



**Pima County Community Development  
& Neighborhood Conservation Department**

**2007-08 Consolidated Annual  
Performance Evaluation Report**



# 2007-08 Consolidated Annual Performance Evaluation Report

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## Foreword

As a recipient of federal funds through the US Department of Housing and Urban Development (HUD), Pima County Community Development and Neighborhood Conservation (CDNC) is required to publish an annual performance report detailing activities funded with those federal funds during the most recent program year, including:

- Community Development Block Grant (CDBG) - \$2,623,484
- Emergency Shelter Grant (ESG) - \$112,383
- HOME Investment Partnerships Program (HOME) - \$752,614

The purpose of this report is to measure Pima County's success in meeting priority needs, goals and strategies as outlined in the 2005-2010 Consolidated Plan.

To meet the needs and enhance the quality of life for Pima County citizens, CDNC utilizes and leverages a wide variety of funds from other Federal, state, local, and private sources, employing staff's varied competencies and dynamic energy. Often several funding sources and programs overlap in order to carry out Pima County's objectives. We are able to accomplish community goals by approaching problems with a collaborative mindset, and working closely and problem solving with community members, agencies, other governments, and the private sector. We strive to be proactive in identifying barriers to the vitality of our community and aggressive in implementing strategies to remove those barriers.

In order to demonstrate how CDNC's programs and activities work together in achieving our objectives, the annual performance report includes all departmental activities of the past year. We welcome your ideas and comments in response.

### Contact Information

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# Executive Summary

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## Community & Rural Development

- 302 low- and moderate-income households received emergency home repair services.
- The updated draft of the Flowing Wells Neighborhood Revitalization Strategy Area has been prepared and is under review.
- The Ajo Curley School received CDBG funds for the removal of lead-based paint in the School shop building. Project has been completed and is now used by the students from Pima County's Las Artes Program.
- Interfaith Community Services's (ICS) headquarters was expanded with the completion of a new wing. The expansion was made possible with a combination of CDBG and ICS funds.
- The Outside Agency Program made \$129,300 available to programs to provide mortgage counseling and foreclosure prevention assistance.
- 86 nonprofit programs were funded for a total of \$2,493,829 in Outside Agency funding.

## Neighborhood Reinvestment

- Seventeen (17) project proposals totalling \$6.6 million were submitted and approved during July 2007-June 2008. \$3.4 million in 2004 Neighborhood Reinvestment funding remains available for future community improvement projects.
- Five urban projects were completed: Alvernon Heights (traffic mitigation); Feldman's Neighborhood (sidewalks and accessible ramps); Flowing Wells Neighborhood (park improvements); A Mountain Neighborhood (sidewalks and accessible ramps); Highland Vista Neighborhood (park amenities and rainwater recapturing structure).
- Four rural projects were completed: Mount Lemmon (community center); Amado (family education building); Ajo (recreational skate park); and Marana Vista (sidewalks and street lighting).

## Affordable Housing

### Increasing homeownership

- 32 new single family homes at 7 developments were completed using County bond funds for infrastructure.
- The Housing Commission recommended funding for two new homeownership projects, allocating \$792,000 in bond funds for 31 new units of affordable housing.
- 132 new owners were assisted through the Pima County/City of Tucson Homebuyer Assistance Programs.
- Community Investment Corporation has been designated as the fiscal agent for Pima County/City of Tucson's Downpayment Assistance program.

### Affordable Housing (continued)

#### Increasing homeownership

- The Housing Commission continues to review and approve projects. The proposed County bond election has been postponed to 2009 or 2010.
- Pima County and the Town of Sahuarita have negotiated an agreement to conduct a Workforce Housing Program with a combination of HOME and Sahuarita General Funds.
- A study on local Housing Trust Fund revenue sources has been produced by CDNC interns and ASU law students.

#### Developing rental housing

- A 63 unit multi-family apartment complex was completed, the National Church Residences Mountain Terrace Apartments.
- The Housing Commission recommended funding for one new rental development, totaling \$476,864 in bond funds, for 60 new rental units.

#### Preserving existing housing

- 6 new manufactured replacement homes for low-income Flowing Wells homeowners were completed under the County's manufactured housing replacement program, "I'm Home."
- County approved HOME funding for a new replacement housing program that will assist low-income homeowners in the City of South Tucson with new manufactured replacement homes.
- The "Don't Borrow Trouble" campaign in Pima County has been expanded to include foreclosure prevention.

### Homelessness

- Pima County has assumed the Homeless Management Information System (HMIS) contract for the Tucson/Pima County Continuum of Care. Implementation of the new HMIS will begin in October 2008
- Pima County Community Development and Neighborhood Conservation Department (CDNC) continues its participation as a member and supporter of the Tucson Planning Council for the Homeless, providing a total of \$32,000 from Pima County General Funds to support the Plan to End Homelessness.
- Pima County CDNC continues as a grantee for the Supportive Housing Program's Casa for Families grant.
- Pima County general funds through the Outside Agency program provided \$337,556 for programs providing assistance for the homeless or preventing homelessness.

# Executive Summary

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## Special Needs Populations

- Pima County general funds through the Outside Agency program provided \$492,300 for programs serving special needs populations.
- The Department of Housing and Urban Development (HUD) renewed Pima County's HOPWA grant, including an increase of \$323,401. This will allow for an increase in the number of units in the tenant based rental assistance program from 26 to 45.

## Human Services

### **Assuring accessibility as required by ADA**

- All contracts for grant programs require compliance with accessibility standards and ADA regulations.

### **Facilitating and promoting needed services including: transportation, senior nutrition, child care, health services, youth programs, crime and substance abuse awareness and prevention, and fair housing counseling.**

- CDBG and OA funds were targeted for these needed services.
- Outside Agency funds provided an array of services including: 70,292 meals and food boxes to 39,982 households; 30,458 shelter nights provided to 1,778 individuals; 19,002 case management hours provided to 4,788 individuals; 30,633 hours of training provided to 7,000 individuals and 64,688 hours of childcare for 176 children, and 27,777 hours of tutoring for 1,282 students. 7,890 households received financial support to pay late mortgage, rent and utility bills for a total of \$39,501. Material assistance in the form of clothing and household items was given to 7,890 households providing over 80,000 items.
- CDNC Implemented the rental housing locator data base, [pimacountyhousingsearch.org](http://pimacountyhousingsearch.org), to assist residents in locating affordable rentals units, with multiple options for specifying criteria (disabilities, Section 8 units, locations, etc.).

## Emergency Services Funding

- 41 agencies and 4 partnering jurisdictions received \$4,890,304 in funding for 48 emergency services programs. The programs fell in the areas of Emergency Rent/Mortgage/Utilities; Emergency Home Repair; Shelter/Transitional Housing; Mass Shelter; Housing Related Services; Food; Mass Feeding; Other Emergency Services. Funding sources include Emergency Services Grants; Emergency Services Network, FEMA; HOPWA; Outside Agency Program; Supportive Housing Program. A matrix of this funding can be found in the appendix.

## Departmental Initiatives

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This report highlights the special departmental initiatives that have been set as current priorities. These priorities are Excellence, Sustainability, and Capacity Building for partner agencies. CDNC's work in these areas will be detailed in the pages that follow.

### Staff Excellence

The staff of the Pima County Community Development and Neighborhood Conservation Department (CDNC) are committed to providing quality service to the citizens we serve. Our vision is to be recognized as a leader of innovative and effective community development. As a means to accomplish these goals, many of the staff serve on boards or are members of organizations that enhance their commitment, awareness, and involvement in the localities they serve. By serving on these boards, committees, and organizations the CDNC staff function as a link between local concerns and national policy initiatives allowing the County's voice to be heard at higher levels of government. Exemplary of this commitment to service and excellence, two members of our staff, Martha Martin and Betty Villegas, have been awarded a 2008 NACCED Award of Excellence for their recent work developing a "how to" guide for individuals facing mortgage default. Staff-members' relevant extracurricular activities are listed below:

**Gary Bachman** – Planner, Affordable Housing & Community Planning

- National Assoc. of County Community and Economic Development: President
- Tucson Planning Council for the Homeless: Executive Committee Member
- Metro Housing Corp.: Board Member

**Jesus Duran** – Housing Rehabilitation Specialist, Community & Rural Development

- Energy Out West: Conference Presenter and Organizer
- Arizona Energy Coordinators Association: President
- Policy Advisory Committee for the AZ Energy Office: Committee Member

**Jane Kroesen** – Program Coordinator, Community & Rural Development

- First Things First Southern Pima Regional Council: Vice-Chair
- AZ NET Conference: Led CIRS Database training session

**Allen Kulwin** – Program Manager, Community & Rural Development

- Pro Neighborhoods: Funder's Committee
- Tucson Lohse YMCA: Board Member

**Martha Martin** - Planner I, Affordable Housing & Community Planning

- Pima County Foreclosure Workbook: Author

**Leslie Nixon** – Program Manager, Neighborhood Reinvestment

- William E. Morris Institute for Justice: Member/Board of Directors
- Southern Arizona Center Against Sexual Assault: Member/Board of Directors

## Departmental Initiatives

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### Staff Excellence (continued)

**Gloria Soto** - Program Coordinator, Community & Rural Development

- National Assoc. of Housing & Redevelopment Officials - AZ Chapter: Board Member & Secretary
- Provides technical assistance to the Flowing Wells Neighborhood Assoc. and Community Coalition, formerly board Vice President
- Northwest Regional Coalition: Board Member

**Danny Tylutki** – Senior Planner, Affordable Housing & Community Planning

- AZ Planning Assoc. Southern Section: Board Member

**Betty Villegas** – Program Manager, Affordable Housing & Community Planning

- Arizona State Housing Commission: Director

**Marcos Ysmael** - Planner II, Affordable Housing & Community Planning

- Southwest Fair Housing Council: President/Board of Directors

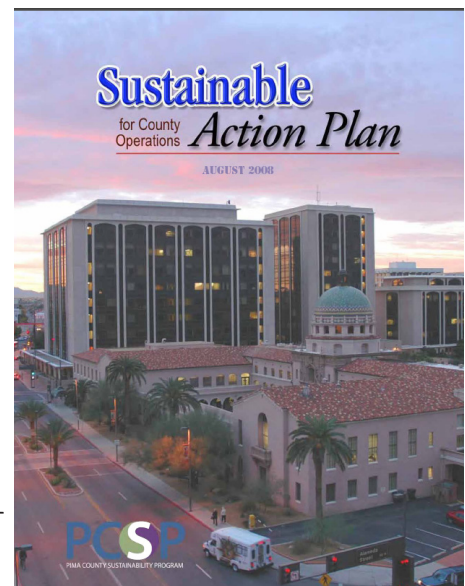
### Communitywide Sustainability Plan

On August 18th, 2008, the Pima County Board of Supervisors adopted the Sustainability Action Plan, thereby taking a pledge to reduce the County's environmental impacts and work to preserve healthy communities far into the future. The second half of Pima County's sustainability initiative is creating and implementing a specific plan for making Pima County one of the nation's most sustainable communities.

