



# Consolidated Annual Performance and Evaluation Report (CAPER) 2022

## PUBLIC COMMENT DRAFT

Report Covering Period of July 1, 2022-June 30, 2023

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## **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.

This Consolidated Annual Performance Evaluation Report (CAPER) reports the City of Tucson's performance and progress toward the objectives and goals outlined in the Tucson/Pima County 2021-2025 Consolidated Plan and the 2022-2023 Annual Action Plan during HUD Program Year 2022 (July 1, 2022 – June 30, 2023).

#### **HIGHLIGHTED USE OF ENTITLEMENT PROGRAM FUNDS**

- Homeowner Assistance (CDBG, HOME, Non-Entitlement Funds): The City's homeowner rehab programs prevent displacement; enable low-income homeowners to remain in safe, decent, and affordable housing; and improves neighborhoods through rehabilitation and repair of aging housing stock. The City provides down payment assistance through its HOME funding allocation unlocking homeownership opportunity for low-income Tucsonans.
- Eviction and Homelessness Prevention (HOPWA, CDBG): The City's HOPWA homelessness prevention program and CDBG rent and utility assistance programs provide emergency rent and utility assistance to prevent homelessness among persons living with HIV/AIDS and at risk of homelessness.
- Shelter and Supportive Housing (ESG, HOPWA, CDBG, Non-Entitlement): The City supports overnight and day shelter programs, street outreach, rapid rehousing, and permanent supportive housing to reduce unsheltered homelessness and promote transitions to permanent housing among people experiencing homelessness.
- Affordable Housing (HOME, CDBG): HOME funds are used to provide gap financing for small scale development projects and larger projects competing for State Low Income Housing Tax Credit (LIHTC) to promote the development of affordable rental housing in the Tucson area.
- Human and Public Services (CDBG): The City supports a wide array of services for low-income Tucsonans including but not limited to emergency food assistance, basic needs, domestic violence services, and programs for youth and older adults.
- Public Facilities and Infrastructure (CDBG): The City supports public facility improvement and community infrastructure focused on CDBG target areas and low-income neighborhoods.

#### **SUMMARY OF ACCOMPLISHMENTS – PROGRAM YEAR 2022**

- Helping Low-Income Tucsonans Remain in their Homes: 101 low-income homeowners received assistance through the City's CDBG and Lead Hazard Reduction homeowner/owner-occupied rehab programs (78 CDBG).
- Promoting Homeownership: 38 low-income households received down payment/home

ownership assistance.

- Preventing and Responding to Homelessness: 1,284 people at risk of and experiencing homelessness received ESG crisis services.
- Expanding the Affordable Housing Supply: 247 new units of rental and homeowner affordable housing were constructed with HOME funds (147 City of Tucson, 100 Pima County).
- Public Facilities and Infrastructure: 5 public facility and infrastructure projects were completed in the Tucson area including transit, temporary, and permanent housing projects in addition to currently underway and on-going projects which will be reported in subsequent reporting years.

**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.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	18955	37.91%	10000	14876	148.76%
Community Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	752	752.00%	20	694	3,470.00%
Community Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Community Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Community Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Community Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	30	0	0.00%	6	0	0.00%

Decent Affordable Rental and Homeowner Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	100	540	540.00%	20	219	1,095.00%
Decent Affordable Rental and Homeowner Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	160	222	138.75%	32	108	337.50%
Decent Affordable Rental and Homeowner Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	50	63	126.00%	10	30	300.00%
Decent Affordable Rental and Homeowner Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	505	200	39.60%	101	101	100.00%
Decent Affordable Rental and Homeowner Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	160	69	43.13%	32	38	118.75%
Decent Affordable Rental and Homeowner Housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	325	980	301.54%	65	329	506.15%

Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	0	0.00%	5	0	0.00%
Housing and Services for People with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	239	23.90%	200	103	51.50%
Housing and Services for People with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	160	95	59.38%	40	27	67.50%
Housing and Services for People with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	1000	265	26.50%	200	75	37.50%
Human and Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7500	394501	5,260.01%	1500	390554	26,036.93%
Prevent and Reduce Homelessness	Homeless	ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1692	169.20%	200	0	0.00%
Prevent and Reduce Homelessness	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	99	19.80%	100	24	24.00%

Prevent and Reduce Homelessness	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	500	816	163.20%	100	0	0.00%
Prevent and Reduce Homelessness	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	200	7	3.50%	40	0	0.00%
Prevent and Reduce Homelessness	Homeless	ESG: \$	Other	Other	5	0	0.00%	1	0	0.00%
Program Administration	Program Administration	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$36140	Other	Other	5	0	0.00%	1	0	0.00%

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

**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.**

The City of Tucson CDBG Priorities include:

- Decent Affordable Rental and Homeowner Housing, including Housing Rehabilitation
- Assistance to Homeless outreach support services and case management
- Human/Public Services (leveraged with \$1.4M local General Fund)
- Assistance to Homeless Emergency and Transitional Housing Improvements
- Public Facilities and Infrastructure
- Responding to the COVID-19 Public Health Crisis and its impacts

Housing Rehabilitation: The City’s homeowner/owner-occupied rehab programs are designed to leverage efficiency and coordination among community partners. The City provides homeowner rehabilitation services directly and through a coordinated partnership involving not-for-profit sub-recipient organizations. The City solicits sub-recipient arrangements through a competitive Request for Proposals process. It provides various homeowner assistance options to improve the long-term livability of homes. To achieve this, the City’s approach has shifted from predominantly small repair projects to larger, comprehensive home rehabilitation projects to reduce future home rehabilitation needs. In Program Year 2022, 98 low-income homeowners received assistance through the City’s CDBG and Lead Hazard Reduction homeowner rehab programs. The City additionally conducted multi-family rehabilitation at three sites including SAAF’s Glenn Street Apartments and the City’s El Portal – 5th and Dodge and El Portal – Willard Street complexes.

