

**City of Tucson and Pima County
2010 – 2014
HUD Consolidated Plan
and
2010 Annual Action Plans**

Public Hearings

Thursday April 15, 2010





Purposes and Agenda



Purposes

1. Provide information
 - Contents of the Consolidated Plan and Annual Action Plans
2. Public Comments

Agenda

1. Introductions
2. 5-year Consolidated Plan Overview
3. Annual Action Plans Overview



Consolidated Plan Resources



- 2010 Allocations:
 - CDBG
 - Pima County = \$2,860,697
 - Tucson = \$6,713,269
 - HOME
 - Consortium = \$4,422,522
 - ESG
 - Pima County = \$115,952
 - Tucson = \$271,483
 - HOPWA
 - Tucson = \$453,391



Consolidated Plan Development and Contents



- 15 Stakeholder and Public Forums
- Document Review and Incorporation
- Market Analysis
 - Housing
 - Rental
 - Homeownership
 - Homeless and Non-homeless Special Populations
 - Community Development
 - Human Services
 - Public Facilities and Infrastructure

5-year Consolidated Plan Highlights





Household Characteristics



- 145,630 (40%) LMI
 - 35,805 (25%) Extreme (< \$17,200)
 - 45,530 (31%) Very Low (< \$29,000)
 - 64,295 (44%) Low-Mod (< \$46,000)

- Median wage is 67% AMI

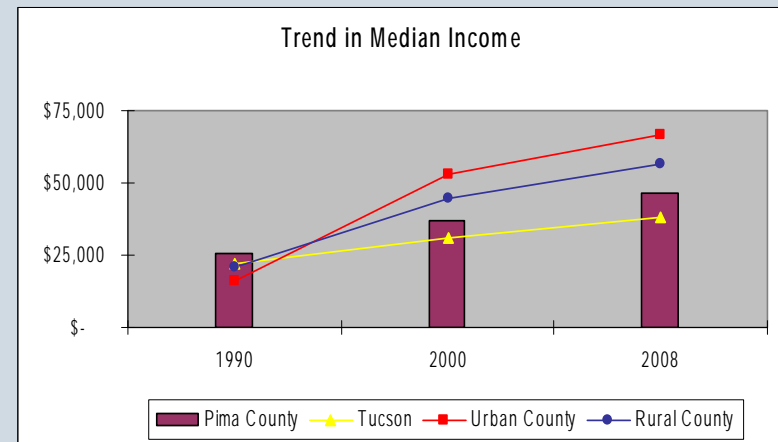
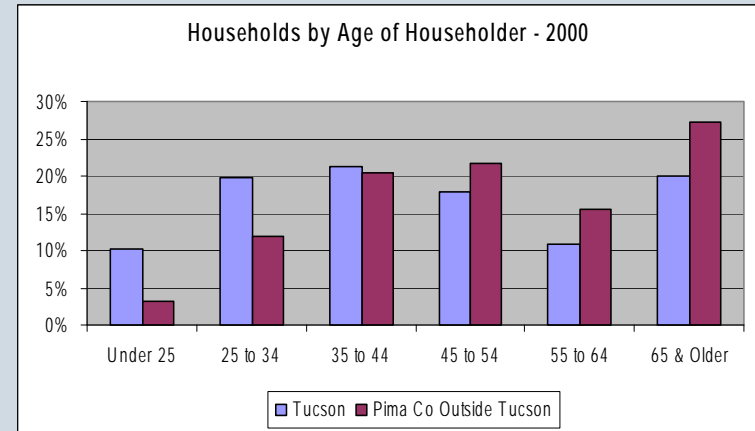
- 60% HH are 1-2 people
 - 30% Live Alone
 - 30% Married without Children