CDNC Program Manager Leslie Nixon is a member of the Health and Human Services Sustainability Task Force for Pima County, which is in the process of formulating the Pima County Communitywide Sustainability Plan. While sustainability initiatives frequently focus on green building techniques and shrinking carbon footprints, the development of standards and goals for a healthy and sustainable community is equally important for ensuring long-term viability of Pima County.

The Health and Human Services Sustainability Task Force has been meeting for over a year and has developed a comprehensive list of community indicators for measuring the progress of health and human services sustainability and a draft proposal for the Communitywide Sustainability Plan. The draft plan includes development of a vision statement of a sustainable Pima County; a proposal for community outreach and input; outline of an action-oriented implementation plan; identification of implementation teams and community partners; refinement of the priority success indicators; and establishment of an annual evaluation process.

The draft plan is currently under review by the HHS Sustainability Task Force and the Sustainability Steering Committee.





### Pima County's Response to the Foreclosure Crisis

The current foreclosure crisis is effecting homeowners and economies nationwide. In 2007, before any indication that the foreclosure debacle would approach current levels, Congress's Joint Economic Committee estimated \$100 billion in direct foreclosure losses to homeowners, and \$2.3 trillion in indirect losses to housing values. Arizona has been hit particularly hard. It is the third-highest ranked state in the U.S. for foreclosures, with one in every 201 households receiving a foreclosure filing during the month of May.

To confront this growing threat to homeowners, communities, and economies, the Pima County CDNC Department has developed a comprehensive Foreclosure Prevention Program. This program has received national recognition, as Pima County received an Award of Excellence in Program Innovation from the National Community and Economic Development (NACCED) Organization for its "Foreclosure Workbook." The award was presented at NACCED's 33rd Annual Conference in Atlanta in September 2008.

The Foreclosure Prevention workbook is part of Pima County's seven point strategy for addressing foreclosure issues. The strategies include:

1. Implementation of Freddie Mac's "**Don't Borrow Trouble**" campaign in Pima County through a collaboration involving non-profit agencies and community organizations. The Don't Borrow Trouble Hot Line was established to assist owners with credit issues and expanded to include borrowers facing foreclosure.



2. The Pima County Affordable Housing Program and the Community Action Program jointly developed a special **Rescue Fund program** that allocated Emergency Shelter Network (ESN) funds for homeowners facing default and/or foreclosure, as well as tenants facing eviction due to their landlords' property foreclosure. The State of Arizona allocated up to \$2,000 to prevent individual families from foreclosure. Thirty-one Pima County households were assisted through June 30, 2008, with the available funding.

3. The Housing Program held three consumer **forums on foreclosure prevention** in 2008; the first on March 29th, the second on June 28th, and the third on September 27th. More than 400 participants have received information from HUD certified housing counselors, and many in attendance received one-on-one counseling sessions with their lenders.

Homeowners receiving foreclosure counseling at the March 29th Symposium



## Departmental Initiatives

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### Pima County's Response to the Foreclosure Crisis

Two additional sessions are being planned for 2008, on October 11th and November 15th. Pima County housing staff works very closely with its non-profit and for profit partners. Based on feedback from its first forum, staff created the "Foreclosure Workbook" to assist homeowners in understanding and assessing their situation so that they can make informed and realistic decisions when working with their lenders and/or counselors.

The Pima County Foreclosure Prevention Coalition concluded that its foreclosure prevention workshop consumed incredible time and labor without substantial results. Through a consensus from the group, it was decided that future workshops will incorporate a "self help" model. Learning how they arrived in this situation and how to successfully work through the fast paced foreclosure process, homeowners learn their rights and seek solutions that work for them. Generating positive feedback from workbook users, this tool educates and empowers homeowners.

4. The Outside Agency (OA) Program has made a first-time allocation of \$129,300 for **mortgage counseling and foreclosure education programs**. Distributed among five agencies, these funds will help homeowners throughout Pima County.
5. The Housing Program actively participates on the **Arizona Foreclosure Prevention Task Force**. Betty Villegas, Housing Program Manager, is on the Leadership Committee for this group as well as a member of the State Housing Commission. The focus of the Task Force is to provide information regarding prevention resources and produce strategies on a statewide level. This information is shared at the local level with the Pima County Foreclosure Prevention Task Force which meets on a regular basis. The local task force discusses prevention resources, best practice strategies and planning activities. Pima County has consistently been recognized by its peers on this task force as the most active and successful in implementing effective strategies that work through out Arizona. At the last meeting, when the workbook strategy was shared with the task force, the group asked if the workbook could be shared with housing organizations and jurisdictions throughout the State of Arizona. They saw it as a tool to reach and teach individuals in the rural areas where access to housing counselors is minimal.
6. The Housing Program staff works to **track potential foreclosures** when a Notice of Sale is filed with the Pima County Recorder's office. The model includes a letter (English and Spanish) sent to all homeowners who have received a Notice of Trustee Sale. The goal is to make the consumer aware of local resources as well as direct them to call the Don't Borrow Trouble® Pima County hotline. This model emphasizes the importance of contacting their lender, avoiding any quick fix scams that could make their situation even worse, and addresses Landlords who many times do not contact their tenants about a pending foreclosure.
7. A soon to be adopted strategy will involve **purchase of foreclosed properties** using funds that Pima County expects to receive from the Housing and Economic Recovery Act. These funds will be used to leverage local resources including Housing Bond funds.

### CDNC Capacity Building/Training for OA, CDBG & ESG Fund Recipients

The Outside Agency Program provides a variety of capacity building and training workshops for community based organizations, including:

#### Technical Assistance: Aid to FY 2008-09 CDNC Applicants

- Pima County hosted two technical assistance trainings to respond to the FY 2008-09 CDNC applications. Approximately eighty organizations attended the technical assistance sessions. Applicants who attended the workshop were able to review the application, talk directly to CDNC staff, and get questions answered.

#### Outside Agency Technical Assistance: Meeting Contractual Obligations

- This year, the agencies who were new to the Outside Agency funding process were provided special technical assistance workshops. Ten programs were new recipients to Outside Agency funds and received extra help in how to complete financial and programmatic reports.

#### Program Evaluation Workshop

- At a program evaluation workshop, agencies learned about program evaluation by reviewing a sample program and developing a system to create an outcome, data management, and analysis plan. Organizations also offered suggestions to one another on how they measure their own program outcomes.

#### One-on-One Technical Assistance: Improving Program Evaluation

- Twenty eight funded organizations received one-on-one technical assistance to improve their program evaluation. In addition, Pima County identified agencies to receive assistance through information presented in their program quarterly reports. Each organization received over four hours of staff assistance.

#### Spectrum of Collaborations workshop

- Approximately seventy organizations participated in a workshop detailing the importance of collaboration. Panel members from a wide selection of programs and agencies presented information and answered questions regarding their organizations' collaborations. The goal of the workshop was to guide agencies to promote stronger networking and collaborative activity.



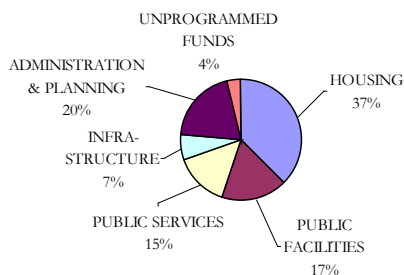
# Community & Rural Development

## Community & Rural Development Program

The Community & Rural Development (CRD) Program was established in 1979 for the purpose of assisting low and moderate income households in unincorporated Pima County, Marana, South Tucson, and Sahuarita by aiding in the development of communities, providing decent and affordable housing, creating a suitable living environment, and providing economic opportunities.

To achieve these goals, CRD administers the Community Development Block Grant (CDBG) Program, the Home Repair and Weatherization Program, and the Outside Agency (OA) Program. The CDBG Program provides financial support for a wide variety of community development projects, while the Home Repair and Weatherization Program provides vital improvements to the most distressed housing stock throughout Pima County, and the OA Program provides funding to agencies that provide a wide spectrum of services to Pima County communities.

### CDBG Funding by Category



CDBG CATEGORY	CDBG AMOUNT
Housing	\$986,000.00
Public Facilities	\$448,000.00
Public Services	\$385,000.00
Infrastructure	\$188,000.00
Administration & Planning	\$524,000.00
Unprogrammed Funds	\$92,484.00
<b>TOTAL</b>	<b>\$2,623,484.00</b>

### Socialserve.com

Despite recent relief from rising home sale prices, the steady (and in many cases increasing) demand for rental housing has made finding affordable and adequate rental housing increasingly difficult. To help connect families with suitable housing, CDNC funds Non-Profit Industries, Inc's Socialserve.com program. Socialserve.com, or the Pima County Housing Search Database, provides a web site for people to locate available housing that best fits their individual and family needs. Individuals search for housing using a wide variety of search criteria with special mapping features, and receive apartment listings providing a wealth of important information about each unit.

Case managers utilize the database to help individuals with special needs find suitable housing. During July of 2008 there were over 7,000 searches conducted through the website. The total number of units listed in the system during the year increase from 17,700 units to 20,552. The current units available for rent averages at 1,600. In addition, the site connects users to other housing resources through website links, provides helpful tools for renters such as an affordability calculator, rental checklist, and a renter's rights and responsibilities information. To increase accessibility and troubleshoot, the program also features a call center to assist users.