Assistance to Homeless outreach support services and case management and Human/Public Services: The City of Tucson utilized CDBG funding available under the 15% Human/Public Services cap to provide a variety of crisis assistance services, including housing and case management for victims of domestic violence including children, community food banks, and homeless assistance programs including emergency shelter, eviction and homelessness prevention, women’s shelter, and pandemic-related temporary shelter for persons experiencing homelessness who contracted and/or were at high risk for medical complication associated with COVID-19 infection.

Public Facilities and Infrastructure: CDBG funds were made available for the following activities: Tucson House elevator project, Richey School Park, Dunbar Pavilion, Anklam Rd Transitional Housing Acquisition and Rehabilitation, Primavera Men’s Shelter Pantry, OPCS Veteran Housing Roof Project, Mohave Demo Project.

## 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)

Describe the families assisted (including the racial and ethnic status of families assisted 91.520(a))

	CDBG	HOME	ESG	HOPWA
<b>Race:</b>				
White	113764	190	893	142
Black or African American	7805	38	195	38
Asian	1814	1	5	0
American Indian or American Native	5231	7	64	3
Native Hawaiian or Other Pacific Islander	606	1	4	0
<b>Total</b>	<b>129220</b>	<b>235</b>	<b>1161</b>	<b>183</b>
<b>Ethnicity:</b>				
Hispanic	206892	84	600	63
Not Hispanic	95421	158	667	120

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

### Narrative

Notes Regarding ESG Totals: ESG total for race excludes 82 persons who identified as multiple races, 30 persons who did not know or refused to provide their race and 11 persons for whom data was not collected. ESG total for ethnicity excludes 4 persons who did not know or refused to provide their ethnicity and 1 persons for whom data was not collected.

Notes Regarding HOPWA Totals: 8 persons identified as multi-racial and are not reported in the table above.

Notes Regarding CDBG Totals: 173,093 persons identified as multi-racial and are not reported in the table above.

Notes Regarding HOME Tables: 7 persons identified as multi-racial and are not reported in the table above.

## 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	public - federal	6,912,609	6,912,609
HOME	public - federal	4,636,032	4,636,032
HOPWA	public - federal	708,995	708,995
ESG	public - federal	503,416	503,416

**Table 3 - Resources Made Available**

### Narrative

CDBG: The total amount spent for the program year was \$6,912,609.46. This included prior year carry forward funds. The final draw for the program year was completed after June 30, 2023. Additional information can be found on the PR26 CDBG Financial Summary report.

CDBG-CV: The total amount spent for the program year was \$3,351,028.60, and the final drawdown was completed after June 30, 2023. CDBG-CV expenditures not reported in the table above. Additional information can be found on the PR26 CDBG-CV Financial Summary Report.

HOME: The total amount spent for the program year was \$4,636,031.73. This included prior year carry forward funds. The final drawdown for the program year was completed after June 30, 2023.

HOPWA: The total amount spent for the program year was \$708,995.32. This included prior year carry forward funds. The final drawdown for the program year was completed after June 30, 2023.

ESG: Total amount spent for the program year was \$503,416.31 and the final drawdown was completed after June 30, 2023.

ESG-CV: Total amount spent for the program year was \$1,052,732.97 and the final drawdown was completed after June 30, 2023. ESG-CV is not reported in the table above.

NOTES REGARDING RESOURCES MADE AVAILABLE: The Annual Action Plan identified only annual entitlement funds as anticipated to be made available; however, additional funding was available through Program Income and/or prior year carry-forward funds. Accordingly, the Resources Made Available has been updated to reflect the amount expended during the program year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area	40	40	

Citywide	60	60	
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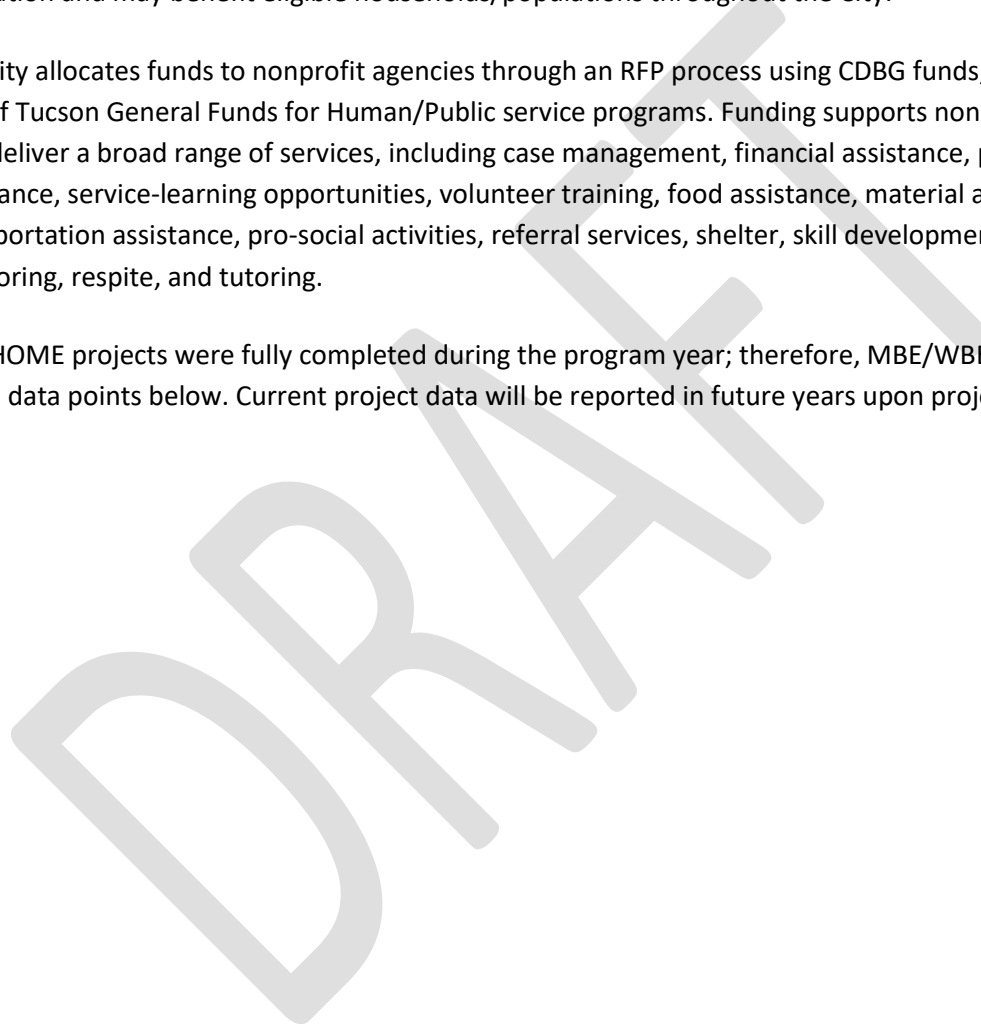
**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