Geography Matters - People

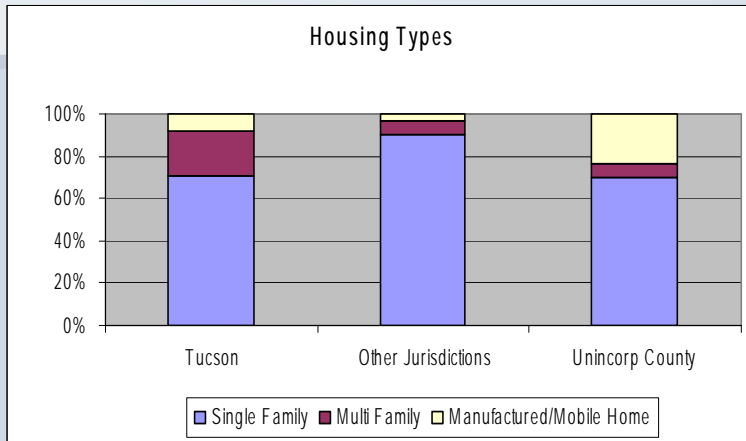


- Tucson
 - Median Income 82% of County
 - 54% of Population
 - 70% of Single Parents
 - 60% of Hispanic and Minority HH
- Outside Tucson
 - 55% of Empty Nesters





Geography Matters - Housing

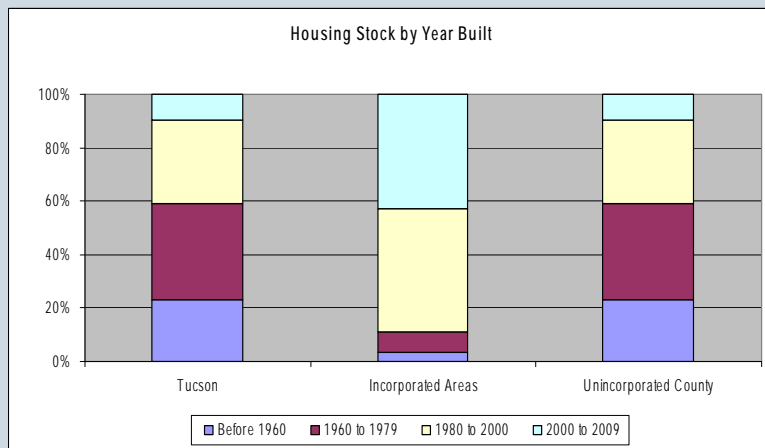


- Single-family Predominates
 - Multi-family in Tucson
 - Manufactured in Unincorporated County