### CDBG Home Repair & Rehabilitation Program

In FY07-08, 302 households received emergency repair services, including weatherization, roof repair, heating and cooling systems repair, and replacement of septic systems. Seven dilapidated structures have been identified and will be demolished in order to enhance health and safety in the City of South Tucson. Nineteen homes received adaptations for purposes of accessibility and fostering independence in the home.

Program staff identified necessary repairs, supervised construction, and verified that work has been properly completed. Their excellence in work shows in the extremely favorable client surveys the program received from the families they serve. Staff-members are regularly described as “highly professional,” “courteous,” and “hard-working,” along with many more favorable adjectives found in client evaluations.



Program contractors weatherize a participant's home.

Through U.S. Department of Energy involvement, extensive monitoring has also been incorporated into the Weatherization Program. Monitoring is conducted before, during and after repairs are made, thereby ensuring the safety and effectiveness of home repairs. In one exceptional case, initial inspections exposed high amounts of carbon monoxide leaking from a client's stove. After necessary repairs were made, the home repair client reported that her health increased immensely.

### NAHRO National Award of Merit - Pima Computer Recycling

The toxicity of electronic waste poses a serious health threat to humans and the environment, and also contributes to the rapid filling of our landfills. Pima Computer Recycling (PCR) runs several programs to address these problems through reuse and recycling. Due to the success of this non-profit agency, PCR has recently been awarded the National Association of Housing and Redevelopment Officials's (NAHRO) National Award of Merit for PCR's service to non-profits, schools, low-income individuals, technology workers, and the environment in Pima County.

PCR is an agency that accepts computer related waste and recycles it either by breaking the hardware into its raw materials, or reselling the useful parts. PCR has been serving Pima County for 12 years, and also has contracts to remove electronic waste from landfills. In addition, Pima Computer Recycling refurbishes and repairs a range of computer related items including computers, monitors, software, keyboards, mice and speakers.



Salvaged electronics are prepared for shipping at the PCR warehouse.

PCR also provides a computer training program for those entering the workforce, and donates computers to low-income individuals and non-profit agencies.

# Community & Rural Development

## HUD Outcome Coding Matrix

	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH1	DH2	DH3
Suitable Living Environment	SL1	SL2	SL3
Economic Opportunity	EO1	EO2	EO3

## Home Rehabilitation Programs

OUTCOME/ OBJECTIVE	PROGRAM	FUNDING	FUNDS SPENT	ACTIVITY	UNITS (Goal/ Completed)
DH1	County wide rehab	\$521,000	\$571,248	owner occupied rehab	80/74
DH1	Septic program	\$75,000	\$81,909	septic replacement	10/10
DH1	Tucson Urban League	\$45,000	\$20,396	emergency home repair	14/4
DH1	CHRAPA	\$90,000	\$71,479	emergency home repair	200/95
DH1	Empowering Local Communities	\$25,000	\$-	emergency home repair	40/none
DH2	Town of Marana	\$40,000	\$-	emergency home repair	10/none
DH1	City of South Tucson	\$70,000	\$-	emergency home repair	6/none
DH1	CHRAPA (FY06)**	\$90,000	\$20,613	emergency home repair	25
DH1	Tucson Urban League (FY06)**	\$50,000	\$9,024	emergency home repair	1
DH2	Town of Marana (FY06)**	\$40,000	\$30,976	emergency home repair	10
DH1	City of South Tucson (FY06)**	\$70,000	\$37,313	emergency home repair	13
DH1	Esperanza En Escalante (FY06)**	\$25,000	\$21,547	emergency home repair	26
DH2	Town of Marana (FY05)**	\$50,000	\$16,427	emergency home repair	31
DH1	City of South Tucson (FY05)**	\$70,721	\$70,721	emergency home repair	8
DH1	City of South Tucson (FY04)**	\$7,500	\$67,522	emergency home repair	5
	<b>TOTAL</b>	<b>\$1,338,721</b>	<b>\$1,019,175</b>		<b>360/302</b>

\*\*Indicates funding from prior fiscal years

## Community & Rural Development

### Affordable Housing

OUTCOME/ OBJECTIVE	PROGRAM	FUNDING	FUNDS SPENT	ACTIVITY	UNITS (Goal/ Completed)
DH2	Town of Marana -Land Acquisiton	\$70,000	\$-	land acquisition	2/none
DH2	Town of Marana - Land Acquisiton(FY06)**	\$3,000	\$7,558	land acquisition	3/none*
DH2	Town of Marana -Land Acquisiton(FY05)**	\$53,602	\$52,602	land acquisition	3/ none*
DH2	Town of Marana-Land Acquisiton(FY04)**	\$50,000	\$45,340	land acquisition	none*

\*Funding from prior years used to purchase one-acre parcel of land

\*\*represents from prior fiscal years

### Demolition

DH1	City of South Tucson (FY05)**	\$50,000	\$20,295	dilapidated structures	3/2
DH1	City of South Tucson (FY04)**	\$29,000	\$24,391	dilapidated structures	3/2
DH1	City of South Tucson (FY03)**	\$50,000	\$16,999	dilapidated structures	3/3

### Disabilities-Modifications

DH1	DIRECT Center for Independence	\$50,000	\$38,429	home accessibility	25/12
DH1	DIRECT Center for Independence(FY06)**	\$50,000	\$16,045	home accessibility	30/7

### Housing

DH1	Administration of Resources & Choices	\$15,000	\$15,000	reverse mortgage pgm	250/228
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## Community & Rural Development

### CDBG Agency Facility Projects

<b>OUTCOME/ OBJECTIVE</b>	<b>PROJECT</b>	<b>AGENCY</b>	<b>ACTIVITY STATUS</b>
SL3	Self Contained Breathing Apparatus	Ajo Gibson Fire Dept	completed
SL3	Walk-In Cooler Construction	Ajo Food Bank	bidding
SL3	Building Renovation	Ajo Health Center	completed
SL3	Curley School Industrial Shop	Ajo-ISDA	completed
SL3	Building Expansion	Amado Food Bank/Community Center	design
SL3	Equipment	Arivaca Fire Department	70% complete
SL3	Facility Renovation	Child Language Center	completed
SL3	Walk-In Freezer Construction	Green Valley Food Bank	bidding
SL3	Facility Addition	Interfaith Community Services	completed
SL3	Facility Renovation	Voices	completed
SL3	Fire Equipment	Why Fire District	completed
SL3	Fire Safety Equipment	City of South Tucson	40% complete
SL3	New ambulance station	Ajo Ambulance	design
SL3	Old School House rehabilitation	Arivaca Family & Community Education	design
SL3	Land Acquisition	Catalina Community Services	completed

\*Indicates funding from prior fiscal years



## Community & Rural Development

### CDBG Neighborhood Facilities Projects

<b>OUTCOME/ OBJECTIVE</b>	<b>PROJECT</b>	<b>AGENCY</b>	<b>ACTIVITY STATUS</b>
SL3	Fire Hydrants in Continental	Green Valley Fire District	completed
SL3	Fire Hydrants in Flowing Wells	Northwest Fire District	completed
N/A	Avra Water Line Construction	Picture Rocks/Avra Water Coop	in process
SL3	Fire Hydrants	Three Points Fire District	in process
SL3	Robles Junction Park Construction	Pima County Natural Resources/ Parks & Rec	design
SL3	Fire Hydrants in Valencia West Area	Drexel Heights Fire District	completed
SL3	Honea Heights Neighborhood Park	Town of Marana	in process
SL3	Skate Park*	Arivaca Community Center	completed
SL3	Speed Humps*	Catalina-Twin Lakes	in process
N/A	Taylor Lane Community School Bus Shelter Construction*	Avra Valley School District	in process
SL3	Flowing Wells Fire Hydrants*	Northwest Fire District	completed
SL3	Water System Upgrade*	Why Utility Company	completed
SL3	Honea Heights Neighborhood Park*	Town of Marana	40% com- plete
SL3	Street Sign Replacement*	City of South Tucson	completed
N/A	Street Address Signs (FY05)*	Taylor Lane Mailboxes	in process

\*Indicates funding from previous fiscal years

## Community & Rural Development

### CDBG Public Service Projects - served 33,813 unduplicated clients

OUTCOME/ OBJECTIVE	AGENCY	PROJECT	FUNDING	AMOUNT SPENT
DHS	Administration of Resources & Choices	Reverse Mortgage Program	\$15,000	\$15,000
SL1	Arizona Rural Services Network	Operating Funds	\$5,000	\$2,869
SL1	Catalina Community Services	Facility Rental Payments	\$20,000	\$14,544
SL1	Chicanos Por La Causa	Corazon de Aztlan	\$15,000	\$10,818
SL2	Chicanos Por La Causa	Housing Counseling Program	\$20,000	\$11,877
N/A	Pima Computer Recycling	Computer Recycling	\$20,000	\$19,997
SL1	Drexel Heights Fire District	Family Safety Program	\$15,000	\$13,999
SLS	Flowing Wells Neighborhood	Revitalization Coordinator	\$10,000	\$7,500
SLS	Flowing Wells Community Coalition	Operating Funds	\$5,000	\$2,023
SL1	Pima Prevention Partnership	Pima County Teen Court Program	\$10,000	\$10,000
DH1	Southern Arizona Legal Aid	Tenant/Homeowner Assistance	\$20,000	\$20,000
SL4	University of Arizona	Social Justice Education	\$15,000	\$4,410
DH1	United Way/Pro Neighborhoods	So Nogales Leadership Development	\$5,000	\$5,000
EOS	Tucson Jewish Community Center	Pre-School Tuition Aid	\$10,000	\$7,207
N/A	City of South Tucson	Community Policing, Crime Prevention	\$83,000	\$31,103
SL1	City of South Tucson	Youth Programs and Family Assistance	\$117,000	\$69,813
<b>TOTAL</b>			<b>\$385,000</b>	<b>\$246,160</b>

\* Clients may be assisted by multiple programs

### FY07-08 Program Commitment & Expenditure - CDBG & ESG Entitlement

PROGRAM	ENTITLEMENT	COMMITMENT	EXPENDITURE	BALANCE
CDBG	\$2,623,484	\$2,531,000	\$2,787,135	\$1,563,285
ESG	\$112,383	\$112,383	\$101,170	\$11,213
<b>TOTAL</b>	<b>\$2,735,867</b>	<b>\$2,643,383</b>	<b>\$2,888,305</b>	<b>\$1,574,498</b>

### The Outside Agency (OA) Program

In 1992, the Board of Supervisors established the OA Program Community Advisory Committee to review community needs and priorities and make recommendations to the Board of Supervisors. Recommendations include identification of agencies that should receive funding as well as the level of funds needed to effectively support agencies in order to best meet community needs. Each County Supervisor as well as the County Administrator appoints one representative to the Committee.

