

Summer 2010 Newsletter

Volume 3, Issue 1

June 2010



In this Issue

New Brownfields Grant	1
Weatherization and The Green Industry	2
Barrio Viejo/ CDBG-R Programs Update	3
Rincon Heights/ NSPS-2 Program	4
Palo Verde Neighborhood Lights/ OA Committee	5
ESG Program Update/ Foreclosure Scams	6
New CDNC Employees	7

Pima County CDNC Receives Additional \$400,000 Grant for Brownfields Program!

The Pima County Department of Community Development and Neighborhood Conservation (CDNC) has received an additional \$400,000 in EPA funding to expand its Brownfields program! The grant, awarded in mid April, will enable the Brownfields program to expand into blighted areas along the Arizona Route 85 corridor in rural Pima County.

The Brownfields Program: EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities around the country cleanup and revitalize brownfields sites. Under this law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training

grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Community Description: Pima County was selected to receive two brownfields assessment grants. The county is focusing its assessment efforts on the communities of Ajo, Why, and Lukeville (combined population 4,000). Located in the Sonoran Desert environment of southwest Arizona, they are the most remote communities in the county. Copper mining and tourism were once the economic engines for the area, but these industries have been greatly diminished. The closing of a large copper mine in the mid-1980s has devastated the once vibrant businesses along the Arizona Route 85 corridor extending through the three towns. Many buildings along the corridor are now vacant, and about 90 potential brownfield sites have been identified. Median household incomes are 40 percent lower than the national average, and unemployment rates are as high as 14.9 percent. More than 22 percent of residents live in poverty. Assessment of brownfields is expected to

facilitate retail and commercial redevelopment opportunities by identifying contamination and bridging the gap in pre-development costs.

Assessment Grants: The EPA has selected Pima County for two brownfields assessment grants. Community-wide hazardous substances grant funds will be used to prepare an inventory of brownfields, conduct approximately 14 Phase I and five Phase II environmental site assessments, and conduct community involvement activities. Petroleum grant funds will be used to perform the same tasks at sites with potential petroleum contamination. Each grant will be in the amount of \$200,000.



Weatherization and the Creation of a Green Retrofit Industry

For the last 32 years, the Weatherization Assistance Program (WAP) has been helping low-income families with energy-efficiency repairs with the goal of decreasing household heating and cooling costs and making homes safer and more comfortable. Now, at a time when families across America are having trouble meeting monthly expenses, nearly \$5 billion dollars in additional weatherization funds were awarded through the American Recovery and Reinvestment Act (ARRA) of 2009. This five-fold increase from previous funding levels will dramatically increase the benefits of this time-tested federal program for low-income families. In order to meet the new production levels required by the additional funding, local agencies have been actively hiring and training weatherization crews.

Nearly five billion dollars in additional weatherization funds were awarded in 2009 as part of the American Reinvestment and Recovery Act, a five fold increase over previous funding levels

The Pima County Community Development and Neighborhood Conservation Department (CDNC) administers the Weatherization Program for rural Pima County, and received \$1.7 million in ARRA Weatherization funds. Within the last year CDNC has tripled the number of Weatherization contractors it works with, and whose employees were all trained in the weatherization process and advanced building science principles. In addition to the construction jobs that the Weatherization Program is creating, workers are gaining marketable skills that will become increasingly useful in the coming years.

While laying the groundwork for the Weatherization "Ramp-Up," the federal government greatly increased the funds available for training and technical assistance for contractors. Weatherization training programs utilize the advanced

building science principles developed by the national Building Performance Institute. The principles emphasize the importance of integrating all the components of a home (framing, mechanical, insulation, etc.) to ensure optimal performance. High-tech diagnostic tools are used to pinpoint air leakage and other issues within a home, and repeated testing ensures that completed repairs are effective.

Within the next one to two years, new public and private programs will dramatically increase middle-class demand and ability to pay for residential energy-efficiency and renewable energy improvements. These programs include new financing products, rebates, and other innovative strategies to make energy-efficiency and renewable energy improvements more available to a wider spectrum of American homeowners.

