of Tucson will continue supporting LIHTC projects, when awarded, with HOME funds.

HOPWA Program:

This information to be provided when available.

ESG Program:

This information to be provided when available.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

CR-05 - Goals and Outcomes Table

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG HOPWA HOME ESG	Other	Other	14	14	100.00%	14	14	100.00%
Assistance for people with HIV/AIDS	Non-Homeless Special Needs	HOPWA	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	550	192	34.91%	192	122	63.54%
Assistance for people with HIV/AIDS	Non-Homeless Special Needs	HOPWA	Housing for People with HIV/AIDS added	Household Housing Unit	110	8	7.27%	8	4	50.00%
Demolition of Unsafe Vacant Structures	Non-Housing Community Development	CDBG	Buildings Demolished	Buildings	35	0	0.00%	0	24	0%
Emergency Shelter	Homeless	CDBG ESG	Homeless Person Overnight Shelter	Persons Assisted	11500	0	0.00%	3265	1,006	30.81%
Facilities and Infrastructure	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	74000	0	0.00%	0	0	0
Facilities and Infrastructure	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100000	0	0.00%	10600	3068	28.94%

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Year 4 CAPER

4

PY 2018

FY 2019

7/1/2018-6/30/2019

Home Purchase Assistance	Affordable Housing	HOME Tucson	Direct Financial Assistance to Homebuyers	Households Assisted	275	0	0.00%	51	64	125.49%
Homelessness Prevention	Homeless	ESG	Homelessness Prevention	Persons Assisted	4000	0	0.00%	820	44	5.37%
Human and Public Services*	Non-Housing Community Development	CDBG General Fund	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75000	10007	13.34%	10733	2886	26.89%
Human and Public Services	Non-Housing Community Development	CDBG HOPWA General Fund	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0	0	0	0
Human and Public Services	Non-Housing Community Development	CDBG: HOPWA General Fund	Homeless Person Overnight Shelter	Persons Assisted	0	0	0	0	0	0
Job Creation	Non-Housing Community Development	Section 108: \$	Jobs created/retained	Jobs	160	0	0.00%	160	24	15.00%
Maintain and add new capacity---beds and units	Homeless	Continuum of Care: Shelter Plus Care	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	925	382	41.30%	0	0	0.00%
Outreach, Support Services and Case Management	Homeless	CDBG ESG General Fund	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6000	353	5.88%	0	0	0
Outreach, Support Services and Case Management	Homeless	CDBG ESG General Fund	Other	Other	0	0		541	263	48.61%
Owner Housing Development	Affordable Housing	HOME	Homeowner Housing Added	Household Housing Unit	50	0	0.00%	10	0	0.00%

Owner-occupied Housing Rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	900	212	23.56%	180	229	127.22%
Preservation of Expiring Rental Units	Affordable Housing Public Housing Non-Homeless Special Needs	HOME National Housing Trust Fund	Rental units rehabilitated	Household Housing Unit	75	0	0.00%	0	0	0
Public Housing Improvements	Public Housing	Public Housing Capital Fund	Rental units rehabilitated	Household Housing Unit	60	67	111.67%	0	0	0
Rapid Rehousing/TBRA	Homeless	HOME ESG Continuum of Care: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	700	250	35.71%	77	139	48.61%
Rental Housing Development	Affordable Housing Non-Homeless Special Needs	HOME	Rental units constructed	Household Housing Unit	410	14	3.41%	169	16	9.47%
Rental Housing Rehabilitation	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG HOME	Rental units rehabilitated	Household Housing Unit	180	10	5.56%	0	0	0.00%
Assistance to * Youth; Adults; Senior Adults; Disabled	Human and Public Services Various	GENERAL FUNDS	Public Services	Various People Units	35,420	0	0	7084	7084	100.00%

Assistance to Homeless Maintain and Add Beds, Transitional Units and Permanent Housing	Homeless	Continuum of Care: Shelter Plus Care	Housing/Transitional and Permanent	Various People Units	925	0	0	185	495	267.57%
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**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Per our plan, the high priorities for CDBG funds include:

- Owner Occupied Housing Rehabilitation
- Assistance to Homeless outreach support services and case management
- Human/Public Services
- Assistance to Homeless Emergency and Transitional Housing Improvements
- Public Facilities and Infrastructure

Owner Occupied Housing Rehabilitation: In 2017 the City began implementing changes to ensure compliance and improve efficiency of the home-owner residential rehabilitation programs. To ensure consistency across all applications, instead of each agency completing eligibility review and managing a separate waiting list, City staff now complete eligibility reviews and maintains a single consolidated waiting list. An RFP for residential rehabilitation services was issued for the first time in over two decades. Organizations that responded to the RFP were awarded contracts to provide homeowner assistance in FY 2018 and going forward. City staff will also directly coordinated owner occupied housing rehabilitation projects in FY2019 including one unit to facilitate NSP close-out. The focus of the owner-occupied housing rehabilitioatn programs has been revised from many small/partial rehab jobs to fewer but more comprehensive projects that will result in a fully functioning home that will not need additional remedial work for at least ten years. This will result in fewer repeat projects at the same address and provide enduring value for the homeowners and Tucson neighborhoods.

In October 2016, City of Tucson also received a \$2.9 million Lead Based Paint Hazard Control (LBPHC) + Healthy Homes Grant a three year grant which is in progress now and for fiscal year 2019, 56 cases were completed.

Assistance to Homeless Emergency and Transitional Housing Improvements: The City of Tucson and Pima County have implemented a CDBG funded Safe, Healthy and Green Program for five years to retrofit shelters and public service facilities for energy efficiency and sustainability and completed the third year of this program. A total three Safe, Healthy and green activities were completed.

Assistance to Homeless outreach support services and case management and Human/Public Services: The City of Tucson has utilized the 15% allowable cap of the CDBG allocation for Human/Public Services focusing on Crisis Assistance including housing and case management for victims of domestic violence including children, community food bank, and programs assisting the homeless including emergency shelter, emergency services to prevent homelessness, women's shelter and emergency service.

Public Facilities and Infrastructure: In this past year, CDBG funds were made available to the following activities, Oury Pool Improvements, 12<sup>th</sup> Avenue Complete Streets Project, and clinic space at Tucson House.



## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

### CR-10 RACIAL AND ETHNIC COMPOSITION

HUD Category	People CDBG	People HOME	People HOPWA	People ESG	Total
White	8,660	210	68	516	9,454
Black/African American	532	20	22	134	708
Asian	81	0	0	5	86
American Indian or American Native	329	0	4	81	414
Native Hawaiian or Other Pacific Islander	25	2	1	5	33
American Indian/Alaskan Native & White	26	8	0	0	34
Asian & White	4	0	0	0	4
Black/African American & White	39	0	0	0	39
Amer. Indian/Alaskan Native & Black/African Amer.	5	1	0	0	6
Other	920	1	1	104	1,026
<b>Total</b>	<b>10,621</b>	<b>242</b>	<b>96</b>	<b>845</b>	<b>11,804</b>
Hispanic	4,036	99	30	336	4,501
Non-Hispanic	6,585	143	66	509	7,303
	10,621	242	96	845	11,804
Error Check	0	0	0	0	
%					
White	80%				
Black/African American	6%				
Asian	1%				
American Indian or American Native	4%				
Native Hawaiian or Other Pacific Islander	0%				
American Indian/Alaskan Native & White	0%				
Asian & White	0%				
Black/African American & White	0%				
Amer. Indian/Alaskan Native & Black/African Amer.	0%				
Other	9%				
	100%				

Table 2 – Table of assistance to racial and ethnic populations by source of funds

## **Narrative**

**Note the Table for CR-10 Racial and Ethnic Composition of Families Assisted will be attach to this CAPER and it was not automatically populated.**

This is the U.S. Department of Housing and Urban Development (HUD) Guidance on collecting Race and Ethnicity Data:

*Due to what was learned from conducting the 2000 Census, OMB recommends that when collecting this data, grantees ask respondents to identify their ethnicity prior to asking them to identify their race. The five single-race categories will be White, Black/African American, Asian, American Indian/Alaskan Native, and Native Hawaiian/Other Pacific Islander. When reporting to HUD, grantees will also be asked to classify responses using five new multi-race categories: American Indian/Alaskan Native & White; Asian & White; Black/African American & White; American Indian/Alaskan Native & Black/African American; and Other Multi-racial.*

The race and ethnicity of the Program Year 2 beneficiaries as they are self-identified, for all four entitlement programs in Tucson combined is as follows:

White – 80%

Black – 6%

Asian - 1%

American Indian or American Native - 4%

Native Hawaiian or Other Pacific Islander – less than 1 %

Other Mixed Race – 9%

All other listed in above table – less than 1%

Thirty-eight percent (38%) of the total beneficiaries identified as Hispanic and 62% of the total beneficiaries identified as Not Hispanic.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	6,014,604	3,166,154
HOME	HOME	7,816,481	2,529,471
HOPWA	HOPWA	528,996	444,930
ESG	ESG	537,717	479,954

**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	60	100	
TUCSON, AZ	40	100	The COT CDBG Target Area is in the central to western portion of the City, see map below.

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

CDBG-funded public facility and infrastructure improvements are prioritized to the City's CDBG Target Area, as adopted with the Consolidated Plan. All other activities using CDBG, HOME, ESG and HOPWA resources are targeted to low and moderate income households or special populations as required by HUD regulation and may benefit eligible households/populations throughout the City.

The City allocates funds to nonprofit agencies through an RFP process using CDBG funds, ESG funds and City of Tucson General Funds for Human/Public service programs. Funding supports nonprofit agencies that deliver a broad range of services including case management, financial assistance, professional assistance, service learning opportunities, volunteer training, food assistance, material assistance, transportation assistance, pro-social activities, referral services, shelter, skill development and training, mentoring, respite, and tutoring.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Tucson and Pima County formed a HOME consortium in 1992 with the City of Tucson as the lead agency. HOME funding are split according to the HOME Consortia Share Report. Both City and Pima County are responsible for providing 25% HOME Program match as required. The City of Tucson will satisfy their match requirement using general funds, contributions from the City of Tucson Housing Trust Fund, non-federal sources of cash invested in projects and the value of savings on below market interest rate loans. HOME funds will also be leveraged with Low Income Tax Credit Investment Rental Projects. The City will use carry forward HOME match to meet the 25% HOME match requirement.

City of Tucson: ESG match requirement is satisfied with a one-to-one award value from allowable costs incurred by the sub-grantee of non-Federal funds, cash donations from non-federal third parties and/or the value of a third party in-kind contributions.

General Fund: The city budget recommitted \$1,464,410 from the City's General Fund for Human services programs. Funds are granted to agencies through a competitive Request for Proposal process. Competing agencies must provide support services to low income households. No publicly owned land or property located within the jurisdiction was use to address the needs in this program year.

Housing Choice Voucher: The Public Housing Authority administers the Section 8 Housing Choice Voucher program which provides rent subsidies to approximately 4,700 households within the City of Tucson and Pima County. The City received approximately \$36 million in Section 8 funding for HUD FY16.

VASH: In fiscal year 2016, the Public Housing Authority received 34 new federal housing vouchers from the U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) Program for their efforts to house homeless veterans in the City of Tucson and Pima County. This increases the agency's allocation to 636.

The Public Housing Authority was a recipient of an Administrative Fee Set Aside for the VASH program. The \$138,000 was used to fund one Coordinator position, one Agent position, and clerical support. The Agency also had the ability to contract for a Navigator for the VASH program to assist clients with a variety of housing needs.

The City of Tucson previously qualified for the Section 108 loan guarantee assistance program for \$20 million dollars in guaranteed loan funds. These funds can be used to for individual projects that will have positive economic and community development benefits, including job creation. The City has HUD’s approval for a \$46 million (\$8 million of Sect 108 funds) hotel project which started construction in FY 2016. The hotel was completed in August 2017 in FY2018. The balance of the Section 108 funds have expired.

Public Housing: The Public Housing Authority administers the public housing program of 1,505 scattered site units. For FY 2017, federal funds of approximately \$9 million will be allocated to administer this program. The PHA will also receive approximately \$1.3 million in Capital Funds to help cover the costs of maintaining these dwellings.