A combined Request for Applications was released by CDNC for three funding sources: Community Development Block Grant Funds; Outside Agency-Pima County General Funds, and Emergency Shelter Grant funds November 17, 2007. Sixty-six agencies submitted proposals for OA funding for 132 Programs. Programs are placed into seven service categories, which are: Senior Support Services; Parenting and Family Support; Emergency Food and Clothing; Support Services, Shelter, Domestic Violence and Mortgage Default Assistance; Services for Youth and Young Adults; Community Support Services; and General Services. Applicants met in their designated service category and participated in roundtable discussions, which focused on community needs and service gaps. The total amount requested was \$6,206,292 and the Committee made funding recommendations in the amount of \$4,061,014 for the OA base budget.

### Outside Agency Annual Programmatic Highlights

#### Numbers of Un-duplicated Individuals Served in FY07-08

Female Heads of Household: 41,153

Homeless Individuals: 10,556

Individuals with Disabilities: 14,316

Individuals with

Low-Moderate Income: 140,028

#### Services Provided in FY07-08

Youth Attending Programming: 108,353

Meals Served: 47,786

Shelter Nights Provided: 23,258

Hours of Child-Care Provided: 64,688

Training Hours: 30,938

Community Information Items: 17,186

# Community & Rural Development

## Recent OA Program Trends

In response to the changing needs of Pima County's communities, the distribution of funding to the OA program categories has shifted. Major trends include funding increases for Support Services, Shelter and Domestic Violence (DV) and other programs focused on meeting basic participant needs, while Youth and Young Adults programs are receiving a smaller percentage of OA funds than in previous years. For FY 2008-09, Support Services, Shelter, & DV received approximately 27% of total OA funding, compared to the 24% received in FY 2007-08. Conversely, Youth & Young Adults programs received 27% of OA funding for FY 2008-09, compared to 34% in FY 2007-08.

Within the 'Support Services, Shelter and Domestic Violence' category additional funding has been made available for mortgage counseling and foreclosure prevention programs. A total of \$129,300 was awarded to these programs as a special response to the current foreclosure crisis. More information on this and CDNC's other foreclosure prevention initiatives can be found in the 'CDNC's Response to the Foreclosure Crisis' article on page 7 of this report.

Another important component of OA spending is the large amount of funding allocated to agency personnel expenses. A representative sampling of OA allocations for FY 2007-08 showed that 79% of the OA funds were covering personnel expenses. In addition to the essential services that these OA funds help provide, these allocation also create jobs by way of funding personnel. This funding allows outside agencies to employ more program staff, and these staff-members, in turn, inject money into the local economy through local spending.

By targeting funding at specific Outside Agency Service Categories and providing vital funding for agency personnel, the Outside Agency Program will continue addressing pressing community needs and stimulating the local economy.



Recent OA funding trends have included shifts towards programs providing basic services, such as the Community Food Bank (left) and Catalina Community Services's Food Bank (right).





Mobile Meals with Kids is just one of ICS's many programs.

ICS's building expansion was made possible with CDBG funds.



### Interfaith Community Services (ICS)

With its network of over 40 faith-based organizations, along with individuals, agencies, corporations, foundations and local governments, Interfaith Community Services (ICS) provides a variety of valuable services to Pima County residents. Through the generosity of more than 600 volunteers, this agency helps seniors, disabled individuals, and people in financial crisis, with transportation, meals, caregiving, housing stabilization, employment assistance and health care assistance, effectively “filling the gaps” for services in Pima County. ICS provides more than 38,000 units of service a year to over 22,000 disadvantaged people, disabled individuals, and seniors.

To increase ICS's ability to provide these services, ICS has recently expanded its headquarters with a new wing. Paid for with a combination of CDBG funds and ICS contributions, this new building cost approximately \$364,000; an investment that will certainly pay off for the residents of Pima County.

### Catalina Community Services (CCS)

Serving the residents of Catalina, CCS is housed in a multipurpose facility that provides services for individuals, families, youth, and seniors. There are eight programs and agencies that are located at the CCS headquarters or nearby in Catalina, including food and clothing banks, ESL classes, senior programs, and youth programs.

In light of the large volume of services provided, CCS has recently commissioned the construction of a new headquarters. The design phase for this new building is in progress, and construction will soon begin on this \$1.575 million project made possible with a combination of CDBG, Neighborhood Reinvestment, and CCS's donated funds.



Construction will start soon on CCS's new headquarters.

Services such as food and clothing banks, ESL classes, senior programs, and youth programs are all offered at Catalina Community Services headquarters.



# Community & Rural Development

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## Emergency Shelter Grant

The U.S. Department of Housing and Urban Development (HUD) made \$112,383 in ESG funding available for FY2007-08. A combined Solicitation for Applications was released by CDNC on November 17, 2007 for funding from three sources: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and Pima County Outside Agency (OA). Priority for ESG funds was for homeless services targeting rural and/or unincorporated areas of Pima County, the City of South Tucson, and the towns of Marana, Sahuarita and Oro Valley. High priority was given to homeless shelters for victims of domestic violence.

Twelve month contracts were awarded to eight community organizations selected for funding in the following areas:

- Essential Services in the form of economic opportunities in training homeless individuals in food industry skills, outreach to link homeless veterans with decent affordable housing, and motel vouchers to homeless individuals;
- Homelessness Prevention in the form of mortgage/rent and utility assistance; and
- Operations and Maintenance to provide both suitable transitional and permanent housing for:
  - Women and children experiencing domestic violence;
  - Homeless families;
  - Unaccompanied homeless men; and
  - Unaccompanied homeless women

## Funding Distribution

- Essential Services: \$13,000
- Homelessness Prevention: \$30,383
- Operations and Maintenance: \$69,000

The Federal allowable 5% allocation for administrative costs made available to Pima County via ESG regulations was committed to the funded projects. Grantees met the required dollar-for-dollar ESG funding match through monies from other public and/or private sources as listed on the following chart.

## ESG Allocations 2007-08

<b>AGENCY</b>	<b>PROGRAM</b>	<b>CLIENTS SERVED</b>	<b>SERVICE TYPE</b>	<b>MAINTENANCE /OPERATIONS</b>	<b>ESSENTIAL SERVICES</b>	<b>HOME-LESS PREVENTION</b>	<b>SOURCE OF MATCHING FUNDS</b>
Brewster Center	Casa Amparo DV Shelter	22 women and children	28 case management hours 360 bed nights 24 child advocacy hours	\$15,000			Arizona Department of Economic Security
Catholic Community Services	Pio Decimo Casita Esperanza Shelter	15 households	12 apartment units	\$12,000			Private Contributions
Caridad-De Porres	Cook Trainee Program	18 individuals	1,500 training hours 1,000 case management hours	\$5,000			Homeless Veterans Reintegration Program
Open Inn, Inc.	Emergency Housing for LGBTQ Youth	8 individuals	438 case management hours 2 shelter units	\$8,000			Arizona Department of Economic Security
Jackson Employment Center	Employability Skills	51 individuals	254 shelter nights	\$10,000			Pima County General Fund
Primavera	Casa Paloma Shelter for Unaccompanied Women	33 un-duplicated individuals	1,189 materials items 71 case management hours 455 shelter nights	\$12,000			Rental Income
Primavera	Greyhound Family Shelter	370 households	17 units	\$15,000			Arizona Department of Economic Security
Pima County Community Action Agency	Emergency Rent and Mortgage and Utility Assistance	50 individuals	1,173 households 195 mortgage			\$30,383	Social Services Block Grant
Tucson Center for Women and Children	Domestic Violence Shelter	1600 Individuals	15,080 bed nights	\$5,000			Arizona Department of Economic Security
<b>TOTALS</b>				<b>\$69,000</b>	<b>\$13,000</b>	<b>\$30,383</b>	<b>\$112,383</b>

# Community & Rural Development

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## Flowing Wells Revitalization Update

Pima County CDNC has been successful in their Brownfields application for Environmental Protection Agency (EPA) Community-Wide Assessment grant funding for the community of Flowing Wells. Brownfields are abandoned, idled, or underutilized property where expansion or redevelopment is complicated by real or perceived contamination. These sites typically include abandoned factories and other industrial facilities, gasoline stations, oil storage facilities, dry cleaning stores and other business that dealt with polluting substances. While these sites may have once thrived, concerns with liability, the time and cost of potential cleanup, and reluctance to invest in older urban areas make these sites difficult to redevelop. Flowing Wells has one of the last vestiges of industrially-zoned and economically-viable properties in Pima County, and the community actively supports the commercial and industrial reuse of the approximately 861 acres of vacant or underutilized land potentially available.

The ability of the Flowing Wells Neighborhood Association and Community Coalition to attract and leverage existing community development resources, via creating and implementing their Neighborhood Revitalization Strategy Area (NRSA) plan, was instrumental in being awarded this EPA funding. The \$200,000 grant is designed to spur economic development opportunities by actively engaging public and private landowners to voluntarily have their “potentially contaminated” brownfield properties environmentally assessed as a catalyst toward eventual redevelopment and job creation. Other eligible activities include expanding upon existing community outreach activities to market the program, in addition, to developing a GIS database of viable properties to prospective developers. In June 2008 CDNC submitted a Work Plan to the EPA which will serve as the scope of work for the forthcoming IGA anticipated to be finalized October 1, 2008.