- Oldest Housing Stock
 - Tucson
 - South Tucson
 - Unincorporated County

- Renters in Tucson and South Tucson

- Owners outside Tucson





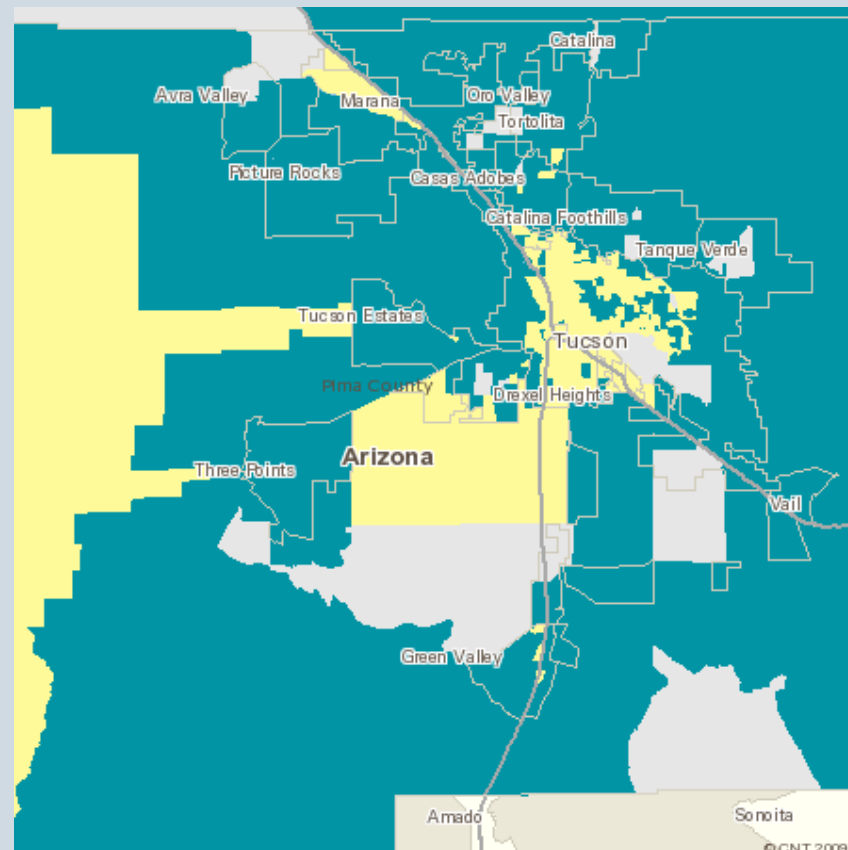
Geography Matters

Housing + Transportation



- Location Efficiency and Affordability
 - 45 – 48% combined
- Most affordable
 - Central City
 - Multi-modal opportunities may impact other areas.

Housing + Transportation Affordability

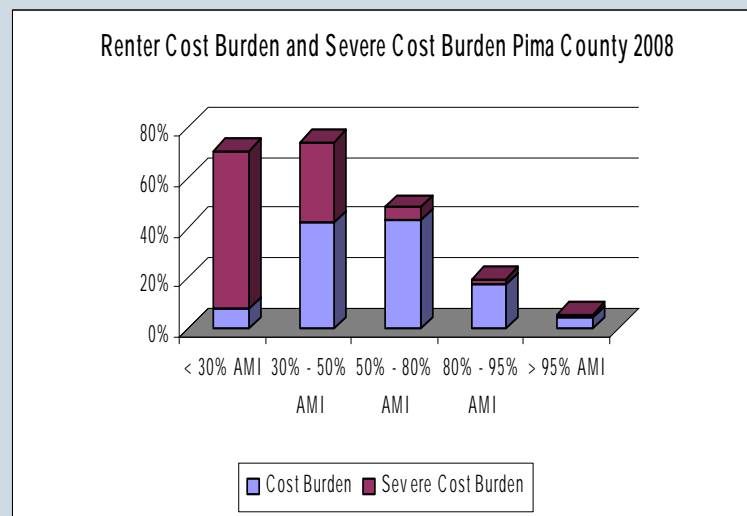




Rental Market



- Cost burden
 - 75% extremely low and very low income
- 2000 – 2009
 - Rents up 32%
 - Income up 22%
- Estimated 7,237 units needed
 - < \$350/mo incl. utilities
- Public Housing/ Section 8
 - 8 – 9 year wait
 - 5,746 on waiting list