CDBG-funded public facility and infrastructure improvements are prioritized in 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-/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.

\*No HOME projects were fully completed during the program year; therefore, MBE/WBE reporting is 0 for all data points below. Current project data will be reported in future years upon project completion.



## 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.**

VASH: The PHA maintained 636 HUD-VASH vouchers to subsidize housing and services for U.S. Veterans experiencing homelessness in the City of Tucson and Pima County.

Housing Choice Voucher: The PHA administers the HCV program which provides rent subsidies to over 5,200 households within the City of Tucson and Pima County. The City received \$43.2M in Housing Choice Voucher funding for Fiscal Year 2023 (Program Year 2022).

Public Housing: The PHA administers the public housing program inclusive of 1,505 scattered site units. For FY 2023 (Program Year 2022), \$6.1M in Federal funds were received to administer the program, including approximately \$597,000 allocated for Capital expenditures to maintain public housing units.

Use of Publicly Owned Land/Property: The City owns 5 properties at which low-barrier shelter services were provided for persons experiencing homelessness during the program year. The City additionally conducted feasibility studies and other planning activities regarding the potential use of several Phase 1 sites identified in the Annual Action Plan to determine feasibility for affordable and/or mixed-income housing development; and the City continued to operate 200+ affordable housing units for low-income renters through its El Portal affordable housing portfolio. The City additionally secured 9% LIHTC commitment to develop the Milagro on Oracle affordable housing development on City-owned property with groundbreaking occurring in August 2023.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	19,141,958
2. Match contributed during current Federal fiscal year	150,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	19,291,958
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	19,291,958

**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
IDIS Activity 5192	09/27/2022	0	0	150,000	0	0	0	150,000

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 \$
665,672	0	0	0	0

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	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**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	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**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		0		0		
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**

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## 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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	260	100
Number of Non-Homeless households to be provided affordable housing units	37	343
Number of Special-Needs households to be provided affordable housing units	176	110
<b>Total</b>	<b>473</b>	<b>553</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	309	329
Number of households supported through The Production of New Units	47	224
Number of households supported through Rehab of Existing Units	137	334
Number of households supported through Acquisition of Existing Units	0	38
<b>Total</b>	<b>493</b>	<b>925</b>

Table 12 – Number of Households Supported

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

The City continues to use CDBG funds to support traditional homeowner/owner-occupied rehab and a specialty Home Access Program for low-income homeowners with accessibility needs. Local General Funds provide Acute Emergency Home Repairs for low-income homeowners, projects that would be too slow and expensive to administer under CDBG requirements. In PY 2022, 125 of the existing units rehabbed and non-homeless households assisted reported above were served through this program.

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

Despite continued challenges experienced in the aftermath of the COVID-19 pandemic as it relates to contractor and supply chain shortages, the City has exceeded several of its one-year goals during the plan year. The number of non-homeless households and special needs households provided affordable housing are significantly higher than annual production goals and demonstrate the success of the City’s current strategies to address critical housing needs of the local community.

Unfortunately, the demand for these services demonstrates growing community need which outpaces production. In future plan years, the City anticipates continuing to leverage successful targeted housing investment campaigns similar to the emergency roofing rehabilitation services provided during the reporting year. Furthermore, the City plans to continue to dedicate CDBG resources to these initiatives in future plan years and to additionally seek non-entitlement resources through new federal and non-federal programs to supplement CDBG funding resources.

**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 Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	116,418	196
Low-income	97,092	20
Moderate-income	26,475	26
<b>Total</b>	<b>239,985</b>	<b>242</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The City recognizes that severely rent burdened households, households residing in substandard housing, and households experiencing homelessness, particularly persons with disabilities, are disparately impacted by the shortage of safe, affordable housing in the Tucson area. To mitigate these impacts, the City established a non-profit housing development corporation during the program year and has begun development of a 68-unit affordable housing property including 19 units set aside for older adults experiencing homelessness in need of permanent supportive housing.

The City has additionally acquired multiple motel properties which have been converted into non-congregate shelter and supportive housing for persons experiencing homelessness, expanded the PHA homeless preference program which now includes 1,100 units for persons exiting homelessness and/or transitioning out of supportive housing programs, and provided acute emergency repairs to address substandard housing needs of 125 households through local funds in addition to the comprehensive home repair programs for low-income homeowners described throughout this report and included in the data tables above.

Refer to section CR-50 of this report for a description of the actions taken to foster and maintain affordable housing.

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**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 January 20, 2021, the City of Tucson adopted a comprehensive People, Communities, and Homes Investment Plan (P-CHIP) which replaced the prior Human Services Plan and additionally incorporated strategies related for affordable housing development, community re-investment, and equity. This plan was developed in alignment with the Tucson Pima Collaboration to End Homelessness' 2021 Community Plan to Prevent and End Homelessness and in furtherance of the 2021-2025 Consolidated Plan.

During the Program Year, the City continued to deliver expanded street outreach services using annual entitlement and supplemental CARES Act, American Rescue Plan, and local general funds. In its role as the Continuum of Care Lead Agency, the City facilitated the Tucson Pima Collaboration to End Homelessness (TPCH) Community Outreach Coalition which provides a collaboration and coordination forum for street outreach and navigation services targeting individuals and families experiencing homelessness.