CDNC Staff and the Flowing Wells Community Coalition have been proactive in informing the local business owners about the Brownfields opportunities via public meetings and presentations. Pima County Brownfields Program activities in Flowing Wells are one element of a three prong approach to redeveloping the area. The County’s other revitalization strategies, also spearheaded by the Flowing Wells Community Coalition, include amending the Comprehensive Plan to allow for more industrial, manufacturing and commercial land uses, and establishing a Business Incentive District within the area.

### **Additional Highlights:**

- The Flowing Wells Library’s completion was celebrated with a grand opening reception in September of 2008, and the Ellie Towne/Flowing Wells Community Center’s completion was commemorated in September of 2007.
- Improvements and additions to the Flowing Wells District Park were completed in December of 2007.
- Construction is underway on the Flowing Wells Health Center and Dental Clinic and will be completed by December 2008



### **Affordable Housing & Community Planning Program**

The mission of the Housing Program is to provide safe, decent, and affordable housing for county residents. The County administers a variety of programs that focus on developing and sustaining affordable housing for low income residents, providing support, resources and assistance to the non-profit and for profit housing providers and developers. The Program encourages the coordination and use of financial public and private resources and promotes education and counseling for renters and homebuyers about Fair Housing and Fair Lending laws, duties and responsibilities.

### **Pima County Housing Commission**

During the 2007-2008 Program Year, the Pima County General Obligation Affordable Housing Bond Program engaged in major policy considerations. Up to now, the only policy directing the investment of G.O. Bonds in affordable housing developments has been the funding of infrastructure only. The impact of the foreclosures starting in 2006 created a unique opportunity for the use of bond funds.

However, before these new policies were introduced, the program year started with plans for a new bond issue. The Commission, acting as the Housing Bond Advisory Committee to the Pima County Bond Committee considered proposals from Pima County staff to create 1,500 affordable housing units (\$30 million) and a one-stop Affordable Housing Center (\$1.35 million), the Town of Marana to acquire land and set up an entitlement/improvement fund (\$1.25 million) and the City of South Tucson to acquire 67 to 100 residential vacant lots for redevelopment into affordable housing by local community housing development organizations (\$5 million). The proposals were presented to the Bond Committee but tabled when the Pima County determined that current market conditions did not warrant a new bond issue at this time.

Unexpectedly, the current market created an opportunity to expand the investment policies of the Housing Commission. With over \$5 million remaining in the current bond program, the Housing Commission approved a number of infrastructure projects, but also entertained unique proposals from County staff based on the foreclosure crisis. Proposals to acquire “financially distressed” homes and lots coupled with a community land trust model were presented to the Commission.

Commission members also attended presentations on the Community Land Trust concept.

# Affordable Housing

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## Housing Bond Program

Voters approved the use of General Obligation Bonds to develop affordable housing in the 1997 (\$5 million) and 2004 (\$10 million) Bond Elections.

Pima County accepts applications for bond funds which can be used for improvements in the public right of way or to purchase real estate for affordable housing. The Pima County Housing Commission reviews and makes funding recommendations.

From the 1997 Bond Program 100% of funds are committed to nine projects totaling 262 units, with 60 remaining to be completed

Of the \$10 million Bond Program nearly \$4.8 million are committed to 12 projects with a total of 95 units of housing of which 101 are completed.

## 1997 Housing Bond Projects

### Approved

PROJECT NAME	PROJECT DESCRIPTION	TOTAL COUNTY BOND FUNDING	TOTAL UNITS	CURRENT STATUS
Sunland Vista	SFR - Detached	\$765,134	30	Project Completed
Chantlalli Estates	SFR - Detached	\$300,000	37	Project Completed
Balboa-Laguna	SFR - Patio Homes	\$821,000	36	Project in Progress
High Sierra Estates	SFR - Detached	\$434,743	15	Project Completed
Colonia Libre	SFR-Townhomes	\$273,984	60	Project Completed
Copper Vista I	SFR - Detached	\$435,000	29	Project Completed
We_Chij Estates	SFR - Detached	\$444,580	21	Project Completed
West Ochoa	SFR - Detached	\$120,000	5	Project Completed
Copper Vista II	SFR - Detached	\$595,467	29	Construction to Start 8/'08.
<b>PROJECTS TOTAL</b>		<b>\$4,189,908</b>	<b>262</b>	

## 2004 Housing Bond Projects

### Approved

PROJECT NAME	PROJECT DESCRIPTION	TENURE	TOTAL FUNDING APPROVED AND/OR REQUESTED	TOTAL UNITS	PROJECT STATUS/ NOTES
MLK Revitalization Plan	Public Housing / HOPE VI	Rental	\$1,272,678	68	Project in Progress
Sylvester Drive Estates	SFR - Detached	Owner	\$485,000	13	Project in Progress
Casa Bonita III, IV and V	Multi-family - Scattered site: SMI - VLI/ LIHTC	Rental	\$184,611	60	Project Completed
Corazon Del Pueblo Phase 1	SFR - Detached	Owner	\$352,694	20	Project Completed
Curley School Apartments	Multi-family: Live/work / LIHTC	Rental	\$350,000	30	Project Completed
Lessons From Civano @ Barrio San Antonio	SFR Detached	Owner	\$158,793	5	Project in Progress
Iowa Project	SFR Detached	Owner	\$166,540	6	Project in Progress
Corazon Del Pueblo Phase 2	SFR - Detached	Owner	\$395,466	20	Project Completed
Westmoreland	SFR Detached	Owner	\$407,000	11	Construction to Start 8/1/08
Ghost Ranch Lodge Apt's Phase I	Multi-family: Elderly / LIHTC	Rental	\$476,864	60	Under Development
Corazon Del Pueblo Phase 3	SFR Detached	Owner	\$385,000	20	Under Development
OPCF - Doucette CDP Project	SFR Detached	Owner	\$154,000	8	Under Development
<b>TOTAL</b>			<b>\$4,788,646</b>	<b>321</b>	

### Application Received & Currently Under Review

PROJECT	AMOUNT REQUESTED	UNITS/DESCRIPTION
Sunnyside Pointe	\$5,007,163	267 (79 Rental + 181 Homeownership)
<b>TOTAL AMOUNT PENDING</b>	<b>\$5,007,163</b>	<b>267</b>

# Affordable Housing

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## 1997 Housing Bond Program Summary – FY 07-08

The 1997 Housing Reinvestment Bond Program has had nine affordable housing development proposals approved by the Board of Supervisors. The approved developments, when built-out, will result in a total of 261 new units of affordable housing. As of June 30, 2008, seven development projects have been completed and one is under construction resulting in 202 new completed units of affordable housing.

### Highlighted Project Completed this year:

West Ochoa Project, Bond Project Costs: \$120,000

Chicanos Por La Causa Tucson (CPLC) developed what was previously a blighted vacant lot located in the West Ochoa Neighborhood into 5 single family homes. The parcel, located at 9th Avenue and 25th Street, was vacant for years, creating major problems for neighborhood, such as illegal trash dumping, homeless people camping on the site and Tucson Police Officers were constantly called to the property due to fights among the homeless people. The West Ochoa Neighborhood Association had studied the problem and approved of plans to develop the site for homeownership in 1999. The City of Tucson, who previously owned the site, donated it to CPLC in order to develop land and build 5 single family homes.

This project represents the development of public infrastructure improvements necessary to serve 5 single homes for low-income first-time homebuyers. All five homes were sold well before the infrastructure improvements were completed and the houses have now been constructed and are being occupied by the eligible homebuyers. This project was completed in June 2008.

## **2004 Housing Bond Program Summary – FY 07-08**

The 2004 Housing Reinvestment Bond Program has had nine housing projects which have been approved by the Board of Supervisors and two additional projects approved by the Housing Commission that are pending Board Approval. The approved developments, when built-out, will result in a total of 313 new units of affordable housing. As of June 30, 2008, four development projects have been completed and five are under construction, resulting in 101 new units of affordable housing.

### **Highlighted Project Completed this year:**

Corazon Del Pueblo Phase II, Bond Project Costs: \$395,000

Habitat For Humanity Tucson, (HFHT) has partnered with local builders (i.e. Ducati, AmericaBuild, Doucette, and TJ Bednar), engineers, and various banking institutions to include affordable housing in the 74.2 acre, 393-unit, Corazon Del Pueblo Subdivision located in south-east Tucson. The mixed-income Project combines market rate detached homes constructed by private residential homebuilders and affordable detached homes built by HFHT. In addition, a linear park, pedestrian walking paths, and community/common areas designated for pocket parks are included in the plat.

HFHT is the owner/developer of the Corazon Del Pueblo Subdivision (CDP). This project represents the development of public infrastructure improvements that will serve the 20 affordable Habitat units for first-time low-income homebuyers. These 20 affordable homes represent Phase II of a three-phase HFHT project at CDP. This project was completed in June 2008.

## **Pima County Establishes a Green Building Program**

The Pima County Regional Residential Green Building Program was developed to provide a guide and rating system for the design and construction of sustainable, environmentally responsible housing. The Rating Standard is specifically geared towards the Sonoran desert environment and includes a many elements that can be incorporated at little or no additional cost during design and construction. The rating standard includes sections on Site Development, Resource Efficiency and Materials, Water Efficiency, Energy Efficiency and Homeowner Education. There is no cost to the owner or builder to participate in the program, which provides technical assistance, review and inspection of green features, and certification of residences that earn a certain level of credits.

La Causa Construction, a subsidiary of Chicanos Por La Causa, has submitted plans with the intention of participating in the program on two projects that they are developing in Tucson. They have received grants from the Enterprise Foundations Green Building Program to pursue design modifications to meet their program guidelines.

Pima County has negotiated an agreement with the City of Tucson that will enable Pima County to oversee the green building program, including inspections for projects that are located within the City of Tucson.

# Affordable Housing

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## HOME

### Downpayment Assistance

A declining housing market may have been a major factor in the large increase in the number of new homebuyers who received downpayment assistance through the Pima County/City of Tucson programs. A total of 132 new buyers were assisted leveraging over \$14 million in mortgage funding. Over \$1.2 million in funds were distributed in 2007-08. The average purchase price was \$132,500.