The City of Tucson leveraged approximately \$5 million dollars in Program Year 2, as shown on the Leverage Chart.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	18,793,544
2. Match contributed during current Federal fiscal year	1,832,076
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	20,625,620
4. Match liability for current Federal fiscal year	658,995
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	19,966,625

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Bond Financing			0	0	0	0	0	0
City of Tucson Impact Fees Affordable Housing		0	1,545,992	0	0	0	0	1,545,992

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
85,570	808,648	470,393	86,479	423,825

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	258,694	0	0	0	0	258,694
Number	3	0	0	0	0	3
<b>Sub-Contracts</b>						
Number	25	0	0	0	3	22
Dollar Amount	3,905,289	0	0	0	1,515,065	2,390,224
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	770,741	714,631	56,110			
Number	3	2	1			
<b>Sub-Contracts</b>						
Number	25	1	24			
Dollar Amount	4,175,024	12,077	4,162,947			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	2	0	0	0	0	2
Dollar Amount	1,281	0	0	0	0	1,281

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		1	180,858			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**



**CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	273	305
Number of Non-Homeless households to be provided affordable housing units	213	47
Number of Special-Needs households to be provided affordable housing units	96	31
<b>Total</b>	<b>582</b>	<b>352</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	319	305
Number of households supported through The Production of New Units	30	0
Number of households supported through Rehab of Existing Units	164	34
Number of households supported through Acquisition of Existing Units	69	151
<b>Total</b>	<b>582</b>	<b>490</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

For HOME, Tucson had projected 169 and completed 16 units. Leveraging HOME funds to support LIHTC projects reduces the number of HOME-assisted units per project but creates more affordable units in the community overall. The projects funded with LIHTC are all new construction that will require multi-years to complete.

For HOPWA, there were a projected 8 household to be assisted with TBRA. Four families were assisted. For homeownership new construction only one project remains open; Old Pueblo Community Renewal Phase 2 , which is pending to be closed with 5 completed units.

In Program Year 2 Tucson met its annual goal of serving 180 households, by providing assistance to 229 homeowners needing housing rehabilitation assistance to maintain, safe, decent affordable housing. For Rapid Rehousing, the 77 households projected were exceeded; assistance was provided to 139 households.

**Discuss how these outcomes will impact future annual action plans.**

The City of Tucson continues to support home owner housing rehabilitation with a commitment of CDBG funds and as the local housing stock ages. This program provides assistance that allows low-income homeowners to remain in safe, decent affordable housing, and improves neighborhoods with the rehabilitation of the aging housing stock.

The City of Tucson has committed HOME funds to developers of affordable housing who are finding it more difficult to finance large multi-family projects that are guaranteed to be affordable for 20 to 30 years. The HOME funds provide gap funding as a form of conditional support to applicants competing for State Low-income Housing Tax Credits (LIHTC). In 2016, four LIHTC projects were awarded in Tucson but only three requested City of Tucson HOME Funds. In 2017, one LIHTC projects was awarded in Tucson and requested the City of Tucson HOME Funds.

2016 - Miracle Point Apartments – City HOME funds

2016- West Point Apartments – City HOME funds

2016 - West End Station – City HOME funds

2016 –The Marist on Cathedral Square - No HOME funds.

2017 – Storacle Point Apartment - City HOME funds

The City of Tucson will continue supporting these projects with HOME funds.

HOME projects that were completed in Program Year 2 include:

Compass Affordable Housing - Downtown Motor Apartments which provided 44 units (4 HOME units) of affordable housing in the urban area of downtown Tucson for low income and veteran households earning between 40% to 60% of the Area Median Income.

Esperanza En Escalante Apartments - which provided 44 units (4 HOME units) for chronically homeless veterans in Tucson and Pima County. The project also included 40 Project Base Vouchers

The City of Tucson will continue to support homeownership new construction and is developing a process to build affordable housing on two infill lots. These projects will provide affordable homeownership to first-time buyers and help stabilize neighborhoods.

Tucson’s continued commitment to rapid rehousing is designed to efficiently increase the assistance to homeless individuals/families, helping them successfully achieve stability.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Persons Served <i>PR 23 IDIS Report - Housing</i></b>	<b>CDBG</b>	<b>HOME</b>
Extremely Low Income	1,256	4
Low Income	1,983	4
Moderate Income	3,239	25
Total	6,478	33

**Table 13 – Number of Households Served**

**Narrative Information**

Table 13 shows that two-thirds of the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity are extremely low-income households indicating that households with the greatest need are being served by these programs. All owner and renter household housing units met the definition of affordable housing under Section 215 of the National Affordable Housing Act.

Acute Emergency Repairs were completed on 129 low income owner-occupied homes using local General Funds.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

On April 5, 2016 the City of Tucson adopted a Human Services Plan. Human Service programs are defined as targeted programs designed to meet a unique need that enhances the quality of life for program participants, who may otherwise not receive these services and benefits. Human services programs serve specific populations, including youth and families, the elderly, persons with disabilities, homeless individuals, and other vulnerable individuals in need. The City has generally targeted its discretionary funds to notch groups including under-served or un-served populations that are not assured services or are not eligible for reduced-cost services. This Plan provides a framework for sustaining services that prevent homelessness and reduce the adverse impacts of poverty.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City has a homeless protocol team and participates in community outreach efforts to connect homeless persons with services, such as the Homeless Connect event and the 51 Homes Program designed to help Veterans secure permanent housing and support services. As the local Public Housing Authority (PHA) the City sets aside up to 10% of the public housing inventory for a Homeless Preference Program and manages over 600 vouchers specifically set aside for Veterans.

The City of Tucson and Pima County participate in the TPCB Emergency Solutions and Performance Evaluation and Monitoring working groups. The Emergency Solutions working group provides an avenue for the City of Tucson and Pima County to obtain input into the distribution of ESG funds, and members of the working group assist with the City of Tucson and Pima County application review when no conflict of interest exists. The Performance Evaluation and Monitoring working group establishes performance standards, establishes at least three performance measures for each contract, and reviews quarterly reports to evaluate outputs and outcomes. The HMIS system is administered by Pima County. The City of Tucson allocates a portion of their ESG funds to support Pima County's administration of HMIS.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

City of Tucson Law Enforcement agencies have special training to handle emergencies associated with persons with severe mental illness or acute mental health or domestic violence. The City of Tucson and Pima County work collaboratively with the Tucson Pima Collaboration to End Homelessness (TPCH). TPCH is the Continuum of Care Regional Committee on Homelessness, a planning entity made up of local stakeholders convened for the purpose of ensuring that homeless planning is coordinated across municipalities and agencies. The Continuum of Care is the methodology followed by organizations utilizing HUD funding to address the needs of individuals and families experiencing homelessness. TPCH has included health care in their strategic plan to take advantage of potential partnerships among federal agencies and identified an increasing need to fund mental health diagnosis and permanent supported housing for domestic abuse survivors.