The City additionally expanded its Housing First homeless assistance programs during the program year and successfully obtained additional HUD CoC funding to address unsheltered homelessness through the Unsheltered Notice of Funding Opportunity. These teams include dedicated street outreach and navigation staff who work in partnership with community providers to identify, engage, and promote transitions to housing stability among unsheltered persons in the Tucson area.

City funding was provided through subawards and direct purchase and provision of outreach supplies for day shelter/drop-in center programs. Through these efforts, outreach and engagement services reached thousands of unsheltered individuals and families including:

4,008 people seeking housing services were assisted through the City's HUD-funded Supportive Services Only – Coordinated Entry project. 798 people experiencing homelessness were assisted through the City's Housing First street outreach and navigation programs.

The primary purpose of these programs is to identify and engage unsheltered persons for the purposes of assessing and meeting individual service needs with the overarching goal of facilitating exits from homelessness. Outreach and navigation staff use standardized assessments to identify service needs, directly provide basic needs assistance, facilitate shelter referrals acceptable to the unsheltered individual, and complete housing referral and support through Coordinated Entry and/or other housing resources.

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

As in many communities, unsheltered homelessness has significantly increased during the COVID-19 pandemic. The City has taken decisive action to address the crisis of unsheltered homelessness since 2020 using a multi-pronged strategy to leverage temporary and permanent shelter capacity increases. Primary activities include:

**Use of Unused Hotel/Motel Capacity for Temporary Emergency Shelter:** At the onset of the COVID-19 pandemic, the City entered into temporary rental agreements with three area hotels through which approximately 1,268 unduplicated individuals at risk of medical complication and/or impacted by COVID-19 received transitional shelter and housing navigation. Services were provided in partnership with Pima County, El Rio Health Center, and not-for-profit subrecipient agencies. Following the scale-out of this effort, the City maintained procurement contracts with area hotels and continues to provide temporary hotel-based shelter as needed for vulnerable individuals and families.

**Property Acquisition:** The City has acquired five properties (four in prior program year, one in current program year) which have been staffed by City and non-profit agencies providing approximately 160 additional shelter and transitional housing beds nightly.

**Non-Profit Funding:** The City provided funding for 14 emergency shelter and transitional housing programs during the reporting year using annual entitlement, CARES Act, American Rescue Plan, and local General Funds.

**Community Shelter Improvements:** The City provided CDBG, CDBG-CV, and HOME-ARP funding to support facility improvements and adaptations at 5 community shelter and supportive housing programs including Emerge Center Against Domestic Abuse, Sister Jose Women's Center, Primavera Foundation, Old Pueblo Community Services, and Southern Arizona AIDS Foundation to sustain and expand existing shelter capacity with improved safety, health, and energy-efficiency.

**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**

The City of Tucson funds agencies for Eviction Prevention through General Funds and works collaboratively with the Tucson Pima Collaboration to End Homelessness (TPCH) and Pima County to operate Homelessness Prevention programs through the local Coordinated Entry system. TPCH is the HUD Continuum of Care (CoC) for Tucson/Pima County and is a planning entity made up of local stakeholders. The CoC leads homeless planning across municipalities and agencies. 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 supportive housing for domestic abuse survivors. City Outreach workers respond to emails and phone calls from persons at imminent risk of homelessness and coordinate service linkages to community agencies. 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. City staff additionally coordinate with the Pima County Safety and Justice Challenge and participate in local justice reform initiatives the Jail Population review committee.

The City of Tucson subawards CDBG and ESG funds for the purposes of administering eviction and homelessness prevention services in the Tucson area. The City of Tucson jointly administers the local Continuum of Care's Coordinated Entry system in partnership with Pima County. During the program year, the City administered an affirmative outreach campaign using print, digital, and mass media to reach eligible individuals and families including the following prioritized subpopulations:

\*Family households with minor-aged children

\*Chronic health conditions including conditions which pose increased risk of severe medical complication associated with COVID-19 illness

\*Prior legal involvement and criminal offenses which commonly pose barriers to housing

\*Households with prior eviction and/or system-involvement

The City continues to advocate to the local Continuum of Care for expanded access to homelessness prevention services to include eligible households transitioning out of hospitals and other institutions. Expedited Coordinated Entry procedures during the COVID-19 pandemic expanded availability to these populations.

Additionally, funding received through the HUD Youth Homelessness Demonstration Project include diversion program funds for young adults which is being used to provide host home support and other resources to prevent homelessness among youth and young adults including youth exiting juvenile justice and child welfare systems.

Lastly, the City obtained philanthropic funding to coordinate a rapid response diversion fund which is accessible to all CoC member agencies and provides rapid financial assistance to prevent and respond to homeless episodes for which one-time financial assistance is a sufficient intervention.

**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 City actively works to reduce unsheltered homelessness and its negative impacts on residents who experience it and the general community. Key strategies are described below and accompanied by specific efforts taken related to vulnerable subpopulations.

**Promoting Transitions to Permanent Housing:** The City requires all homelessness response activities it provides/funds to deliver housing-focused services that promote immediate access to low-barrier shelter and facilitate transitions to permanent housing. As previously reported, the City expanded emergency shelter beds through temporary contracts and property acquisition, expanded housing navigation services, and increased its set-aside of Housing Choice Vouchers and Public Housing units for persons experiencing homelessness.

**Shortening Lengths of Time Homeless:** The City has partnered with the local Continuum of Care to reduce lengths of stay in shelter/transitional housing and adopted evidence-informed dynamic prioritization practices through the local Coordinated Entry system to ensure that high-needs households are prioritized for all available housing solutions and have reduced barriers to housing move-in. Despite the unprecedented shortage of affordable housing during the pandemic, local CoC system reports indicate that the median length of time homelessness decreased by 3 days among persons served in emergency shelter and transitional housing projects during the most recent CoC reporting year.