- 118 buyers received \$10,000 or \$20,000 from the Pima County/City of Tucson program. The increase is in part resulting from restructuring of the program through which certified counseling agencies could access downpayment assistance funds for qualified clients. Through the county-wide program buyers could receive \$10,000, while buyers in the Empowerment Zone in Tucson and South Tucson could receive \$20,000. Agencies participating in the program included Chicanos Por La Causa, Family Housing Resources, Primavera Foundation, Old Pueblo Community Foundation, and Pio Decimo Center.
- 14 buyers received up to \$10,000 downpayment assistance through Family Housing resources for the Mortgage Revenue Bond Program.

## I'm Home

Pima County's I'm Home program assisted six owners of sub-standard manufactured housing replace their homes in the Flowing Wells area. Each participant received \$30,000 in HOME assistance.

I'm Home is funded through a grant from the Corporation for Enterprise Development (CFED). The grants provide funding for innovative projects that explore the use of manufactured, HUD –code housing as a way to provide equity for owners. The goal of the program is to replace 12 substandard units of owner-occupied housing.

### “Housing is Key:” Keeping Arizona’s Housing Trust Fund

Legislature’s current budget crisis threatens the Arizona Housing Trust Fund (created and maintained with unclaimed deposits) with a cut for the next year and half. These efforts would cripple the Department of Housing which has provided funding for services including:

- Mortgage foreclosure and eviction prevention assistance including funds to Pima County’s Community Action Agency
- Homeownership and rental housing development and rehabilitation
- Homeless and domestic violence shelter development
- Down payment and closing cost assistance for first-time homebuyers
- Matching monies for federal housing programs administered by the state

The effects of such losses would be felt long after the proposed cuts end. Pima County in cooperation with local agencies collected unused keys for “Housing is Key,” a state-wide effort to show legislators the impact of the cuts by presenting them with 45,000 keys from throughout the state. The number was chosen because an Arizona Department of Housing fact sheet states that 45,000 households were assisted by the Housing Trust Fund in 2003-07.



Housing Program staff count keys before presenting them to the State Legislature.

### Pima County Funds Ajo Plaza Study

The International Sonoran Desert Alliance has embarked on another ambitious project, to purchase and redevelop the Ajo Plaza, in Ajo. CDNC in conjunction with its sister department, Pima County Attractions, hired ESI Corp. to review potential commercial options for redevelopment of the Plaza.

The Plaza occupies six acres and contains six building with 88,641 square feet of built space surrounding open space on three sides. Constructed in several stages in the Spanish Colonial style, the Plaza functioned as the mining community’s center, including mercantile space, offices, theatre, and warehouse space. The train depot anchors the south side of the plaza.

ESI surveyed residents and visitors to determine their interests and needs for commercial redevelopment in Ajo. The draft report indicates a strong need for clothing, household and entertainment services. A Plaza with an appropriate mix of retail business and services, as well as lodging will attract local residents, tourists and shoppers from Mexico.

Redevelopment of the Ajo Plaza will continue from the momentum of the Curley School project.

# Affordable Housing

## Curley School Honors & Awards

Since its grand opening on May 29, 2007, the International Sonoran Desert Alliance's (ISDA) Curley School Artisan Lofts project in Ajo has been receiving recognition at the local, state and national level. In addition to the various awards bestowed upon this project by Pima County, the Curley School also received the Governor's Heritage Honor Award in June 13, 2008, and was nominated for the HUD Secretary's Award for Excellence in Historic Preservation for 2008.

The Curley School is on the National Register of Historic Places, and features a multi-million-dollar renovation of a historic Spanish Colonial Revival style school building, along with seven other buildings spread over a seven-acre campus. This complex now provides 30 affordable live/work rental units for artists, artisans, and creative home businesses.



The Curley School provides live/work spaces for Ajo artists and has won numerous awards.



## Awards Received by ISDA for Curley School Artisan Apartments

National Association for County Community and Economic Development  
**Excellence in Economic Development**  
The Curley School Artisan Apartments  
ISDA

Pima County Department of Community Development and Neighborhood Conservation

Multi Family Executive  
**Award of Merit**

**Project of the Year - Adaptive Reuse**  
Curley School Artisan Apartments  
ISDA with Enterprise Community Investment

Southwest Contractor: McGraw Hill  
Construction

**Best of 07 - Renovation/Restoration Project**  
The Curley School Project

Sonoran Institute  
**2008 Building from the Best Creative Redevelopment and Rehabilitation Award**  
Curley School Artisan Apartments  
ISDA

**2008 Grand Winner Governor's Heritage Award**  
By Governor Janet Napolitano  
Curley School Artisan Apartments  
ISDA  
The Architecture Company

Nomination for National Trust for Historic Preservation  
**HUD Secretary's Award for Excellence in Historic Preservation 2008**  
Curley School Project  
International Sonoran Desert Alliance  
Pima County Government  
The Architecture Company  
Tucson Building and Remodeling



## Neighborhood Reinvestment Program

In special elections held in May of 1997 and again in May of 2004, voters in Pima County approved that bond funds be used for small scale improvement projects in the neighborhoods with economic and social need. The Neighborhood Reinvestment Program was established to promote stability and revitalize these communities through the funding and implementation of community enhancement projects. The goal of the program is to improve the quality of life for all who live in these areas and to foster healthy communities. This program will fund projects that have broad neighborhood support and affect the health and safety of residents in a positive way.

Seventeen (17) new project proposals totalling \$6.6 million were submitted and approved during July 2007-June 2008. \$3.4 million in 2004 Neighborhood Reinvestment funding remains available for future community improvement projects. There are ten (10) project proposals scheduled for review by the Neighborhood Reinvestment Oversight Committee during September through December, 2008. If recommended by the Committee, the Pima County Board of Supervisors will consider funding and construction of these neighborhood improvement projects.

## Barrio Viejo – NR funding: \$75,000

The Barrio Viejo Neighborhood Association requested and was awarded 2004 Pima County Neighborhood Reinvestment Bond Funds to construct a community park on the corner of 18th Street and Convent Avenue in Tucson.

The new park will be located at the site of a neighborhood shrine dedicated to two children who lost their lives there in a 1981 car accident. The memorial was constructed by local artists and residents after Orlando and Diego Mendoza died in a car accident caused by a drunk driver.



Archaeologists at work excavating the remains of a historic house at the future site of a community park.

Barrio Viejo is one of the oldest neighborhoods in the city of Tucson. It was founded on September 10, 1771, by Hugo O'Connor, a knight of the order of Calatrava, colonel of infantry in His Majesty's armies and commandant inspector of the frontier of New Spain. It contains many historical sites including El Tiradito wishing shrine, El Ojito ("the little eye") natural spring, and El Teatro Carmen.

This park will benefit longtime neighborhood residents as well as residents of the recently constructed Lalo Guerrero housing complex.

# Neighborhood Reinvestment

## Status of 1997, 2004 NR Bond Funds

### 1997 NR Bond Projects

Approved by

Board of Supervisors: 41

Construction complete: 37

Construction in process: 4

### 2004 NR Bond Projects

Approved by

Board of Supervisors: 43

Construction complete: 14

Construction in process: 10

Proposals in design

or procurement: 19



Community members gather for the ribbon-cutting ceremony at the new Miles Neighborhood park.

## Miles Neighborhood NR funding: \$500,000

Tucson's Miles Neighborhood proposed a collaboration among the Pima County Neighborhood Reinvestment Program, Tucson Unified School District, and the City of

Tucson for the construction of a school and neighborhood park on the grounds of TUSD's Miles Exploratory Learning Center.

The first portion of improvements to the school grounds at Miles was completed in the spring of 2007, and the community hosted a dedication ceremony in September 2008.

Phase 1 of this project, funded by the Pima County Neighborhood Reinvestment Program, includes major upgrades to existing baseball and soccer fields, a walking path, lighting, landscaping, drinking fountains, and art designed by Miles students. Through an agreement with the City of Tucson and Tucson Unified School District, Pima County ensured the grounds are available for public use during hours in which school is not in session. This project is part of a series of much-needed infrastructure improvements to the surrounding area, including the Arroyo Chico Project, Highland Avenue Bike and Pedestrian Project, and the recently approved Barrio San Antonio Neighborhood Reinvestment Project.

The second phase of amenities to the Miles School Park, funded in a matching amount by the City, will involve parking, shade, and court improvements, and is expected to be completed during 2009.

It is anticipated that the effective collaborative effort between the County and City to implement these improvements will serve as a model for future Reinvestment projects. More importantly, these enhancements provide vital amenities for the families of the Miles Neighborhood, Barrio San Antonio, and adjacent communities, and will hopefully demonstrate a positive impact on the quality of life for the residents of this area for years to come.

# Neighborhood Reinvestment

## Feldman's – NR funding: \$500,000

Feldman's Neighborhood Association, which is located in central Tucson directly northwest of the main campus of the University of Arizona, sought and received Neighborhood Reinvestment funding for Feldman's Pedestrian Safety Project

The funding application was the result of an extensive process of community consensus-building during 2001-2005. The neighborhood applied for Neighborhood Reinvestment funding in 2005, and construction was completed on the improvements in 2008.

The Feldman's Neighborhood Association received \$500,000 in Pima County Neighborhood Reinvestment bond funding to finance their project. Some original sidewalks were modified and repaired to achieve ADA accessibility, and the remaining monies funded new continuous sidewalks and ADA access ramps.

The project has improved pedestrian safety for over 2100 residents (1161 households) including students at the University of Arizona and the Downtown Campus of Pima Community College who walk to class from their homes in the neighborhood. In addition, the project benefits area community organizations including Beacon Foundation, Casa de los Niños Crisis Center, COPE Behavioral Services Group Home, and St. Luke's Home (for elderly residents).

Construction workers pour the concrete for much needed sidewalk improvements in Feldman's Neighborhood.



## Marana Vista - NR funding: \$443,829

On April 14, 2008, Pima County Supervisor Sharon Bronson led the ribbon cutting dedication for the completion of Marana Vista Estates street lighting and sidewalk project. Many of the residents of the community were in attendance for the dedication, as were Mayor Ed Honea and Marana Council members..