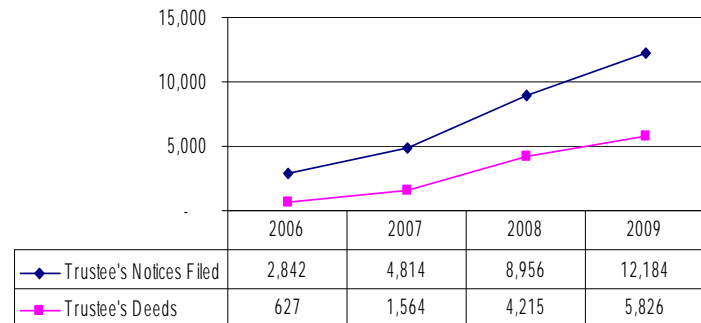




Homeownership Market

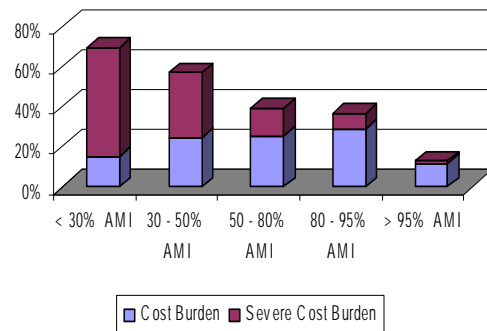


Trend in Trustee's Deeds and Notices Filed 2006-2009



- Cost Burden
 - 2/3 extremely low and very low
- 2000 – 2009
 - Prices up 61%
 - Income up 22%
- More affordable units in Tucson
- Foreclosure
 - No Area Immune
 - Newest Development
 - Refinanced during Boom
- Investors
 - 23% recent sales are cash

Owner Cost Burden by Income Pima County 2008



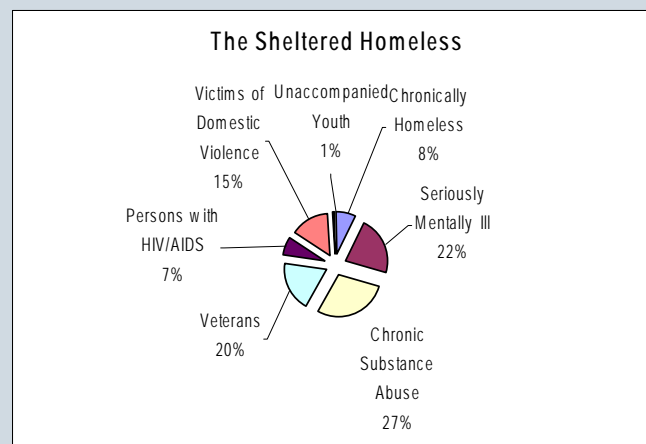
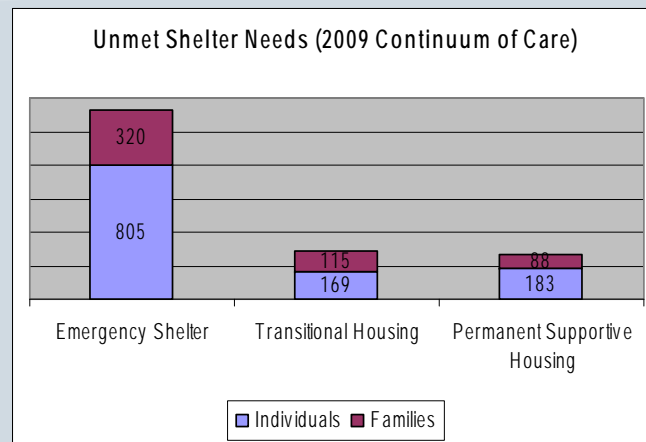


Homeless



■ Continuum of Care Needs

- Emergency Shelter
 - 1,125 beds
 - 805 Individuals
 - 320 Individuals in Families
- Transitional Housing
 - 284 beds
 - 169 Individuals
 - 115 in Families
- Permanent Supportive Housing
 - 271 units
 - 183 Individuals
 - 88 in Families
- Sheltered Populations
 - Substance/Alcohol Addictions
 - Mentally Ill
 - Veterans
 - Domestic Violence Victims