**Facilitating Access to Affordable Housing:** The City established a non-profit affordable housing development corporation during the program year. The new organization successfully competed for LIHTC funds in 2022 and will provide 68 additional units of affordable housing for low-income older adults, including a minimum of 13 units dedicated to persons experiencing homelessness. Additionally, the City has committed HOME and American Rescue Plan funds to a variety of outside development projects including the 63-unit Desert Dove project, the 72-unit Belvedere Terrace project, and the West Point II Apartments with 85 units.

### Prioritized Subpopulations

**Chronically Homeless:** The City partnered with Pima County and TPCH to achieve multiple system improvements to better address chronic homelessness. These include a) continued support of the Pima County Housing First project; b) launch of a FUSE initiative to identify and prioritize high-utilizer households across health, justice, and homeless response systems; c) Coordinated Entry system adaptation using evidence-informed dynamic prioritization processes; and d) targeted deployment of non-congregate shelter, housing navigation, and voucher resources.

**Families with Children:** Coordinated Entry prioritization was updated to prioritize families with children for homelessness prevention services, and the City continued to support family shelter and housing services at Emerge Center Against Domestic Abuse, Our Family Services, Primavera Foundation, and

TMM Family Services.

Unaccompanied Youth: The City led the implementation of the local Youth Homelessness Demonstration Project, which provides approximately 100 additional housing beds and comprehensive supportive services, including family reunification and diversion assistance for youth and young adults experiencing homelessness. The City additionally provided non-profit funding to support services for unaccompanied youth at Youth On Their Own and Our Family Services.

Veterans: The City administers 636 HUD-VASH vouchers in partnership with the local VA, participates in Veteran case conferencing, and provides community facility funding for Veteran housing at Old Pueblo Community Services.

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

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

During the plan year, the City of Tucson addressed the needs of public housing through the following strategic actions:

- Utilized multi-family residential rehabilitation funds to support modernization of public housing inventory. Modernization activities included roofs, cabinetry, flooring, appliances, and major rehabilitation. Additionally, energy-inefficient evaporative coolers have been replaced by more efficient air conditioning units.
- Provided human services funding to support case management and resource coordination for high-needs public housing residents including older adults, persons with disabilities, and persons entering public housing following experiences of homelessness.
- Advanced CHOICE Neighborhoods implementation strategies to positively impact neighborhood surrounding Tucson House, the City's largest public housing property.

Highlighted activities undertaken during the program year include:

- Willard Street Apartments: \$1.3M (CDBG) allocated to rehabilitate 8-unit multi-family property administered through PHA EI Portal affordable housing portfolio.
- Fifth and Dodge Apartments: \$2.8M (CDBG) allocated to rehabilitate 28-unit multi-family property administered through PHA EI Portal affordable housing portfolio.
- Tucson Cares: \$120,642 (General Fund) subawarded to Arizona State University to provide health supports and resources for public housing residents.
- Tucson House Home Based Services: \$75,000 (CDBG) subawarded to Compass Affordable Housing to provide case management and supportive services to support the transition of persons experiencing homelessness and other vulnerable individuals to public housing.
- Francis Esquer Park Improvements Design: \$330,469 (CDBG) allocated to build a new dog park, bridge across Bronx Wash, and walking paths adjacent to and benefiting public housing residents).

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

#### Resident Leadership and Management Participation

In recent years, the Public Housing program has made concerted efforts to increase resident participation in public housing management. Public Housing residents participate in Resident Councils which include training related to parliamentary procedures, meeting facilitation, elections, and other effective governance practices. The program offers a variety of workshops including opportunities to partner with officers from the Tucson Police Department to address activities in their neighborhoods.

Public Housing resident representatives participate in the City of Tucson’s Commission on Equitable Housing and Development, the local Continuum of Care Board, and in various planning and working groups associated with the program. Residents have actively participated in the planning efforts for the Tucson House rehabilitation project as well as in the Action Activity proposal and selection process.

#### Promoting Homeownership and Family Self-Sufficiency

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.

The HCV Homeownership Program was implemented to assist participants with purchasing a home with their rental subsidy, since the inception there has been one family that has purchased their home, and one family is currently in the process. The program host quarterly homeownership workshops to educate participants about the program.

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

Not applicable. The City of Tucson and Pima County PHAs are not designated as troubled.

## **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 taken decisive action in recent years to reduce administrative and policy barriers to affordable housing creation and preservation. Specific activities include:

- 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.
- Establishing the city's first affordable housing density bonus as part of the Sunshine Mile Overlay and Infill Incentive districts.
- Establishing a local Accessory Dwelling Unit (ADU) Ordinance and implementing a CDBG-funded ADU rehabilitation pilot initiative.
- Updating the local Development Impact Fee Ordinance to expand the subsidy available for affordable housing development activities to incentivize affordable housing creation. Changes include increasing the amount of subsidy available per project to \$150,000, permitting for-profit developers to apply for the subsidy, and increasing the affordability level to 100% AMI.
- Updated commercial parking requirements to allow Individual Parking Plans with reduced parking area requirements based on site-specific anticipated parking needs for affordable housing developments to reduce barriers to affordable housing production.

## **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 which significantly and positively impact housing and other needs of LMI. During the program year, the City utilized entitlement and General Fund resources to 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.

- Provide comprehensive services including temporary shelters for homeless and victims of domestic violence, plus other support such as case management, emergency food assistance, and intervention.

These services provide a vital safety net to address underserved needs and to prevent and interrupt distress among LMI households and neighborhoods. Toward these aims, the City of Tucson non-profit grantmaking and delivery of direct services by the Housing and Community Development Department:

- Provided shelter, housing navigation, and other services for Tucsonans experiencing and/or at risk of homelessness.
- Supported safe, reliable transportation and mobility among low-/moderate-income Tucsonans.
- Promoted physical, emotional, and behavioral health among Tucsonans experiencing challenges to well-being, food insecurity, and financial distress.
- Supported housing and financial stability for Tucson residents with disabilities and older adults through family caregiver support, attendant care, and disability services.
- Combated the long-term impacts of poverty on Tucsonans through education, employment, and financial wellness programs benefiting persons.
- Provided community safety net services for Tucsonans experiencing domestic abuse and/or other crisis situations.