Marana Vista Estates is one of the oldest and most established neighborhoods in the town of Marana. It is a neighborhood of families, filled with multi-generational households with grandparents, their children, and grandchildren sharing a home. Many of the adult residents

Community members gather for the unveiling ceremony at the Marana Vista street lighting and sidewalk project.



have lived there all their lives or have returned to settle in the old neighborhood.

With the help of Pima County Neighborhood Reinvestment and the Town of Marana, Marana Vista Estates received \$764,829 for the new street lighting and sidewalks, which included \$443,829 from Neighborhood Reinvestment and \$321,000 from Marana.

# Neighborhood Reinvestment

## A-Mountain - NR funding: \$500,000

The “A” Mountain Community is located south of Pima County’s “A” Mountain (Tumamoc Hill). The Community Association was formed in 2002 with the merger of two former neighborhood organizations, with the goal of improving the quality of life in the neighborhood.

With the support of Pima County Supervisor Chairman Richard Elías, the A Mountain Community Association requested and received funding from the Pima County Neighborhood Reinvestment Program for construction of sidewalks and speed humps. Although there are existing sidewalks in the neighborhood, many areas had no sidewalks, which created safety hazards for children walking to school, residents using wheelchairs, elderly pedestrians, and residents walking to and from public transportation. The much needed improvements were completed in March 2008.

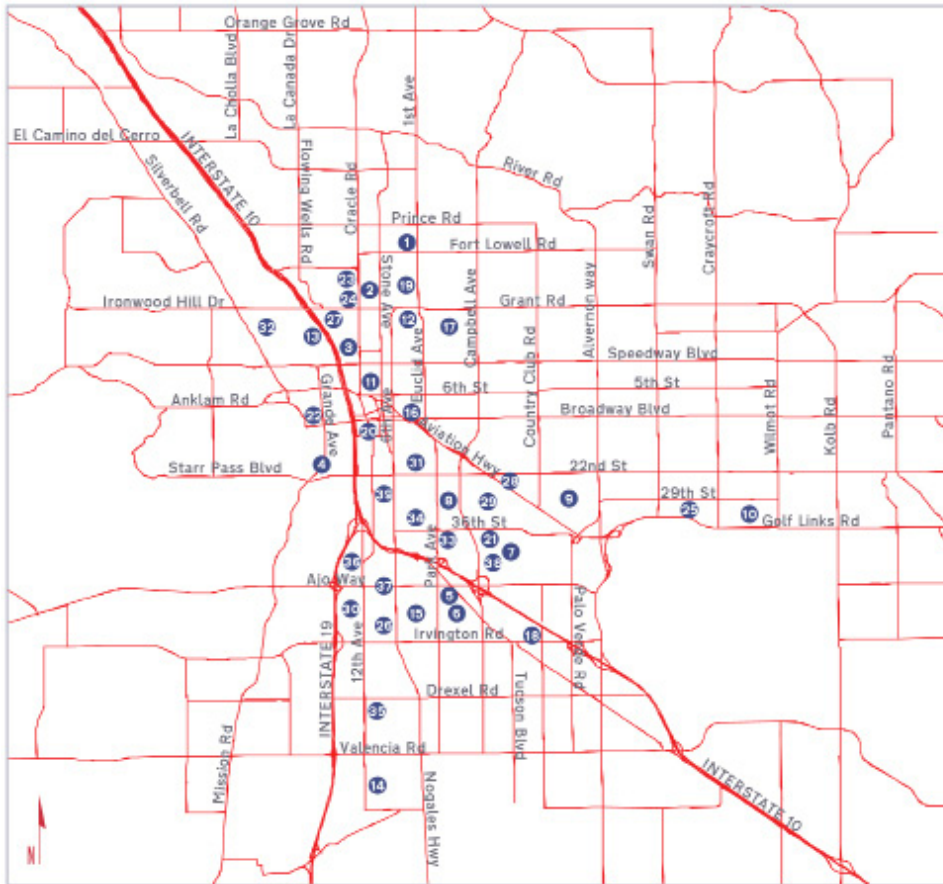
“The hard work and dedication of the A Mountain Community Association saw this 2005-initiated project through difficult times to reach its completion this year,” said Supervisor Elías, Chair of the Board of Supervisors and Supervisor for the community. “The project’s sidewalks and street-calming measures have done much to enhance the quality of life in this unique neighborhood, and the A Mountain Community Association deserves high praise for its achievements,” stated Chairman Elías.

“A” Mountain residents, Supervisor Elías’s office, and Pima County staff sponsored a dedication ceremony on July 12, 2008. Local officials and long time neighborhood residents spoke about the importance of the project to the community and shared memories of A Mountain neighborhood and its diverse population.



A-Mountain residents attend the inaugural celebration of the sidewalk & speed hump project in their neighborhood.

# Neighborhood Reinvestment Project Locations



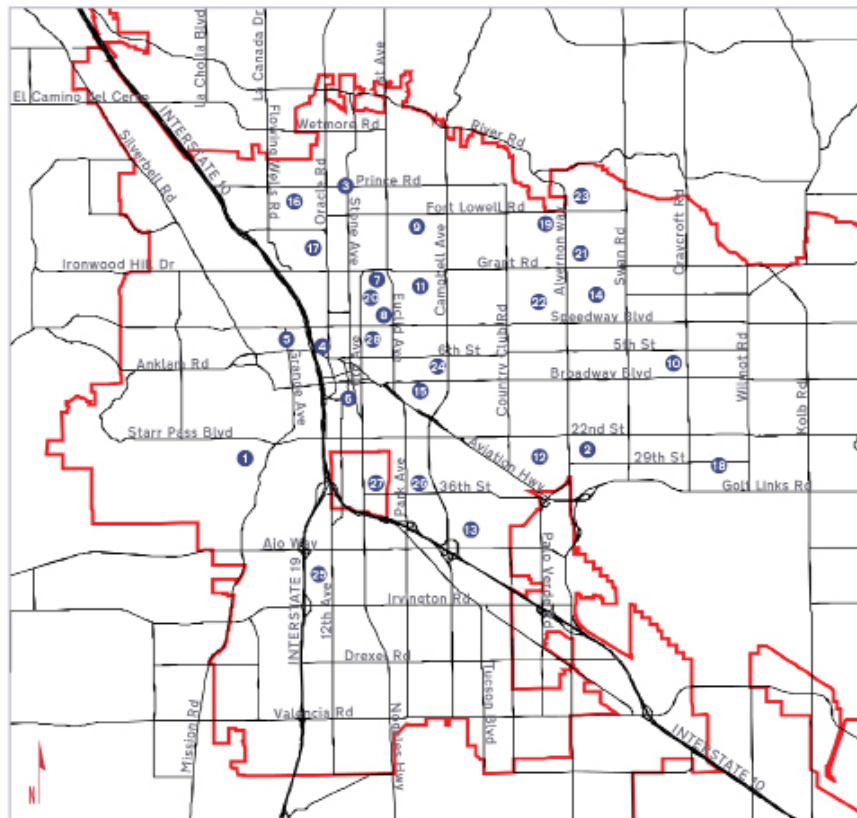
## 1997 PIMA COUNTY Neighborhood Reinvestment Projects

### KEY

- |                    |                     |
|--------------------|---------------------|
| 1 AMPHI            | 20 LA PILITA        |
| 2 BALBOA HEIGHTS   | 21 LAS VISTAS       |
| 3 BARRIO BLUE MOON | 22 MENLO PARK       |
| 4 BARRIOS UNIDOS   | 23 MIRACLE MANOR    |
| 5 BRAVO PARK       | 24 MIRACLE MANOR II |
| 6 BRAVO PARK II    | 25 MYERS            |
| 7 CAVETT           | 26 NATIONAL CITIES  |
| ELEMENTARY         | 27 OLD PASCUA       |
| 8 CHALLENGER       | 28 PARKWAY TERRACE  |
| LITTLE LEAGUE      | 29 PUEBLO GARDENS   |
| 9 CITY PARKSIDE    | 30 ROSE             |
| 10 CORBETT         | 31 SANTA RITA PARK  |
| 11 DUNBAR SPRING   | 32 SILVERCROFT      |
| 12 EL CORTEZ       | 33 SOUTH PARK       |
| 13 EL RIO ACRES    | 34 SOUTH TUCSON     |
| 14 ELVIRA          | 35 SUNNYSIDE        |
| 15 FAIRGROUNDS     | 36 SUNSET VILLA     |
| 16 IRON HORSE      | 37 WAKEFIELD        |
| 17 JEFFERSON PARK  | 38 WESTERN HILLS    |
| 18 JULIAN WASH     | 39 WEST OCHOA       |
| 19 KEELING         |                     |

1 PROJECT LOCATIONS (APPROXIMATE)

STREETS AND ROADS



## 2004 PIMA COUNTY Neighborhood Reinvestment Projects (Urban Area)

### KEY

- |                        |                     |
|------------------------|---------------------|
| 1 'A' MOUNTAIN         | 16 MILAGRO PARK     |
| 2 ALVERNON HEIGHTS     | 17 MIRACLE MANOR    |
| 3 AMPHI                | 18 MYERS            |
| 4 BARRIO ANITA         | 19 NORTH DODGE      |
| 5 BARRIO HOLLYWOOD     | 20 NORTHWEST        |
| 6 BARRIO VEJO          | 21 OAK FLOWER       |
| 7 EL CORTEZ            | 22 PALO VERDE       |
| 8 FELDMAN'S            | 23 RILLITO (TUCSON) |
| 9 HEDRICK ACRES        | 24 RINCON HEIGHTS   |
| 10 HIGHLAND VISTA      | 25 ROSE             |
| 11 JEFFERSON PARK POOL | 26 QUINCIE DOUGLAS  |
| 12 JULIA KEEN          | 27 SOUTH TUCSON     |
| 13 KINO COALITION      | 28 WEST UNIVERSITY  |
| 14 MIDTOWN             |                     |
| 15 MILES               |                     |