Our 5-year Consolidated Plan includes the goal of adding transitional and permanent supportive housing units to the existing inventory. To assist with permanent housing, the Public Housing Authority (PHA) added a preference for homeless households limited to 10% of the PHAs portfolio of 1,505 total units and 10% of the PHA vouchers (not including vouchers set aside for other special populations). The PHA awarded, through a competitive process, Human/Public Services Funds to several agencies to provide case management and wrap around services to assist clients to transition to permanent housing. For FY 2015, thirty Public housing units and fifty housing choice voucher were made available for qualified homeless families. In FY 2016, 100 housing choice vouchers were made available to agencies to be used for qualified homeless individuals and families.

A subcommittee of the Tucson Pima Collaboration to End Homelessness (TPCH) established discharge procedures for homeless patients with all hospitals in Tucson/Pima County. These procedures were supplemented with information regarding shelter operations, admission requirements, names and addresses of emergency shelters and shelter contacts. A working group has been formed to encourage additional coordination.

While the Prisoner Re-Entry program funded by the Department of Labor Employment and Training Administration has ended, local agencies Primavera Foundation and Old Pueblo Community Services continue to offer re-entry assistance to men and women recently released from the Department of Corrections facilities and reentering the community after incarceration. An array of enhanced and graduated supportive services is offered including individualized case management and transitional living facilities.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were**

## **recently homeless from becoming homeless again**

The 5 year Consolidated Plan includes the goal of adding transitional and permanent supportive housing units to the existing inventory. To assist with permanent housing, the Public Housing Authority (PHA) added a preference for homeless households limited to 10% of the PHA's portfolio of 1,505 total units and 10% of the PHA's voucher's (not including vouchers set aside for other special populations). The PHA awarded, through a competitive process, Human/Public Services Funds to several agencies to provide case management and 'wrap around services' to assist clients to transition to permanent housing. For FY 2015, 30 Public housing units and 150 housing choice voucher were made available for qualified homeless families. In FY 2016, an additional 100 housing choice vouchers were made available to agencies to be used for qualified homeless individuals and families. The PHA also manages housing choice vouchers specifically set aside for Veterans through the VASH program. In June 2016, 34 new vouchers were made available for a total of 636 VASH vouchers.

The City of Tucson is the lead agency for the local multi-agency Continuum of Care(C of C), the Tucson-Pima Collaboration to End Homelessness (TPCH). This collaboration influences policy, pursues outside funding and adopts goals and strategies to end homelessness in Pima County. TPCH members make funding recommendations for the Emergency Solutions Grant (ESG) program and are implementing the local HMIS and coordinated entry systems to provide a more comprehensive and efficient approach to helping homeless families and individuals.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Per the City of Tucson's Public Housing Authority (PHA) plan, the following are actions are proposed to address the needs associated with public housing:

- Expand the availability of Housing Choice Vouchers and Public Housing units to homeless individuals and families. Through the Homeless Preference program, in FY 2016, the City of Tucson made available, through an RFP process, 100 vouchers to agencies to be used to provide housing for homeless individuals/families. Four agencies were awarded contracts to provide assistance and case management to these homeless individuals/families. Combined with the vouchers/public housing units made available in FY 2015, 150 total Housing Choice Vouchers were awarded and 30 public housing units were made available. Of this, all of the public housing units are occupied and over half of the vouchers are leased with the remaining voucher, the holders are looking for housing. The Housing Authority will continue to expand opportunities through the Homeless Preference Program to address gaps in the needs of homeless families.
- The ECHO program was developed to expand opportunities for chronically homeless families.
- Apply for additional rental vouchers when available. Received 34 additional VASH vouchers in FY 2016 for a total of 636 VASH vouchers.
- Reduce vacancies in public housing units by decreasing turnover time to 30 days or less. At the end of the 2016 FY, over 97% of the units were occupied
- Pursue endeavors to increase the supply of accessible housing through development and rehabilitation.
- Afford opportunities to provide project-based vouchers to non-profit agencies that serve special populations and promote access to case management and other services. Two projects were awarded project based vouchers in FY 2016 - Rally Point which has 30 vouchers and Esperanza En Escalante which has 40 vouchers. Both of these projects house homeless veterans and both have signed HAP contracts. Three more project-based voucher projects have been awarded for the development of affordable housing: Miracle Point with 54 units, Storacle Point with 40 units, and West End station 56 units.
- Continue to analyze the feasibility of Rental Assistance Demonstration (RAD).

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The Family Self Sufficiency (FSS) program is a voluntary program available to families who receive rental assistance through the public housing and Section 8 Housing Choice Voucher programs. Participants must have a genuine desire to work toward a living wage career within a five year period. Participants set and meet long and short-term goals for education, training, career development and job retention. The program's main focus is to help participants reach self-sufficiency so that they no longer need to depend on public assistance programs in order to provide for their families. Homeownership, savings

and financial education are encouraged. Approximately one-third of graduates move on to homeownership. In FY 2016, 173 families were assisted.

The Resident Opportunities for Self-Sufficiency (ROSS) program provides additional assistance to public housing residents who may need more time to meet self-sufficiency goals due to language barriers or lack of high school diploma. This is a three year program that will allow a participant to then transfer to the FSS program if more time is needed. In FY 2016, 66 families were assisted.

The Section 8 Home Ownership Program (SEHOP) provides an opportunity for low-income Housing Choice Voucher (HCV) holders to achieve homeownership. As of 2016 HCD had 25 HCVs available from AZ004 and an additional 15 HCVs from AZ033 for homeownership. Moreover, staff works with homeownership clients to educate them about other resources available in the community, e.g. those available through the City's HOME program, Federal Home Loan Bank, sponsors of Individual Development Accounts, and products sponsored by the Industrial Development Authority such as mortgage revenue bonds and mortgage credit certificates. Although this program is available, no one requested participation. It is the intent of the PHA to readdress homeownership for clients and advocate for participating families to consider participation.