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

In 2019, the City of Tucson received a \$3.95 million grant from the U.S Department of Housing and Urban Development (HUD) Office of Lead Hazard Control to implement a \$3.55 million Lead Based Paint Hazard Reduction (LHR) Program and a \$400,000 Healthy Homes Program within Tucson City limits.

The City of Tucson's LHR Program is built on a foundation of previous experience administering 3 Lead programs (begun in 2007, 2012, and 2016); 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 LHR 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.

During the program year, the LHR and Healthy Homes Program provided direct assistance to 23 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; coordinated the local inter-agency referral system for blood lead level testing and lead hazard controls in the home; and conducted a community-wide education campaign to build

capacity and relationships among residents and agencies for an overall impact on health.

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

The People, Communities, and Homes Investment Plan (P-CHIP), adopted in January 2021, establishes key strategies related to the Plan priority of reducing poverty and its effects on Tucson residents. Specific activities undertaken with entitlement and leveraged resources during the program year include:

- Provision of education, employment, career planning, and social services to support employability, upward economic mobility, and financial stability for 12 public housing residents and 49 Housing Choice Voucher recipients participating in the City’s Family Self-Sufficiency program (61 participants total).
- Non-profit grant funding to support the expansion of the Metropolitan Education Commission’s Regional College Access Center.
- Non-profit grant funding to support the Financial Wellness programs at Jewish Family & Children’s Services.
- Leveraged economic development initiatives undertaken by the City’s Department of Economic Initiatives to promote business growth and opportunity among low-income workers.
- Promoted living wages across economic categories through ongoing implementation of HUD Section 3 requirements and activities to promote employment of persons with lived and living experience of poverty.
- Began implementation of the City’s Choice Neighborhoods Transformation Plan which includes strategies to reduce neighborhood poverty and increase opportunities for residents to achieve sustainable, inclusive, and equitable growth. These include promoting equitable economic mobility for local residents, pursuing economic development through investments in workforce development, establishing mixed-use nodes with neighborhood serving retail, and promoting the unique economic character of the area.

In addition to these activities intended to reduce the number of Tucsonans living in poverty, the City provides, directly and through non-profit agency partners, a vast array of social services and other activities to reduce the negative impacts of poverty among those who experience it.

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

The City of Tucson Department of Housing and Community Development continues to rise to the challenges posed by the current economic climate and new infusion of financial resources resulting from the COVID-19 pandemic. HCD capacity-building efforts achieved in recent years include:

- Re-structuring the Department’s executive leadership team to include the Director and two Deputy Directors to promote strategic leadership and advance City priorities.
- Creation of the Strategic Planning and Community Engagement (SPACE) division charged with

implementing strategic goals, community-based planning, data analysis and visualization, public information coordination, and affordable housing development.

- Founding of the City's non-profit affordable housing development corporation which is working in partnership with co-developers and local agencies to expedite affordable housing creation in the Tucson area.
- Creation of the Commission on Equitable Housing and Development which provides community-driven guidance for HCD activities and priorities.
- Establishing competitive solicitation processes for the distribution of CDBG public facility and HOME affordable housing projects to improve community transparency and expand funding opportunities.
- Leveraging American Rescue Plan funds to initiate land-banking efforts for future affordable housing development.

**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 including non-profit housing rehabilitation agencies, Pima County Community and Workforce Development Department, and the Tucson Pima Collaboration to End Homelessness (TPCH), the local Continuum of Care. Since 2019, the City has served as the Collaborative Applicant and CoC Lead Agency for the Continuum of Care, providing centralized coordination between this coalition of approximately 50 social service, faith-based, and government agencies and the City's public housing and entitlement programs. 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 partnership with 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 HOME funding options to private developers, businesses, and nonprofit agencies to ensure opportunities for development of low income housing.

Additionally, the City of Tucson has established a social service liaison position for residents of the City's largest public housing property, the Tucson House, and initiated on-site health, behavioral health, case management, and housing stabilization services.

**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 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.

During the program year, SWFHC activities included Intake and processing of 12 pre-complaints, conducted 7 presentations, and conducted 8 systemic tests. These services available and provided throughout the Tucson/Pima County area. 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.

The City conducted fair housing outreach and community awareness activities including the issuance of a Fair Housing Month proclamation by Mayor Regina Romero in April 2023, the hosting of a virtual town hall on fair housing conducted in partnership with the Mapping Racist Covenants project, and traditional media outreach through English and Spanish language publications.

Actions to Overcome Impediments: The City displays Fair Housing information in its facilities and marketing materials, The City implements the Limited English Proficiency Plan (LEP) and site based and program based affirmative marketing and outreach throughout the jurisdiction and 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 scattered site policy for public housing and Housing Choice Vouchers. In 2019, the City partnered with the local Continuum of Care and SWFHC to record an online training module which provides an overview of Fair Housing law, the Equal Access Rule, and the Gender Identity Rule. Beginning in 2021, the City required both City staff and community agency staff working in community development and homeless assistance programs funded through ESG, CDBG, or HOME funds to complete Fair Housing training annually.

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 low-/moderate-income persons both within and outside areas of minority concentration. Targeted outreach and community engagement events are conducted to promote awareness and access to City-funded services among disparately impacted groups.

The City additionally funds projects in areas designated low income or for the mitigation of spot blight, many of which are located in areas of minority concentration. 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. Since 2016, the City has collaborated with Pima County, the University of Arizona and 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.

## **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 subrecipient agreements on a routine basis. Desk review occurs at least annually utilizing a monitoring checklist/risk assessment appropriate for the program/project. Subrecipients receive on-site monitoring based on risk assessment using a standardized risk matrix and fiscal monitoring/audit occurs prior to reimbursement of payment requests. All public facility projects require an on-site visit prior to making final payment

Centralized Monitoring Guidance: The City of Tucson's Entitlement Program Subrecipient Monitoring Policies and Procedures are published at <https://www.tucsonaz.gov/Departments/Housing-and-Community-Development/Documents/Program-Policies-Procedures>. Monitoring files are maintained in the City electronic files in accordance with federal recordkeeping requirements.