A number of innovative state and local-level initiatives have been developed across the country to pioneer these energy retrofit incentives, and many of the lessons learned through these programs are being incorporated into new federal programs that have started recently. The following nationwide programs will spur the creation of new financial and programmatic approaches to energy efficiency:

1. Energy Efficiency Conservation Block Grant (EECBG) Program – this federal program was established in 2009 in conjunction with ARRA, and provides funding for state and local governments to implement energy-efficiency and renewable energy programs. The majority of this program's funding was provided through two rounds of grants, with the first round of grant funding allocated by formula to entitlement communities, and the second round awarded competitively. Pima County received nearly \$4 million of EECBG funds through the first round of funding that it will be using to

conduct energy audits on County buildings and to retrofit those buildings with energy-efficiency and renewable energy improvements. More information on the EECBG program is available at <http://www.azcommerce.com/Energy/EECBG.htm> or <http://www.eecbg.energy.gov/>.

2. Home Star Program – this program was recently proposed by a broad coalition of construction-related groups, and is being supported by the president to advance his Recovery through Retrofit Strategy for green job creation. Home Star will use a multifaceted approach of offering rebates for homeowners, training and technical assistance for contractors, and quality control standards to ensure that homeowners will receive the energy savings they pay for. Paired with new financing opportunities, this program will make energy improvements available to a wide spectrum of homeowners. More information on this program will be available in the coming months.

Collectively, these programs promise to save money for homeowners at all income levels, create jobs, and benefit the environment by reducing energy demand. These three-fold benefits demonstrate the effectiveness of innovative approaches to program development, and the lessons learned from the initiatives listed above will be used to shape policy for years to come. For additional information on specific energy efficiency initiatives, please email jsilins@pima.gov.



BARRIO VIEJO PROJECT COMMEMORATES CHILDREN

The Barrio Viejo Neighborhood Association's hard work has finally paid off. Through years of perseverance, persuasion, and dedication the Association, Pima County and the City of Tucson have teamed to transform a vacant lot at Convent Avenue and 18th Street into a park named "El Parque Orlando and Diego Mendoza."



Speaker at Dedication Ceremony

It was in 1985 that the Association began their uphill battle to preserve this parcel of land at a corner where two brothers, Orlando (2 yrs.) and Diego (1 yr.), tragically died when the car they were riding in was struck by a drunk driver who ran a stop sign.

The Tucson Unified School District, which owned the property and was using it as a parking lot, declared that a shrine located on the parcel that was dedicated to the two young Mendoza boys whose lives were taken was in violation of the separation of church and state.

The City of Tucson later took ownership of the property and erected a fence which prevented residents access to the shrine. Nonetheless, neighborhood residents remained resolute to keep the memorial alive.

The residents efforts came to fruition and their dream was realized with the March 20, 2010 dedication ceremony was held to honor the entities and individuals that made "El Parque de Orlando and Diego Mendozs" a reality. These individuals included Pima County Board of Supervisor Chairperson Ramon Valadez, Tucson City Councilmember Steve Kozachik, Barrio Viejo Neighbor-

hood Association President Pedro Gonzales, and Frank and Mary Mendoza, the parents of Orlando and Diego.

Funding for the park came from three sources: Pima County Neighborhood Reinvest Program (\$118,516); City of Tucson Ward 6 Office (\$75,000); and the Greater Barrio Santa Rosa Fund (\$60,000). Barrio Viejo President Pedro Gonzalez commented, "It's the Barrio's way of honoring those who died," and the boys father Mr. Mendoza stated, "we look at this as sacred ground now." The area was blessed by three local priest prior to the dedication.



El Parque de Orlando and Diego Mendoza

CDBG-R and Weatherization Program Update

Catalina Community Building:

Construction of the new multi-purpose Catalina Community Building is nearly 75% complete. The project is scheduled to be finished in early July. The facility will house a food and clothing bank, senior programs, multi-purpose rooms, and the offices for the Pima County Health Department. Health Department services will include immunizations, family planning and public health education.