**Actions taken to provide assistance to troubled PHAs**

N/A



## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City of Tucson has implemented the following to encourage affordable housing development:

- Making contingent commitments of HOME funds to developers seeking Low-income Housing Tax Credit (LIHTC) project funds from the State of Arizona. In FY2016/FY2017, five projects were awarded LIHTC in the City of Tucson: Miracle Point Apartments, West Point Apartments, West End Station, The Marist on Cathedral Square (no HOME funds) and Storcale Point Apartment.
- Providing preservation/enhanced vouchers for residents of projects with expiring periods of affordability, contingent upon at least twelve months' notice from the property owner.
- Offering vouchers to tenants of Continuum of Care projects when the project is no longer receiving project-based funding.
- Improving the permit process for contractors rehabilitating the existing housing stock and developers undertaking infill projects.
- The City of Tucson continues to explore the following to mitigate and remove barriers:
- Fast-track permitting and approvals for affordable housing projects
- Develop a policy that adjusts or waives existing parking requirements for affordable housing projects

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City's central long-term community development goal is to focus resources on community needs, particularly the comprehensive revitalization of distressed areas and areas with high levels of poverty. Assisting LMI households throughout the City is a key community goal intended to ensure that neighborhoods not currently in distress do not deteriorate. The City's General Plan – Plan Tucson - supports a framework of local policies that can significantly and positively impact housing and other needs of LMI. The City of Tucson will support non-profit agencies that:

- Provide support to seniors including emergency repairs, senior companion program, independent living support, mobile meals, nutrition programs, and homecare services
- Provide support for youth and families including early childcare development, daycare tuition support, parent education and support, after school programs.
- Support services including temporary shelters for homeless and victims of domestic violence, plus other support such as case management, emergency food assistance, and intervention.

In FY 2017, ESG funds, in the amount of \$421,494, supported non-profit agencies that provided crisis assistance and rapid rehousing for survivors of domestic violence, emergency shelter services, and street outreach for homeless and case management for homeless individuals/families.

In FY 2017, CDBG funds, in the amount of \$754,890 supported non-profit agencies that provided emergency food assistance, crisis assistance for survivors of domestic violence, emergency shelter services, assistance for homeless youth and investigative/intervention services for child abuse victims. In FY 2017, City of Tucson General Funds in the amount of \$1,454,450, supported non-profit agencies that provided youth/childhood development, after school and childcare programs, early intervention for language, tuition support for childcare, and parenting education. For seniors, programs that provided meals on wheels, senior companion program, independent living for older adults and people with disabilities, nutrition program, home repair and home care services for the elderly. The City of Tucson also supported case management for homeless, a homeless youth stipend program, and case management for persons with AIDS, including a bridge to college program and job readiness program.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City of Tucson is received a \$2.9 million grant from the U.S Department of Housing and Urban Development (HUD) Office of Lead Hazard Control to implement a \$2.5 million Lead Based Paint Hazard Control (LBPHC) Program and a \$400,000 Healthy Homes Program within Tucson City limits.

The City of Tucson's 2016 LBPHC Program is built on a foundation of previous experience administering two 3-year LBPHC programs (begun in 2007 and 2012); the City's existing partnerships with community-based non-profits, certified contractors and local health organizations; and the in-house expertise of five (5) EPA certified Lead Inspectors/Risk Assessors on staff with the City of Tucson Housing and Community Development Department (HCD).

The proposed program is designed to both intervene and pre-empt the irreversible impact that lead exposure can have on a child and household over time; to create safe and healthy housing for Tucson's most vulnerable residents; and to empower the community to work collectively toward a lead free environment while facilitating access to a safe, decent and affordable housing stock.

The benefit of the program will be demonstrated by three major activities: 1) direct assistance to an estimated 180 vulnerable households testing high or at risk of lead based-paint poisoning through intervention, interim controls, stabilization, abatement and prevention in combination with healthy housing repairs and post intervention strategies; 2) a coordinated inter-agency referral system for blood lead level testing and lead hazard controls in the home; and 3) a community-wide education campaign that builds capacity and relationships among residents and agencies for an overall impact on health.

The current Lead Based Paint Hazard Control (LBPHC) Program will be completed in October 2019. The City of Tucson has applied for additional funding which awarded would become available in late 2019.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Most activities undertaken with CDBG, HOME, ESG and HOPWA funds are efforts to reduce the number of persons living in poverty and improve the quality of life for City residents.

On April 5, 2016 the City of Tucson adopted a Human Services Plan. Human Service programs are defined as targeted programs designed to meet a unique need that enhances the quality of life for program participants, who may otherwise not receive these services and benefits. Human services programs serve specific populations, including youth and families, the elderly, persons with disabilities, homeless individuals, and other vulnerable individuals in need. The City has generally targeted its discretionary funds to notch groups including under-served or un-served populations that are not assured services or are not eligible for reduced-cost services. This Plan provides a framework for sustaining services that prevent homelessness and reduce the adverse impacts of poverty. In 2018, The City of Tucson received a Choice Neighborhood Planning Grant to address a distressed public housing property (Tucson House) and the neighborhood that surrounds it.P

In FY 2016 the City of Tucson was notified of a HUD-technical assistance grant for the South 12th Avenue Corridor. The Technical Assistance provided by National Association for Latino Community Asset Builders (NALCAB) focused on economic development and revitalization. The first phase of construction will begin in fall 2019.

The Family Self Sufficiency (FSS) program is a voluntary program available to families who receive rental assistance through the public housing and Section 8 Housing Choice Voucher programs. Participants must have a genuine desire to work toward a living wage career within a five year period. Participants set and meet long and short term goals for education, training, career development and job retention. The program’s main focus is to help participants reach self-sufficiency so that they no longer need to depend on public assistance programs in order to provide for their families. Homeownership, savings and financial education are encouraged. Approximately one third of graduates move on to homeownership. In FY 2018, 145 families were assisted.