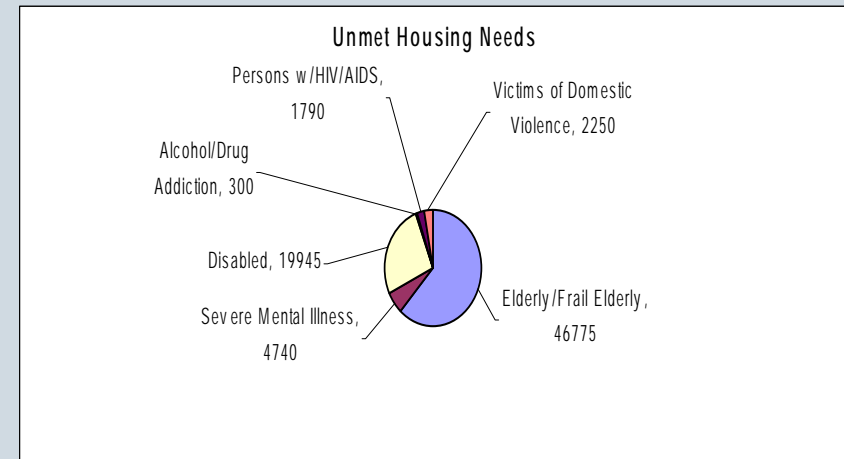
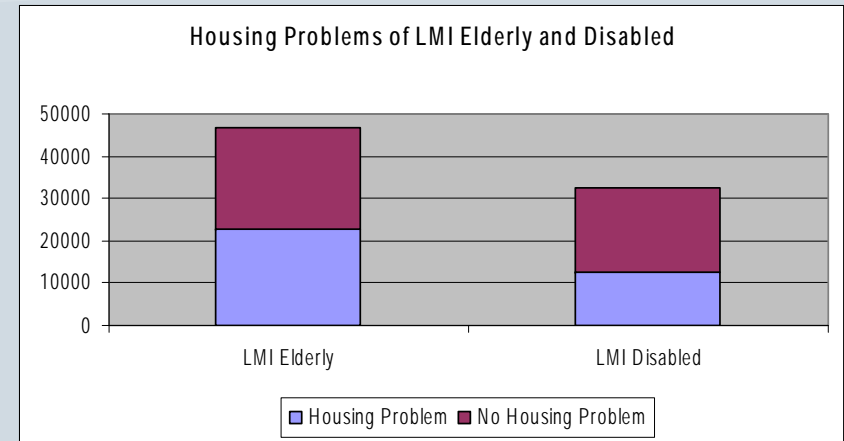




Special Populations



- 111,325 Elderly HH
 - 42% LMI
 - 47% age 75+
 - 29% have housing problems
 - 45% of renters
- 38,000 Disabled
 - 53% LMI
 - 62% LMI housing problems

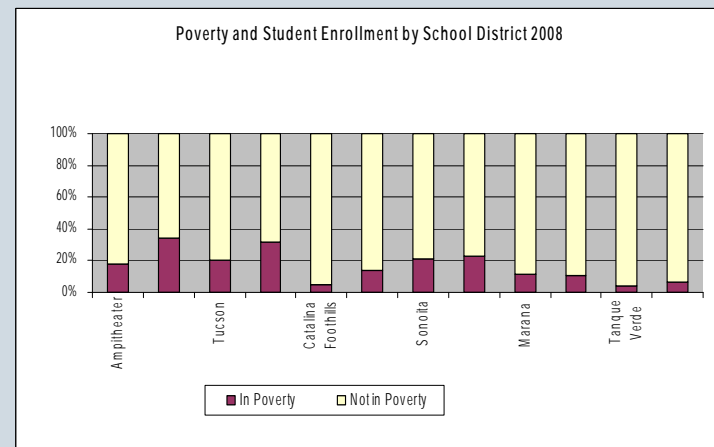
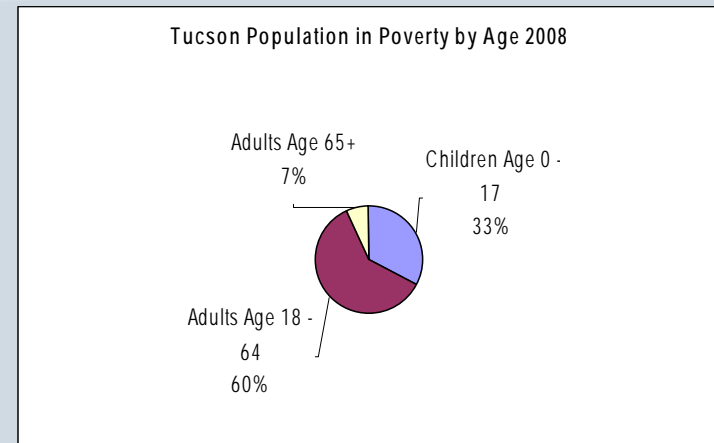