Catalina Building 75% Complete

Amado Food Bank and Community Center: Construction of the additions to the Amado building are also nearing

completion. The project is scheduled to be finished in June and will greatly benefit the citizens of Amado by providing them a multi-use community center. The additions will allow Amado to centralize social services in one location, increase food bank operations, and will provide additional recreation programs previously unavailable to the community.

Both of these programs were by the CDBG-R Program, which is an extension of HUD's Community Development Block Grant Program. The CDBG-R Program utilizes increased funding made available by the American Recovery and Reinvestment Act (ARRA). Total CDBG-R funding

for the two projects was \$695,454.

Weatherization Program: The weatherization program has been quite active since being bolstered by ARRA funds. The program received a \$1.7 million in ARRA funds in March 2009 and since this has increased the number of homes weatherized from 3 per month to 6 per month. Within the next year the program hopes to increase capacity by even more with a goal of weatherizing 120 homes per year. (See related article on page 2 for greater detail.)



Rincon Heights Neighborhood Reinvestment Project Dedication

On February 20, 2010, the Rincon Heights Neighborhood Association, with Pima County Supervisor Richard Elias (District 5), celebrated the completion of their pedestrian safety project. In August 2006, the Board of Supervisors approved a \$500,000 allocation from the Neighborhood Reinvestment Bond Program for this project. The City of Tucson completed this project in March, 2009, one ahead of schedule



Rincon Heights Neighborhood Association

and the project was \$106,740 under budget.

The pedestrian safety project, located on 9th and 10th Street between Campbell and Park Avenue, consisted of fifty, four foot-long bump-outs, ten curb access ramps and fifteen thirty foot-long planting chicanes. The planting chicanes intrude into the roadway, slowing traffic and providing natural spaces. The design employs rainwater harvesting to feed the plantings in the chicanes.

The project also included two median islands, 255 boulders, and 30 scuppers (curb openings that permit drainage). The installation of these chicanes, and the applied landscape treatments on 9th and 10th street have not only beautified the neighborhood, but have also increased safety for both pedestrians, and motorists.



Ground Breaking on Project

NSP2 Program Set to Kick Off!

Implementation of the Neighborhood Stabilization Program-2 (NSP2) is set to begin! On April 10th, 2010 the Pima County Board of Supervisors approved contracts with all the consortium members that will be participating in this exciting program. The consortium, Pima Neighborhood Investment Partnership (P-NIP), includes Pima County, the City of Tucson, Southern Arizona Land Trust, Community Investment Corporation, Family Housing Resources, Habitat for Humanity, Primavera Foundation, and Chicanos Por La Causa.

With an investment of \$22 million in American Reinvestment and Recovery Act (ARRA) funds P-NIP will build and improve over 400 units of housing, and provide assistance to new home buyers over a three year period.

The NSP2 will be implemented in a target area that has been established along 29 census tracts lying between 22nd Street and Valencia Road; and Davis Monthan Air Force Base and Cardinal Avenue. This area was chosen based upon an assessment of the number of foreclo-

tures, risk of future foreclosures, and vacant properties in these neighborhoods.

The goals of the NSP2 program include the stabilization of neighborhoods affected by foreclosures, the reduction of the numbers of foreclosures, and increase in property value in targeted areas. Specifically, the program seeks to:

- Construct 70 homes in the following three subdivisions: Corazon del Pueblo, Sunnyside Pointe, and Copper Vista two
- Provide assistance to homebuyers to purchase 60 foreclosed properties
- Add 30 additional affordable home to the Pima Community land Trust
- Land Bank 30 homes and parcels that have been foreclosed upon
- Acquire, rehabilitate and sell 45 foreclosed homes to new owners
- Acquire and rehabilitate a fore-

closed multi-family property development

- Demolish 40 dilapidated structures in Tucson and South Tucson.
- Make all improvements while meeting Pima County's Green Building program standards.