Centralized Copies of Monitoring Reports and Non-Profit Audits: Staff maintain copies of monitoring reports, financial statements, insurance certificates, and single audits in a centralized file sorted by agency, fiscal year and project. This ensures greater divisional oversight and coordination of funded projects.

### **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. 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. Findings or concerns are addressed as identified. Staff hold eligibility-training classes as needed for all funded agencies that manage low-income HOME rental units. The training includes how to conduct income eligibility in accordance with guidelines and explains what documents must be maintained in the eligibility file.

Internal monitoring is conducted semi-annually to conduct quality control of HCD operations and ensure oversight, compliance, and continuous quality improvement within entitlement programs. The HCD Compliance Team monitors compliance with long-range requirements, MBE/WBE reporting, Section 3, and other federal mandates and the PCD Administrator monitors ongoing compliance with public



participation and consolidated plan requirements under the direction of the Deputy Director.

### **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 2022 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 7, 2023, through September 22, 2023. An advertisement was placed in the Arizona Daily Star, a local general circulation newspaper, on September 1, 2023, requesting comments in English and Spanish. A similar notice was posted beginning on September 1, 2023, on the City of Tucson Housing and Community Development website. 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: Jason Thorpe 310 Commerce Park Loop; Tucson, AZ 85745. All public notices included instructions for requesting CAPER materials or information in accessible formats and languages other than English, and TTY lines were available and published.

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 City has not made any changes to its CDBG program objectives. As reported in prior CAPER submissions, the People, Communities, and Homes Investment Plan (P-CHIP) and Housing Affordability Strategy for Tucson (HAST) lay out priorities, goals, and strategy areas. The plan is a roadmap for Tucson Housing and Community Development actions for the next five years. Entitlement funding allocations for programs and projects will continue to align with these plans.

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

No

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

N/A – The City of Tucson is not a BEDI grantee.

## **CR-50 - HOME 24 CFR 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 24 CFR §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.

The list below includes all properties which were due for completion inspection (prior to IDIS close-out), initial ongoing inspection (within 12 months), and semi-annual ongoing inspection (every three years).

Alborada Apartments (Initial): No issues

Gateway Apartments (Initial): Property fully leased in 2023. HOME inspections will occur within 12 months.

Newport at Amphi Apartments (Initial): No issues

Stone Point Apartments (Initial): Issues Identified: The HOME inspections delayed. Property unsafe to conduct HOME unit inspections. The city is in the process of changing the security company and building an exterior wall with wrought iron and a security gate in front to ensure safety. The HOME inspections will be conducted in 2024.

7th Avenue Commons Apartments (Recurring): No issues

Alvord Court Apartments (Recurring): Issues Identified: All issues remedied on site.

Casa Bonita I & II Apartments (Recurring): No issues

Casa Bonita III, IV, V Apartments (Recurring): Issues identified: HOME units were due to be inspected in PY2022. Due to a change in Property Management Company, HOME units scheduled to be inspected in PY2023.

Casita Mia V Apartments (Recurring): No issues

Las Casitas San Miguel Townhomes (Recurring): No issues

Catalunya Apartments (Recurring): No issues

El Portal – scattered units (Recurring): No issues

Esperanza En Escalante Apartments Phase I (Recurring): No issues

Esperanza En Escalante Apartments Phase II (Recurring): All issues remedied on site

Downtown Motor Lodge Apartments (Recurring): No issues

Fairhaven North Apartments (Recurring): All issues remedied on site

Fairhaven South Apartments (Recurring): All issues remedied on site

Fry Apartments (Recurring): All issues remedied on site

Ghost Ranch Phase Apartments Phase I (Recurring): All issues remedied on site

Ghost Ranch Phase Apartments Phase II (Recurring): No issues

Glenstone Village Apartments (Recurring): No issues

Las Villas De Kino Apartments Phase I & II (Recurring): All issues remedied on site

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

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 scheduling a monitoring visit. The process begins with a review of 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." 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**

The total amount of HOME Program Income received during the PY2022 was \$76107.16. Overall total with prior year carry-forward PI: \$19141958.00 and applied during the program year was \$300000.00.

PI was applied to various activities including Down Payment Assistance, Rental Development, Homeowner Rehab, TBRA and Administration. Major Rental Development that received PI - IDIS 5145 Newport at Rodeo Apartments, 5301 S. Nogales Hwy. (77 units) and IDIS 4984 Pima County Mobile Home Replacement Program. See Question 4: Other actions taken to foster and maintain affordable housing.

The City of Tucson currently has four rental development activities open in IDIS (currently under construction/constructed and not yet occupied):

- Rio Mercado, 28 HOME units, \$3,350,000.00, Rental Development, New Construction
- Gateway Apartments, 11 HOME units, \$3,378,000, Rental Development, New Construction
- Newport at Rodeo Apartments, 7 HOME units, \$1,925,000, Rental Development, New Construction
- Cascade Apartments, 8 HOME units, \$1,000,000, Rental Development, New Construction

Project owners include non-profit and for-profit affordable housing developers, tenant populations for these projects include low-income households with multiple projects targeted for low-income older adults and HOME-ARP qualifying populations including persons experiencing homelessness and fleeing/attempting to flee domestic abuse.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

As highlighted throughout this CAPER, the City of Tucson took aggressive action during PY 2022 to foster and maintain affordable housing. Highlighted activities include:

- Construction of 147 units of affordable housing
- Rehabilitation and affordability preservation of 108 units of affordable housing
- Incorporation of a City-administered not-for-profit affordable housing development corporation to increase affordable housing production in Tucson
- Preliminary allocation of \$2M in American Rescue Plan funded affordable housing development

adding 220 units of affordable housing to the development pipeline

- Preliminary allocation of \$1.4M in HOME funds to support four affordable homeownership development projects adding a total of 38 units of affordable housing to the development pipeline
- Advancing local policy priorities to reduce policy barriers to affordable housing development (parking, accessory dwelling units, source of income protection)
- Advancing implementation of the Housing Affordability for Strategy for Tucson

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## 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.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200	98
Tenant-based rental assistance	40	27
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

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/Departments/Housing-and-Community-Development/Documents/Reports>. It is also attached to this document in IDIS.