Human Services



- Special Populations
 - Persons with HIV/AIDS
 - Victims of Domestic Violence
 - Alcohol/Drug Addictions
 - Mentally Ill
 - Poverty
 - 148,564 in Pima County
 - 101,509 in Tucson
 - Families with Children
 - School District Poverty up
 - Refugees and Immigrants





Public Facilities and Infrastructure



- Neighborhood Facilities
- Fire Protection
- Senior Centers
- Job Retention/Creation
- Fair Housing
- Community Planning
- Support for Shelters
- Code Enforcement
- Nonprofit Facility Improvements

Sustainable Communities

Consolidated Plan Vision





One Vision - Four Goals



Invest in *geographic areas* with the greatest need while promoting greater *housing choice* and *economic and social integration*.

Invest in *human dignity* and sustainable communities by supporting *intervention, prevention, improvement and enrichment* activities.

Be the model of *cooperative and coordinated planning* and implementation, encouraging *community support and engagement*.

Develop *innovative leverage* resources.



General Housing Strategies



1. Housing and Transportation Affordability Index
 - Prioritizing where appropriate
2. Energy efficiency and sustainability.
3. Inventory and contribute publicly-held land.
 - Priority for “shovel ready”
4. Tucson - development of affordable housing -significant community benefit.
5. Land bank properties for future affordable housing development.
6. Alternative methods of capitalizing City and County Housing Trust Funds.
7. Community Land Trust.
8. Rehabilitation standards.
 - Gradated improvements,
 - Emphasis on health and safety, energy efficiency and sustainability improvements.



Rental Housing Strategies



1. Rehabilitate, preserve or replace.
2. Bridge loans to acquire foreclosed multi-family properties.
 - Vulnerable populations,
 - Fast-track risk assessment process.
3. Acquire and rehabilitate foreclosed properties.
4. Housing Choice Vouchers and Tenant-based Rental Assistance.
5. "Second-chance" housing program.



Rental Housing Goals



TABLE 25 - RENTAL HOUSING ACTIVITIES AND 5-YEAR GOALS

	City of Tucson	Pima County
Housing Development, including Acquisition	50 units	100 units
Housing Development for Special Populations	200 units	200 units
Preservation & Rehabilitation of Affordable Units	600 units	300 units
Tenant-based Rental Assistance	70 households	50 households



Homeownership Strategies



- Rehabilitate and/or replace, including historic preservation.
- Pre-purchase and post-purchase financial and housing counseling and education programs.
- Single point of contact - homeownership assistance and development.
- Acquire and rehabilitate foreclosed properties.
- Work cooperatively and leverage with the Industrial Development Authorities.
- Relationships with lenders to recognize energy-efficient and location-efficient mortgages and commercial financing opportunities.
 - Establish an employer-assisted housing assistance program focused on energy-efficiency and location- efficiency.
- Advocate for changes in the foreclosure process (State statute) to require a second notice before foreclosure.



Homeownership Goals



TABLE 26 –OWNER HOUSING ACTIVITIES

	Tucson	Pima County
Down-payment assistance for 1 st time buyers	300 households	300 households
Development of single family homes	100 units	150 units
Lead Abatement (1)	1,000 units	Incl. below
Owner-occupied Housing Rehab	1,220 units	450 units
Historic Preservation	100 units	Incl. above
Acquisition, Rehabilitation, Resale	250 units	200 units
Handicap Accessibility Improvements	150 units	150 units
Demolition/Reconstruction	35 units	30 units
Homebuyer Counseling/Training		2,000 HH



Homeless & Special Populations Strategies



1. Increase emergency shelter and Safe Haven sites in Tucson.
2. Continuum of Care planning and activities.
3. Eviction and foreclosure prevention resources.
 1. Cost-benefit of preventing homelessness.
4. Increase the supply of emergency shelter, transitional housing, permanent supportive housing, and related supportive services.
5. Support a community education campaign.
6. Support a collaborative and inter-related network of services and shelter providers.