The Resident Opportunities for Self-Sufficiency (ROSS) program provides additional assistance to public housing residents who may need more time to meet self-sufficiency goals due to language barriers or lack of high school diploma. This is a three year program that will allow a participant to then transfer to the FSS program if more time is needed. In FY 2017, 93 individuals were assisted.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

HCD carries out its mission through direct delivery of services and programs and funding of other City departments, nonprofit organizations and for profit developers. The Delivery System provides a full array of services to low and moderate income households and people with special needs, including people with HIV/AIDS Specific agencies and organizations that work with the City are selected on an

annual basis and through project applications. The City of Tucson recognizes the benefits of increasing administrative efficiencies to improve the delivery system. In Program Year 1, the City of Tucson commences the following actions related to Institutional Structure:

Coordinated the application processes and awards for projects with Pima County to increase leverage and reduce duplication of applications for same services;

Instituted multi-year contracts for services with minimum awards to reduce administration for both the agencies and the City of Tucson

Continued an evaluation of the Housing Rehab program to reduce administrative costs and to increase project assistance to homeowners.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City benefits from a strong city-wide network of housing and community development partners, such as the Tucson Metropolitan Housing Commission, the Housing Rehab Collaborative, the Tucson Pima Collaboration to End Homelessness and Pima County Community Development and Neighborhood Conservation Department. The City will continue to create partnerships between public institutions, nonprofit organizations, and private industry for the delivery of affordable housing and community development activities for low and moderate income households, neighborhoods, and at risk populations. The use of nonprofit agencies to deliver such services has expanded over the past several years, thus increasing the coordination and cooperation between the City and these entities. The City will continue to market funding options including the HOME program to private developers, businesses and nonprofit agencies to ensure opportunities for development of low income housing.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Tucson contracts with the Southwest Fair Housing Council (SWFHC) to plan, implement and review fair housing activities related to the Consolidated Plan. SWFHC is a nonprofit, tax exempt fair housing organization based in Tucson, Arizona that provides services throughout Arizona. SWFHC advocates for and facilitates enforcement of the Federal Fair Housing Act. This act prohibits discrimination based on race, color, religion, gender, national origin, disability, or familial status in the rental or purchase of homes and in other housing related transactions.

In FY2019, SWFHC activities included Intake and process 15 pre-complaints, conducted 15 presentations, conducted 10 systemic tests, identify six community partners, and participate in four community-wide outreach/education events. Target population: All of the services provided by this contract were

available throughout the Tucson/Pima County area. No specific neighborhoods or geographies were targeted. The population targeted by the activities were those most likely to be discriminated against as a member of a protected class, as well as those that generally served those people as both housing providers and direct service providers.

Actions to Overcome Impediments: The City actively implements the Limited English Proficiency Plan (LEP) and site based and program based affirmative marketing and outreach.

The City invests entitlement funds in areas of minority concentration. These funds are broadly distributed because most of the City's entitlement supported programs are open to income eligible residents city wide. The PHA has maintained a scatter site policy for public housing and Section 8. The City allocates funding in several ways, to ensure investment in areas of minority concentration and in low mod income areas:

In FY 2015 the Mayor and Council adopted the 5-year Consolidated Plan incorporating the CDBG Target Area. The boundaries of this target area were established based on a 2012 update to the City of Tucson Poverty and Urban Stress report. Strategic investment in CDBG Target Area neighborhoods, facilities and services are underway and are prioritized for future entitlement year allocations.

The majority of the City's entitlement funding is directed to programs that are city wide. This is intended to provide access to services to a broad spectrum of clients who are also residents from areas of minority concentration that may receive services in an area of minority concentration or at a location where the service is offered outside of an area of minority concentration. In either case, entitlement funds are directed to benefit residents of minority concentration areas.

The City funds these projects in areas designated low income or for the mitigation of spot blight. Many of these projects are also in minority concentration areas. The City makes these investments to upgrade facilities in areas where there is a disproportionate need or a disparity in the facilities available to the surrounding area. Beginning in FY 2016 the City joined Pima County, the University of Arizona and the SWFHC to develop data sets and data sharing systems that are designed to affirmatively further fair housing by reducing environmental risks in racially and ethnically concentrated areas of poverty while educating vulnerable citizens regarding their housing choices. A series of "opportunity area" maps will be produced and data collection will be correlated with City programs, specifically the Lead Based Paint Hazard Control (LBPHC) + Healthy Homes Grant that will be implemented in partnership with Sonoran Environmental Research Institute (SERI) and the SWFHC with outreach to high risk areas and census tracts with minority concentrations.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### CDBG/ESG/HOPWA

It is the policy of the Housing and Community Development Department (HCD) Planning and Community Development Division (PCD) to monitor all sub-recipient contracts on an annual basis. All sub-recipients will, at a minimum, be monitored annually by means of an office desk-review utilizing a monitoring checklist/risk assessment appropriate for the program/project. Those sub-recipients whose risk assessment is high (4 or more factors checked), or if they have not received on-site monitoring in the last three years, will receive on-site monitoring. Those sub-recipients whose risk assessment is medium (2 to 3 factors checked) will, time permitting, receive on-site monitoring, with those with the highest number of risk factors being a priority. Those sub-recipients whose risk assessment is low (0 to 1 factors checked) will receive a desk-review monitoring. All sub-recipients will receive on-site monitoring in the event it is requested by an authorized city, state or federal official. Additionally, the City may, at its discretion, perform a risk assessment of a sub-recipient, and if the risk assessment warrants on-site monitoring, the City may perform same. All public facility projects require an on-site visit prior to making final payment.

### Centralized Monitoring Guidance

Electronic copies of divisional monitoring forms as well as HUD's review documents/desk guides are all stored in the Planning and Community Development Division's shared electronic files.

### Centralized Copies of Monitoring Reports and Non-Profit Audits

Staff places copies of monitoring reports, financial statements, A-133 audits and IRS Form 990's in a centralized file sorted by agency, fiscal year and project. This ensures greater divisional oversight and coordination of funded projects. Staff also updates an Excel spreadsheet to input details of visit.

### HOME

The City of Tucson HOME staff uses the Monitoring HOME Program Performance model developed by HUD to ensure compliance with HOME rules and regulations as specified in 24 CFR Part 92.207. As of the July 2018 the HOME section of the City of Tucson Housing and Community Development Department is fully staffed after over a year of being understaffed. On-site inspections are conducted to ensure that each unit meets applicable federal and local standards. Inspection results are maintained in-house with a copy provided to the property manager. Any significant findings or concerns are addressed as identified.