The CDNC has hired a contract specialist, Patricia Devito, an administrative support specialist and an intern to help initiate and implement this exciting program. Additionally, Gary Bachman -a CDNC staff member- has been promoted to program manager and will be overseeing and directing the NSP2 .

(story contd. on page 5)



Neighborhood Reinvestment Lights up Palo Verde

The April 10, 2010, dedication ceremony for the Palo Verde Neighborhood Reinvestment Lighting Project was attended by neighborhood residents, Pima County and Tucson staff, and elected officials.

Pima County Supervisor Richard Elías stated in his remarks, "[Our] celebration with the Palo Verde

Neighborhood Association; the City of Tucson and Pima County symbolize how effective partnerships can improve the quality of life in midtown neighborhoods experiencing urban stress."

"We expect a growth in community pride and awareness that will be accompanied by increased participation from our schools, businesses, and neighborhood organizations"

Palo Verde Neighborhood Association was awarded \$319,650 in 2004 Neighborhood Reinvestment Bond funding for street lights, which were installed on Palo Verde Boulevard from Grant Road to Speedway Boulevard and on the north and east perimeters of Catalina High School. City of Tucson Ward 6 Office contributed \$123,625 for design costs.

Palo Verde Neighborhood is a highly pedestrian area. A lack of infrastructure is apparent, and the lighting project ensures safe movement for youth, disabled citizens, active adults, senior citizens, and bicyclists throughout the neighborhood. The project has encouraged neighbor-to-neighbor interaction and ac-

tivity, promoting community development.

"We expect a growth in community pride and awareness that will be accompanied by increased participation from our schools, businesses, and neighborhood organizations" said Ronni Kotwica, PVNA President.



Supervisor Elías Speaking to Residents

NSP2 Program Set to Kick Off! (Contd. from Page 4)

NSP2 and Economic Development

In addition to improving communities, a secondary goal of the NSP2 is promoting economic development within the target area.

This secondary goal is achieved through the stabilization of the housing market; as a stable housing market leads to further

social and economic stabilization.

NSP2 Activities will provide the catalyst for further economic development of the target area . CDNC is conducting research to determine what strategies will provide the maximum economic benefit.

As NSP2 activities lower the cost of housing in the target area residents will be able to partake in other economic activities.

Essentially, NSP2

activities will provide the leverage to spur additional economic development opportunities within the target area.

There are, however, a great deal of economic development strategies that can be implemented within the target area. Currently, CNDC is undertaking a research project to determine the best strategies to maximize the economic well being of county residents.

Outside Agency Program Review

The Pima County Outside Agency program provides funding to non-profit entities to serve economically and socially disadvantaged populations through social service programs. The Pima County Board of Supervisors establishes funding limits for the program and grants are awarded to agencies through a committee process.

The Outside Agency Community Advisory Committee, which is appointed by the Board of Supervisors and County Administrator, meet to review applications and determine funding priorities.

Programs are funded by service categories, and the amount of funding for each service category is determined by the community's most critical needs, and by

which service categories will provide the greatest impact. The committee's funding priorities for fiscal year 2010-2011 include: Basic Needs, Safety, Quality of Life, and Support Services. The minimum award granted to individual agencies is \$15,000 and in the coming fiscal year the outside agency program, will provide \$2,300,00 in funding for social service programs.

Pima County Board of Supervisors Approve FY 2010-2011 ESG Awards

The U.S. Department of Housing and Urban Development (HUD) made \$115,952 in Emergency Shelter Grant (ESG) funding available to Pima County for FY2010-11. These funds were allocated to fund programs providing Essential Services in the form of economic opportunities in training homeless persons food service industry skills, case management, job placement assistance, feeding homeless and low-income individuals and case management; Homeless Prevention in the form of mortgage/rent and utility assistance; and Operations and Maintenance to provide suitable living environments in transitional housing and a drop-in center for women and children experiencing domestic violence, homeless families, unaccompanied men and unaccompanied women.