Special Populations Strategies



1. Retrofit existing housing units.
2. Incorporate accessibility standards into rehabilitation and development guidelines on a regional basis.
3. Increase the supply of permanent, supportive housing.
4. Support in-home services for the homebound.
5. Support additional social services for care-givers.
6. Expand public transportation opportunities.
7. Both Special Populations and Homeless:
 - Work cooperatively with workforce investment agencies, employers and nonprofit agencies to provide job training and employment services for vulnerable populations.
 - Research Housing First/Pathway to Housing program as a possible model for providing housing and mental health services.



Special Populations Goals



HUD TABLE 1B – SPECIAL NEEDS (NON-HOMELESS) POPULATIONS		
	Pima County	City of Tucson
Elderly/Frail Elderly	16,000	15,000
Severe Mental Illness	400	1,500
Developmentally / Physically Disabled	600	12,000
Persons w/ Alcohol/Other Drug Addictions	400	300
Persons w/HIV/AIDS	200	425
Victims of Domestic Violence	2,250	1,800
TOTAL	19,850	31,025



Human Services Strategies



1. Facility improvements, rehabilitation and operating support.
2. Adopt the Hierarchy of Human Dignity.
3. Participate with human services providers to develop an advocacy and education network.
4. Financial literacy education in public education system.
5. Utilize Section 108 in Tucson to the greatest possible extent.
6. Invest the maximum possible (15%) of CDBG funding.
7. Human rights ordinance.
 - Reflects community values – fair/ equal housing opportunity for all, including undocumented immigrants, refugees, convicted felons.
 - Identify a non-governmental enforcement entity.
8. Support outreach and education efforts and services through mentoring and volunteer networks.
9. Support Fair Housing Education and Enforcement Activities.
10. Support neighborhood and community planning efforts.



Human Services Goals



	Tucson	Pima County
	People	Contracts/Target Areas
Youth Services	66,000	10
Services for Families	7,500	0
Handicap Services	3,500	5
Senior Programs	32,000	10
Adult Services	120,000	0
Emergency Shelter Operating Costs	165,000	0
Operating Cost – Shelters/DV Shelters	0	2
Food & Clothing Services	110,000	10
Substance Abuse Services	0	5
Transportation Services	0	4
Health Services	0	5



Economic Development Strategies



1. Support economic development activities and employment.
 - Convenient to public transportation
 - In partnership with workforce investment agencies.
2. Develop a microbusiness loan program.
 - In cooperation with the Industrial Development Authorities
 - Focus on the City of South Tucson and rural areas.
3. Work cooperatively with workforce investment agencies, employers and nonprofit agencies to provide job training and employment services.
4. Incorporate training for contractors and others private sector entities to increase understanding of and participation in HUD programs, with emphasis on Section 3 and Labor Standards that promote economic self-sufficiency.



Goals – Economic Development



- Pima County –
 - 5 Job Retention / Creation Contracts
 - Microbusiness Loan Program



Community Development Strategies



- Develop, expand and rehabilitate existing public facilities.
- Develop, rehabilitate and expand infrastructure to encourage mixed-income and mixed-use development, accessibility, use of public transportation, and sustainability.
- Continue code enforcement and demolition activities.
- Energy-efficiency resources for long-term sustainability of residential and commercial facilities.
 - Develop a model for nonprofit-private partnerships to increase commercial building energy efficiency while providing tax rebates and incentives to private sector organizations that can benefit.
- Develop community facilities capable of serving multiple populations and supporting concurrent activities.
- Encourage the co-location of services in both existing and new public facilities.
- Support public safety and security through fire protection, street improvements, flood control, and water, wastewater and solid waste facilities.