Annually, City staff holds an eligibility-training class for all funded agencies that manage low-income HOME rental units. The training includes how to conduct income eligibility in accordance with Section 8 guidelines, and explains what documents must be maintained in the eligibility file.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

During the preparation of the PY 2018 Comprehensive Annual Performance and Evaluation Report (CAPER), the City of Tucson solicited public comment and input. Residents were given the opportunity to comment on the CAPER for 15 days prior to its submission to HUD. A draft CAPER was made available and comments were accepted from September 10, 2019 through September 25, 2019. An advertisement was placed in the Arizona Daily Star, a local general circulation newspaper on August 30, 2019, requesting comments. A similar notice was posted beginning on September 5, 2015 on the on the City of Tucson Housing and Community Development Department’s “What’s New” web page (<https://www.tucsonaz.gov/hcd/whats-new>). Comments were requested by email at [HCDCOMMENT@TUCSONAZ.GOV](mailto:HCDCOMMENT@TUCSONAZ.GOV) by fax at (520) 791-5407, or delivered in person or by mail at:

Housing and Community Development Department  
Attn: Glenn Moyer  
310 Commerce Park Loop; Tucson, AZ 85745

\_\_\_\_\_ Comments were received.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The following changes have been completed:

The City of Tucson amended the Five Year 2015 – 2019 Consolidated Plan which was approved by HUD: Reduce CDBG funding allocated for rehabilitation of owner occupied dwellings and installation of new sidewalks to reallocate these CDBG funds to the purchase of emergency vehicles to serve low/mod income areas. The majority of the City of Tucson existing fleet of fire emergency transport vehicles are obsolete and in need of replacement. These first responder vehicles are the primary resource for assisting vulnerable populations with medical emergencies and neighborhoods with threats to health and safety. The replacement of aging emergency transport vehicles in low moderate income service areas will serve vulnerable populations; promote health and public safety in neighborhoods with 51% or more low and moderate income households; and build assets that expand capacity and increase the City's efficiency to address medical and safety emergencies as the designated first responders.

Increase flexibility for HOME funds for Local Government Contribution as part of the Low Income Housing Tax Credit program. This was a minor amendment that removed the 2% funding for LIHTC projects to make the local commitment more flexible to work with the State Qualified Allocation Plan (QAP).

Set aside CDBG funds as match for a Choice Neighborhood Planning and Action Grant. The City of Tucson applied for this grant in 2016, 2017, and again in 2018. In September of 2018 the City of Tucson was awarded a Choice Neighborhood Planning and Action Grant for \$1.3 million.

Minor amendment to provide a consistent standard for CDBG funded owner occupied housing rehabilitation programs by ensuring applications are reviewed using the Section 8 eligibility (24 CFR Part 5 Income Determination) standards and documentation. This was necessary to ensure all reviews of eligibility will be consistent for all participants.

Update the Human Services Plan: In the early part of 2016, the City of Tucson updated its Human Services Plan which sets priorities for funding for Public/Human Service projects which utilized CDBG, ESG, and City General Funds. Citizens, government staff and nonprofit agencies met at several meetings to discuss the needs of the community. Also, over 500 government representative, citizens and agencies participated in an online survey regarding Human Services priorities. Over 120 people completed the survey. A final meeting was held to rank the priorities. A Human Services plan was drafted outlining this process and the results. This plan was approved by Mayor and Council in April of 2016.



Update the Citizen's Participation Plan: In the spring of 2016, Housing and Community Development Department's (HCD) Citizen Participation Plan was revised and updated. This new version was also an amendment to our Five Year Consolidated Plan. The new version and the amendment to the Consolidated Plan were adopted by Mayor and Council on May 3, 2016.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

A total of 14 project sites with a total of 139 HOME-funded units were inspected in FY 2017. Per our list of Rental Partnership Monitoring Frequency and Scheduling, (list found under CR 40 Monitoring), the following propriety (11-24) were inspected during FY2017

- SAAF – Glenn Street Rehab Project
- Trinity Place (formerly Las Montanas)
- Vida Nueva Apartments
- New Beginings Phase 2 (La Promesa)
- New Beginings Phase 1 (Las Promesa)
- Las Casitas San Miguel Townhomes
- Las Villas De Kino Phase 1
- Las Villas De Kino Phase 2
- Casita Mia 1&2 Casita Mia 5
- TMM Fairhaven South TMM Lee St – Fourplex
- TMM Fairhaven North
- Wings of Freedom House – Brewster Center

The above projects 11-24 were inspected during FY2017. Any units that had areas of concern after inspection were corrected and all are in compliance.

In addition, projects 49-54 were Desk Reviews. HOME Rent and Occupancy Compliance and HOME Program Affirmative Marketing Reports were provided and all were found to be in compliance in accordance with HOME regulations in April 2016.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

#### **92.351(b)**

The City affirmatively markets HOME-assisted projects through the following types of advertising and outreach:

The Home Program staff sends a HOME Program Affirmative Marketing Certification to each HOME-assisted project with the Compliance Report for the property managers to complete and return prior to our scheduling a monitoring visit. The process begins with a review the completed report, verification that the equal housing opportunity logo and/or statement is on their brochures/advertisements, and

that they advertise and use resources that will reach out to those who may otherwise not be aware of, or able to apply for, affordable housing programs. The property manager certifies the following (by signing):

"I hereby certify that the above actions have been taken to provide information and otherwise attract eligible person from all racial, ethnic, and gender groups, regardless of disability and/or familial status, in the housing market area of this project as per the Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988. I understand that if these actions are determined unacceptable or otherwise unsuccessful, the City of Tucson may take corrective actions." Then during on-site monitoring, staff ensures they are providing outreach as stated on the certification.

The City of Tucson prioritizes local HOME funds for rental projects within the City limits that are included in competitive applications for the allocation of State of Arizona Low-Income Housing Tax Credits (LIHTC). The local government contribution and commitment amount will remain flexible to address annual changes to the State's Qualified Allocation Plan (QAP) guidelines and to award HOME funds on a case-needed basis if other sources of local contributions, such as fee waivers or incentives, are available to satisfy the requirement. The set-aside of HOME funds as a source of local government contribution for LIHTC projects will continue to be a high priority for the City of Tucson in the development, rehabilitation and preservation of affordable rental housing.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Total Program income for the year was \$xxx. The following activities were included: TBRA Housing Choice Vouchers, City of Tucson and Pima County Down Payment Assistance, Rental Housing Development for a total of \$xxx expended during the reporting period which includes \$xxx program income from prior years.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

N/A

The City of Tucson has implemented the following to encourage affordable housing development:

\* Making contingent commitments of HOME funds to developers seeking Low-income Housing Tax Credit (LIHTC) project funds from the State of Arizona.