## CR-58 – Section 3

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

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	2	0	0	0	0
Total Labor Hours	0	0	0	0	
Total Section 3 Worker Hours	0	0	0	0	
Total Targeted Section 3 Worker Hours	0	0	0	0	

**Table 15 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	
Direct, on-the job training (including apprenticeships).	0	0	0		
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0	0	
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	
Held one or more job fairs.	0	0	0	0	
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	
Assisted residents with finding child care.	0	0	0	0	
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0	0	
Assisted residents to apply for, or attend vocational/technical training.	0	0	0	0	
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	



Other.	0	0	0	0
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Table 16 – Qualitative Efforts - Number of Activities by Program

**Narrative**

The City of Tucson has 4 open CDBG activities and 4 open HOME activities subject to Section 3 requirements. No PY22 activities were closed during the PY22 reporting period. Consistent with HUD guidance, Section 3 data will be reported at the time of activity completion. NO ESG or HOPWA projects supported during PY 2022 were subject to Section 3 reporting. The City did not receive Federal HTF funds during PY 2022.

**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  
**UEI**  
**EIN/TIN Number** 866000266  
**Identify the Field Office** SAN FRANCISCO  
**Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance** Tucson/Pima County CoC

**ESG Contact Name**

**Prefix** Ms  
**First Name** Ann  
**Middle Name**  
**Last Name** Chanecka  
**Suffix**  
**Title** Interim Director

**ESG Contact Address**

**Street Address 1** P.O. Box 27210  
**Street Address 2**  
**City** Tucson  
**State** AZ  
**ZIP Code** -

**Phone Number** 5208376691  
**Extension**  
**Fax Number**  
**Email Address** HCD-Director@tucsonaz.gov

**ESG Secondary Contact**

**Prefix** Mr  
**First Name** Jason  
**Last Name** Thorpe  
**Suffix**  
**Title** Interim Deputy Director  
**Phone Number** 5208375331  
**Extension**  
**Email Address** jason.thorpe@tucsonaz.gov

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

**Program Year Start Date** 07/01/2022  
**Program Year End Date** 06/30/2023

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

**Subrecipient or Contractor Name:** TUCSON  
**City:** Tucson  
**State:** AZ  
**Zip Code:** 85726, 7210  
**DUNS Number:** 072450869  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Unit of Government  
**ESG Subgrant or Contract Award Amount:** 0

**Subrecipient or Contractor Name:** COMPASS AFFORDABLE HOUSING, INC.  
**City:** Tucson  
**State:** AZ  
**Zip Code:** 85705, 4538  
**DUNS Number:** 830239427  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 0

**Subrecipient or Contractor Name:** PRIMAVERA FOUNDATION

**City:** Tucson

**State:** AZ

**Zip Code:** 85701, 2600

**DUNS Number:** 148847700

**UEI:**

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

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

**ESG Subgrant or Contract Award Amount:** 0

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

**City:** Tucson

**State:** AZ

**Zip Code:** 85716, 3426

**DUNS Number:** 842812067

**UEI:**

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

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

**ESG Subgrant or Contract Award Amount:** 0

**Subrecipient or Contractor Name:** Our Family Services, Inc.

**City:** Tucson

**State:** AZ

**Zip Code:** 85712, 2402

**DUNS Number:**

**UEI:**

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

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

**ESG Subgrant or Contract Award Amount:** 0

**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

INTENTIONALLY BLANK  
PER HUD GUIDANCE

#### 4d. Street Outreach

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 19 – Household Information for Street Outreach

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

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 20 – Household Information for Persons Served with ESG

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

	Total
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

INTENTIONALLY BLANK  
PER HUD GUIDANCE

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

	Total
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**

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
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-65 Left Blank**

Pursuant to HUD instructions regarding submission of the PY 2021 CAPER, the Emergency Solutions Grant Annual Performance Report is attached to this CAPER and CR-65 has been left blank. Refer to the attachment for CR-65 data.

## 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	28,078
Total Number of bed-nights provided	12,355
Capacity Utilization	44.00%

Table 24 – Shelter Capacity

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

The City of Tucson serves as the Continuum of Care Lead Agency and Coordinated Entry Lead for the Tucson/Pima County Continuum of Care (AZ-501). In this role, ESG and CoC Lead staff collaborated with other ESG jurisdictions to establish shared performance metrics for all ESG projects. Project-level performance is reported by the HMIS Lead to the ESG recipients and sub-recipients, as well as the CoC membership and System Performance Evaluation Committee on a quarterly basis in order to inform ongoing system improvement processes. The City reviews quarterly ESG performance data and provides technical assistance, training, and administrative support to improve ESG project performance through each of its sub-awards.

ESG program performance outcomes for the most recently completed quarter are provided below for each outcome metric established in consultation with the CoC.

- 100% of entries filled through Coordinated Entry (homelessness prevention, rapid rehousing)
- 44% bed utilization (emergency shelter, rapid rehousing)
- 41% leavers with increased income (all project types)
- 64% exits to permanent housing destinations (homelessness prevention, emergency shelter, rapid rehousing)
- 26% exits to positive housing destinations (street outreach)
- 92% exits to known destinations (all project types)
- 86% HMIS data quality

**CR-75 – Expenditures**

**11. Expenditures**

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

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

**Table 25 – ESG Expenditures for Homelessness Prevention**

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

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

**Table 26 – ESG Expenditures for Rapid Re-Housing**



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

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Street Outreach			
HMIS			
Administration			

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2020	2021	2022

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2020	2021	2022
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

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

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2020	2021	2022

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