Infrastructure Goals



	Tucson	Pima County
Water Improvements	0	10
Sewer Improvements	0	15
Solid Waste Disposal	0	5
Asbestos Removal	0	5
Street Improvements	1	15
Flood Control Improvements	2	5



Facilities Goals



	Tucson	Pima County
Neighborhood Facilities	20	15
Parks/Recreation Facilities	40	10
Health Facilities	0	5
Non-Residential Historic Preservation	5	5
Fire Protection	20	15
Youth Centers	10	5
Child Care Centers	10	5
Senior Centers	5	10
Job Training Centers	1	0



Delivery System Strategies



1. Opportunities for public, program beneficiaries and stakeholders to participate in program planning and policy development.
2. Regional plan
 - Incorporates housing, human services and non-housing community development strategies.
 - Separately or together as appropriate.
3. Organizational capacity assessment and administrative systems that take advantage of existing capacity
4. Single application, funding policies and a single point of contact for activities jointly funded in the City of Tucson limits.
5. Energy efficient and sustainable design practices:
 - Net zero code;
 - Contractor education;
 - Coordinate public education regarding design and retrofit guidelines.
 - Work with the manufactured housing industry.
6. Pursue new resources to leverage and support.
 - Focus on collaboration (e.g. NSP2)



Delivery System Goals



	Tucson	Pima County
Fair Housing	10	5
Homeless Planning	4	0
Neighborhood Planning	5	0
Rural Community Planning	0	5



Fair Housing Impediments and Strategies



Impediments

- Illegal Housing Discrimination
- Lack of Knowledge about the Law & Need for More Training
- Predatory Lending
- Accessibility for Disabled
- Fair Housing Planning
- Challenges of Refugees

Strategies

- Funding
 - Testing and enforcement
 - Homeowner and tenant protection programs
 - Outreach activities and educational workshops
 - housing professionals and community members
 - Mortgage Default Counseling and Foreclosure Assistance programs
 - Home Access Program
- Continue Don't Borrow Trouble® Program and hot line
- Plan defining how affirmatively furthering fair housing will be accomplished by funded projects



Sustainable Communities



Human Services	STRATEGIES	Built Environment
<p>Education and recreation programs. Participatory planning activities. Social / political engagement / volunteer opportunities. High-wage, high-skill employment opportunities.</p>	<p>ENRICH</p>	<p>Mix of new/infill development and rehabilitation. Inter-connected with multi-modal transportation, energy-efficient/sustainable affordable housing, and employment opportunities.</p>
<p>Employment mobility: Job skill building / improvement. Range of employment opportunities. Access to higher education services. Home purchase assistance.</p>	<p>IMPROVE</p>	<p>Neighborhood and community planning. Mixed-income/use development. Multi-modal transportation opportunities. Energy-efficient, sustainable development/improvements. Commercial and residential rehabilitation. Affordable homeownership housing.</p>
<p>Credit and housing counseling. Job skills development programs. Employment resources. Assistance navigating social and economic systems. Physical and mental health services. Eviction and foreclosure prevention programs. Rental assistance.</p>	<p>PREVENT</p>	<p>Neighborhood/ community facilities. Code enforcement and demolition. Historic preservation. Commercial and residential rehabilitation. Affordable rental housing. Acquisition of vacant land and buildings for future development</p>
<p>Food and clothing. Emergency and transitional shelter with services. Permanent supportive housing. Crisis assistance to move through personal and systemic barriers.</p>	<p>INTERVENE</p>	<p>Police and fire protection. Safe streets. Potable water. Flood control. Waste (sewer and solid) disposal. Lead paint abatement.</p>

Annual Action Plan Highlights

City of Tucson
Pima County





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