\* The City of Tucson currently has xxx rental development activities open in IDIS. They are all under construction, or construction is completed, but the units are not occupied yet:

- \* Providing preservation/enhanced vouchers for residents of projects with expiring periods of affordability, contingent upon at least twelve months' notice from the property owner.
- \* Offering vouchers to tenants of Continuum of Care projects when the project is no longer receiving project-based funding.
- \* Improving the permit process for contractors rehabilitating the existing housing stock and developers undertaking infill projects.
- \* The City of Tucson continues to explore the following to mitigate and remove barriers:
  - Fast-track permitting and approvals for affordable housing projects
  - Develop a policy that adjusts or waives existing parking requirements for affordable housing project

## CR-55 - HOPWA 91.520(e)

### Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	150	108
Tenant-based rental assistance	20	14
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	50	71
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	65	30
Total	285	223

**Table 14 – HOPWA Number of Households Served**

### Narrative

The HOPWA CAPER is a separate document and is available on the City of Tucson Housing and Community Development website at <https://www.tucsonaz.gov/hcd/reports>. It is also attached to this document in IDIS. On page 8 of the HOPWA CAPER, under the HOPWA Performance Planned Goal and Actual, there are adjustments for duplication which results in a final output of xxx persons served - HOPWA Housing Subsidy Assistance.

# CR-60 - ESG 91.520(g) (ESG Recipients only)

## ESG Supplement to the CAPER in *e-snaps* For Paperwork Reduction Act

### 1. Recipient Information—All Recipients Complete

#### Basic Grant Information

Recipient Name	TUCSON
Organizational DUNS Number	072450869
EIN/TIN Number	866000266
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

#### ESG Contact Name

Prefix	Ms
First Name	Liz
Middle Name	0
Last Name	Morales
Suffix	0
Title	Director

#### ESG Contact Address

Street Address 1	P.O. Box 27210
Street Address 2	0
City	Tucson
State	AZ
ZIP Code	-
Phone Number	520-837-5395
Extension	0
Fax Number	0
Email Address	HCD-Director@tucsonaz.gov

#### ESG Secondary Contact

Prefix	Mr
First Name	Glenn
Last Name	Moyer
Suffix	0
Title	Administrator
Phone Number	520-837-5006
Extension	0

Email Address

HCD-Director@tucsonaz.gov

**2. Reporting Period—All Recipients Complete**

Program Year Start Date 07/01/2018

Program Year End Date 06/30/2019

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** PRIMAVERA FOUNDATION

**City:** Tucson

**State:** AZ

**Zip Code:** 85701, 2600

**DUNS Number:** 148847700

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 30044

**Subrecipient or Contractor Name:** PRIMAVERA FOUNDATION GREYHOUND SHELTER

**City:** Tucson

**State:** AZ

**Zip Code:** 85713, 3994

**DUNS Number:** 148847700

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 40000

**Subrecipient or Contractor Name:** TUCSON CENTER FOR WOMEN & CHILDREN DBA EMERGE

**City:** Tucson

**State:** AZ

**Zip Code:** 85716, 3426

**DUNS Number:** 842812067

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 112000

**Subrecipient or Contractor Name:** OUR FAMILY SERVICES, INC.

**City:** Tucson

**State:** AZ

**Zip Code:** 85716, 4012

**DUNS Number:** 148763402

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 64450

**Subrecipient or Contractor Name:** COMMUNITY BRIDGES, INC.

**City:** Mesa

**State:** AZ

**Zip Code:** 85202, 9098

**DUNS Number:** 143328099

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 28880.74

**Subrecipient or Contractor Name:** OLD PUEBLO COMMUNITY SERVICES

**City:** Tucson

**State:** AZ

**Zip Code:** 85711, 7015

**DUNS Number:** 002623366

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 85000

**Subrecipient or Contractor Name:** Pima County Community Development & Neighborhood  
Conservation Department

**City:** Tucson

**State:** AZ

**Zip Code:** 85713, 6223

**DUNS Number:** 033738662

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Unit of Government

**ESG Subgrant or Contract Award Amount:** 5000



**Subrecipient or Contractor Name:** Interfaith Community Services

**City:** Tucson

**State:** AZ

**Zip Code:** 85741, 2502

**DUNS Number:** 809419398

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith-Based Organization

**ESG Subgrant or Contract Award Amount:** 60000

**Subrecipient or Contractor Name:** Pasadera Behavioral Health Network (formerly Compass Behavioral Health)

**City:** Tucson

**State:** AZ

**Zip Code:** 85713, 4730

**DUNS Number:** 137944286

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 1119.26

## CR-65 - Persons Assisted –

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 18 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	<b>0</b>

<b>Total</b>	<b>0</b>
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Table 19 – Household Information for Street Outreach

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 20 – Household Information for Persons Served with ESG

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 21 – Gender Information

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

**Table 23 – Special Population Served**

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CoCs have been charged by HUD to design a local “system” to assist sheltered and unsheltered people experiencing homelessness and provide the services necessary to help them access housing and obtain long-term stability. CoCs are to promote community-wide planning and strategic use of resources to address homelessness; enhance coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness; and improve data collection and performance measurement. A critical aspect of this is to focus on viewing the local homeless response as a coordinated system of homeless assistance options as opposed to homeless assistance programs and funding sources that operate independently in a community.

CoCs, in coordination with ESG Program recipients and all other homeless assistance stakeholders in the community are regularly measuring their progress in meeting the needs of people experiencing homelessness in their community and reporting this performance.” (HUD Performance Measures Introductory Guide)

Our local CoC and ESG Grantees have written Performance Standards and Policies and Procedures in assisting homeless and near homeless persons.

#### HUD Performance Standards included

- The length of time individuals and families remain homeless
- The extent to which individuals and families who leave homelessness experience additional spells of homelessness.
- The thoroughness of grantees in reaching homeless individuals and families
- Overall reduction in the number of homeless individuals and families
- Jobs and income growth for homeless individuals and families
- Success at reducing the number of individuals and families who become homeless
- Successful placement from street outreach
- Successful housing placement to or retention in a permanent housing destination

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	600000	632100	60,000
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>60000</b>	<b>63,2100</b>	<b>60,000</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance		0	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	9,855	165,401	84,635
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>9,855</b>	<b>165,401</b>	<b>114,679</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	47,000	0	0
Operations	70,000	245,030	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>117,000</b>	<b>245,030</b>	<b>117,000</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	85,406	129,023	0
HMIS	0	5,824	0
Administration	14,105	31,243	0

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2016	2017	2018
	109,396	639,731	

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	184,503	298,6880	0
State Government	0	0	0
Local Government	440,390	311,506	0
Private Funds	151,047	117,9530	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>775,940</b>	<b>728,147</b>	<b>0</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	1,178,908	1,367,878	0

**Table 31 - Total Amount of Funds Expended on ESG Activities**