In its May 11, 2010 meeting, the County Board of Supervisors approved recommendations for awarding ESG funds to eleven local agencies. The largest portion of funding, \$72,452, will go toward Operations and Maintenance, \$29,000 was earmarked for Homeless Prevention and \$14,500 was funded for Essential Services (see accompanying chart for funded agencies and programs).

ESG FY2010-11 Approved Funding Recommendations		
Agency	Program	FY10-11 Rec
Caridad de Porres, Inc.	Caridad Feeding & Training Program	\$5,000
Catholic Community Services dba: Pio Decimo Center	Transitional Shelter for Homeless	\$8,000
La Paloma Family Services, Inc.	Amparo de los Angeles	\$3,500
New Beginnings for Women and Children	Emergency Shelter	\$6,500
Open Inn, Inc.	Emergency Housing for LGBT Youth	\$3,000
Our Family Services	Teens In Transition	\$6,000
Primavera Foundation, Inc.	Casa Paloma Women's Shelter	\$12,000
Primavera Foundation, Inc.	Greyhound Family Emergency Shelter	\$12,000
Tucson Center for Women & Children dba: Emerge! Center Against Domestic Abuse	Comprehensive Domestic Abuse	\$19,000
Sullivan - Jackson Employment Center	Motel Vouchers	\$11,952
Pima Co Community Action Agency	Rent/Mortgage & Utility Assistance	\$29,000
	Total	\$115,952

CDNC Helps to Mitigate Foreclosure Scams

Foreclosure Crisis Still Looms Large:

Arizona, and the United States as a whole, are starting to recover from the "great recession;" however, the foreclosure crisis still continues. Trustee Sales have grown 328% between 2006 and 2009; the percent of mortgages ending up as REOs or transferred to new owners grew 829% over the same period; and the average monthly number of homes lost to foreclosure catapulted from 52 to 485 according to Pima County Recorder statistics.

Due to this crisis many homeowners are looking for reliable and safe sources of help to aid them in saving their homes. One source of such help can be found through programs such as Don't Borrow Trouble Pima County (ph: 520-792-3087). This program helps homeowners explore their options and refers clients to HUD approved housing counseling agencies.

Be Aware of Scams:

Unfortunately, many scams have also arisen as a result of the foreclosure crisis. Many homeowners, lured by promises of

"quick ways" to save their homes have been taken advantage of. If someone offers to quickly stop a foreclosure by working out a loan modification for a fee paid up front it is a clear red flag. In most instances if it sounds too good to be true, it probably is. Homeowners must work with only non-profit, HUD approve counseling agencies.

Many government websites post information about the latest scams. The following is taken from the Federal Trade **(story cont. on next page)**

CDNC Helps to Mitigate Foreclosure Scams (Contd.)

Commission website: Bait-and-Switch: the owner thinks they are signing documents for a new loan, but they have actually surrendered title to their home to the scam artist in exchange for a "rescue" loan. A Rent-to-Buy Scheme occurs when the owner is told to surrender title to their home as part of a deal that allows them to remain in their home as a renter while they buy it back over several years while improving their credit. Usually the terms are so burdensome that the original owner will not be able to afford to buy it back; additionally, they will lose all of their equity and the new owner may default on the loan causing the original owner to be evicted. A Bankruptcy Foreclosure may be proposed by a scam artist who promises to negotiate with the home owner's mortgage servicer or help them refinance

their home. Then the scam artist pockets the fee, and files bankruptcy in the owner's name, sometimes doing so without their knowledge. Although bankruptcy may stop a foreclosure, it is only temporarily and it is very expensive and complicated, and ultimately a bankruptcy judge may dismiss your case and the foreclosure will still proceed.

Foreclosure Event and Seminar:

Leaders of the faith based community, which have been very active in helping homeowners during this crisis, were special guests at an event hosted by the FDIC. The event was held on Tuesday, January 26th at the El Pueblo Neighborhood Center in Tucson, Arizona.

The event highlighted local and national experts who discussed the prevalence of foreclosure scams and what is being

done to mitigate their effects and what resources are available to homeowners facing the foreclosure crisis. Additionally, FDIC representatives provided toolkits, including several publications and a DVD to those in attendance. The toolkit also contained the Pima County Foreclosure Prevention workbook and fraud awareness publications from the Arizona Attorney General.

Several CDNC staff members worked hands-on to help make the event happen. Additionally, the CDNC Affordable Housing Program has been very active in working with the Pima County Faith-Based Initiative, One Stop Centers, and the Community Action Agency to provide outreach, support, and resources to homeowners facing the threat of home foreclosure.

New CDNC Employees



Imelda Robles

Imelda has been working for Pima County for over 20 years, starting out as Health Unit Support Coordinator at Kino Hospital. She also worked for the Pima County Parks and Recreation Department as an administrative support specialist under the Operations Division and Safety Office. In 2007 Imelda transferred to the Transportation and Traffic Engineering Division as a Senior Administrative Support Specialist where she was the Traffic Ordinance and Synergen Coordinator. Imelda was also in charge of the Accounting section for the Transportation and Traffic Engineering Division.

Imelda received her Bachelor's degree in Business Administration and is currently completing her Master's Degree in Business Administration at the University of Phoenix. Imelda is a Notary Public and manages an income tax preparation business on a seasonal basis.



Dewey Cooper

Dewey comes to the CDNC with over 25 years of experience as a buyer in both the private and public sector: He has worked companies such as Miles Laboratories, and government entities such as the State of Arizona, and Pima County Waste Water and Procurement Departments. While working for the Pima County Procurement Department Dewey worked extensively with commodities, including: tooling, fabrics, pumps, motors, electrical devices, computers, packaging, heavy machinery/equipment, uniform rental, and construction materials.

Dewey has an extensive education including a Bachelor's degree in Health Care Management, a Master's in Public Administration and has an Arizona Real Estate Agent's License. Dewey lived in the Chicago area for 30 years before moving to Arizona.

New CDNC Employees (Contd.)



Patricia DeVito

Patricia DeVito comes to Pima County Community Development and Neighborhood Conservation department with many years in local governments and non profit organizations. Pat will be working on the federal Neighborhood Stabilization II grant; her experience with affordable housing is a good fit for this contract to purchase and redevelop foreclosed properties. Most recently, Pat assisted the Tucson Urban League with their Weatherization Program administering American Recovery and Reinvestment Act (ARRA) funds, as well as multiple other grants for home repair and energy conservation. Pat was previously a Pima County employee in 1990 working on an HIV Planning Grant.

Pat holds a Masters Degree in Public Administration from the University of Arizona. She was the Director of PRO Neighborhoods, as well as the Executive Director of both the City of Mesa and the City of South Tucson Housing Authorities. Pat was a Peace Corps Volunteer in Korea, teaching English as a Second Language and has taught public policy and government courses at both the University of Arizona and Pima Community College.

Pat and her husband Michael will celebrate their 40th wedding anniversary this June. Their primary hobby is travel. They have been very fortunate to visit Japan, Mexico, and Mauritius, as well as many countries in Europe, including Italy, France, Turkey, Greece, Germany, and Great Britain, in recent years.

Pima County Board of Supervisors

Ramón Valadez
Chairman
District 2

Ann Day
District 1

Sharon Bronson
District 3

Ray Carroll
District 4

Richard Elías
District 5

County Administrator
C.H. Huckelberry

Contact Information

Community Development and Neighborhood Conservation Department

Margaret Kish, Director - (520)-243-6777

Affordable Housing and Community Planning

Betty Villegas, Program Manager - (520)-243-6744

Community and Rural Development

Allen Kulwin, Program Manager - (520)-243-6754

Neighborhood Reinvestment Program

Leslie Nixon, Program Manager - (520)-243-6769

Outside Agency Program

Jane Kroesen, Program Coordinator - (520)-243-6763

FEMA and Emergency Food and Shelter Program

John Hudson, Program Coordinator -
(520)-243-6681

www.pima.gov/ced/CDNC