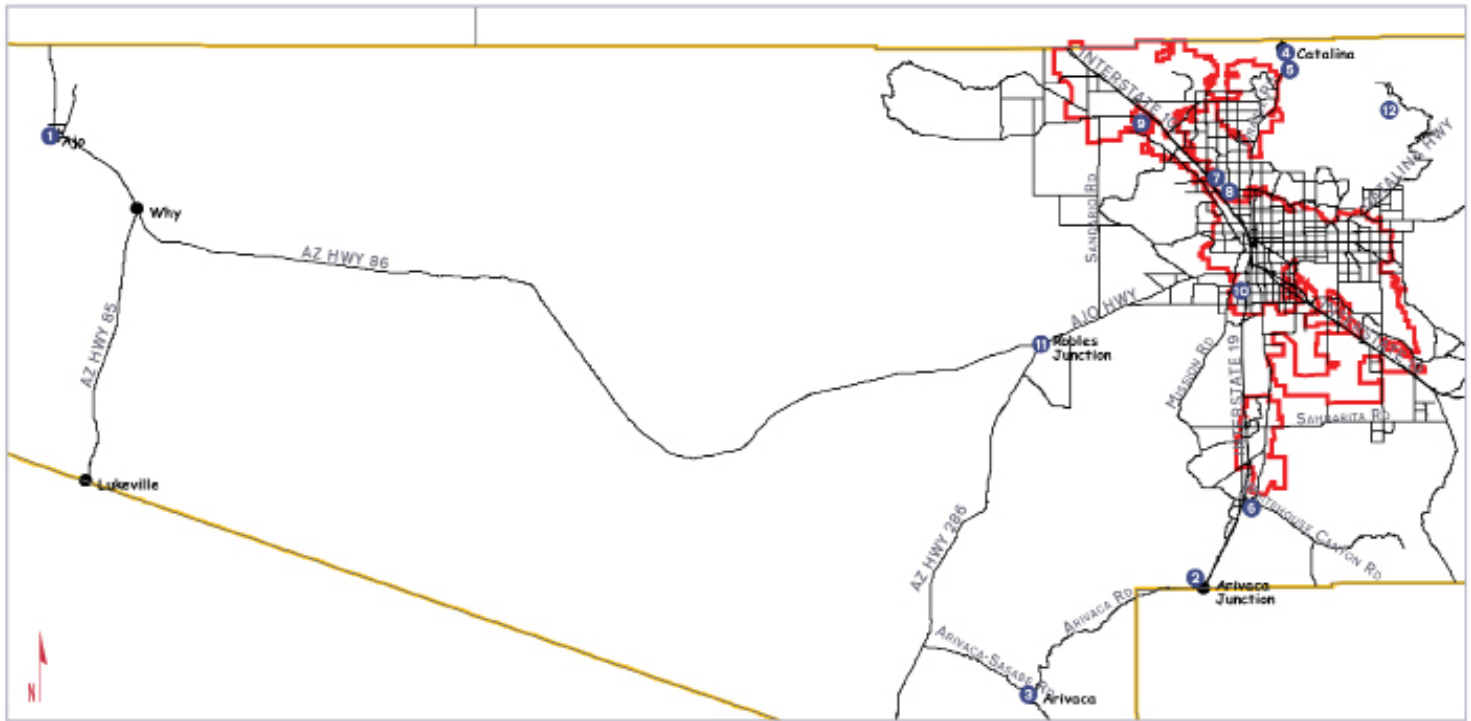
1 PROJECT LOCATIONS (APPROXIMATE)

STREETS AND ROADS

INCORPORATED BOUNDARIES

# Neighborhood Reinvestment

## Neighborhood Reinvestment Project Locations



### 2004 PIMA COUNTY

#### Neighborhood Reinvestment Projects (Rural & Suburban Areas)

- |           |               |                    |                    |
|-----------|---------------|--------------------|--------------------|
| 1 AJO     | 4 CATALINA    | 7 FLOWING WELLS    | 10 MIDVALE PARK    |
| 2 AMADO   | 5 CATALINA II | 8 FLOWING WELLS II | 11 ROBLES JUNCTION |
| 3 ARIVACA | 6 CONTINENTAL | 9 MARANA VISTA     | 12 SANTA CATALINA  |

① PROJECT LOCATIONS (APPROXIMATE)

— STREETS AND ROADS

— INCORPORATED BOUNDARIES

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## Addressing Impediments to Fair Housing in Pima County

In 2007-08 Pima County participated in the following actions to address Impediments to Fair Housing:

### **Impediment #1: Illegal Housing Discrimination**

- Pima County has provided funding for testing and enforcement activities through the Southwest Fair Housing Council – Eighteen systemic tests were conducted. Eight complaints were received of which three were processed for further investigation.
- Southern Arizona Legal Aid (SALA) receives CDBG funding to provide legal advice and direct legal representation, and to increase awareness regarding eviction laws to renters and homeowners. SALA provided services to 224 clients affecting more than 530 persons.

### **Impediments #2 & 6: Lack of knowledge about the law – Need for more training**

- Through funding provided through Pima County's CDBG program, the Southwest Fair Housing Council conducted numerous outreach activities and educational workshops targeting housing professionals and community members. Ten fair housing workshops were conducted. Additional outreach events included: Women and Money; Resource Fair at the South Nogales Highway Colonia; Foreclosure Symposium in March 2008; and participated a 45 minute radio interview show and ½ hour ACCESS TV show.

### **Impediment #3: Lack of Accessibility for persons with Disabilities**

- Pima County provided continued funding to DIRECT'S Home Access Program. Nineteen home adaptations for the disabled were completed.

### **Impediment #4: Predatory lending**

- The Don't Borrow Trouble (DBT) ® Pima County Program continues to provide education for home buying and financial management through pre-purchase and post-purchase homebuyer counseling and general consumer financial management classes. DBT continues to administer the DBT hot line. Home mortgages and payday loans gave rise to the greatest number of calls received. In addition, there have been over 3000 hits on the various pages of the DBT website.

### **Impediment #5: Coordination between jurisdictions and fair housing professionals**

- Pima County's Community Development and Neighborhood Conservation Department coordinated the Foreclosure Symposium in March 2008 that was coordinated by in conjunction with other local governments, non-profit agencies and lenders.
- Southwest Fair Housing has completed Phase 1 of the 2008 Pima County Foreclosure Study.

### **Impediment #7: Lack of fair housing services in underserved areas, especially colonias**

- Southwest Fair Housing continued to work closely with the Promotora in the South Nogales Highway Colonia. Fair Housing training was provided to local rental housing providers and an HOA. In addition, a resource fair was conducted at the Summit View Elementary School.

# Homelessness & Special Needs

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## Continuum of Care (CofC) Funding Continues for Pima County Programs

Tucson Planning Council for the Homeless (TPCH) functions as the coordinating and planning body of Pima County's continuum of care. Continuum of Care (CofC) is a HUD-initiated system of coordinated community planning and care for homeless persons. The Continuum refers to the entire care system, from shelters to permanent supportive housing to substance abuse treatment and job training.

## Plan to End Homelessness - Year 2 Update

The Plan to End Homelessness (PTEH) has entered its second year and continues to provide homeless individuals and families with supportive housing, employment, rent assistance, education, and shelter. The implementation of the plan has proved successful and continues to be the driving force to eliminate current and prevent future homelessness in Pima County.

## Plan to End Homelessness Accomplishments FY 2007-08

### 1. Access to transportation.

In FY 2007-08 the Tucson Planning Council for the Homeless (TPCH) and the Interfaith Coalition for the Homeless (ICH) received \$17,200 from Arizona Department of Economic Security and a Pima County Outside Agency grant. The program worked with 22 agencies and helped 2,790 individuals for approximately 9,061 additional trips for getting to employment and job training, medical appointments and school.

### 2. Shelter and Permanent Housing.

TPCH received \$6.4 million in HUD funds for homeless services including a new program that will add 25 units of permanent supportive housing. Funds granted to TPCH from the state Housing Trust Fund (\$100,000) were awarded through a competitive process to a local agency to add four units of permanent housing and support services for homeless families.

### 3. Outreach to engage homeless people in services.

Tucson Homeless Connect, a best-practices outreach event to provide multiple services in a one-stop setting, was held in Tucson for the first time. The event was planned in the last two quarters of the year and took place shortly after the end of FY 2007-08. Tucson Homeless Connect included 60 volunteers, 20 providers, and served 230 homeless guests. Homeless participants received shelter, identification cards, haircuts, and were able to enroll in benefits.

### 4. Increased Community Awareness

TPCH organized a community-wide conference on ending homelessness held in August 2007 attended by 170 people. The conference included 3 presentations on national, state, and local Plans to End Homelessness, and 3 breakout sessions on best practices.



### HUD Increases Funding for HOPWA Renewal Grant

Pima County received an award of \$1,268,844 for the Housing Opportunities for People with AIDS (HOPWA) program. This is an increase of \$323,401 for the three year grant which began on January 1, 2008. The additional funds allowed for an increase in the number of families receiving rental assistance through the City of Tucson's Section 8 Program from 26 to 45. Additional funds were also provided to assist with the maintenance of housing owned and operated by the Southern Arizona AIDS Foundation (SAAF).

This marks the second 3-year renewal of this project which started in 1995. It is estimated that since its inception this grant has provided housing and support services for 160 households, serving over 250 individuals.

The City of Tucson and Pima County share unique roles as HOPWA entitlements and grantees, respectively serving the same jurisdiction. Both grants fund the same service agency, SAAF, insuring that a complimentary range of programs and services are available for clients.

Pima County sponsored a half-day facilitated planning "retreat" for Tucson, Pima County and SAAF staff involved with HOPWA programs, to discuss coordination of activities and to insure adequate funding is available to SAAF to maintain its programs, facilities and if necessary fund the expansion of housing services and opportunities for clients.

### Supportive Housing

Pima County participates in the Supportive Housing Program (SHP) through the Continuum of Care application, as part of HUD's SuperNOFA process for renewal of the CASA for Families. This program assists people in achieving and sustaining self-sufficiency and residential stability through an integrated focus on transitional housing, case management, employment and training, and targeted educational services. The program is a collaboration between the County and three nonprofit providers: Primavera Foundation—formally Travelers Aid Society of Tucson, Salvation Army, and New Beginnings for Women and Children, along with Pima County's Jackson Employment Center. Renewal funding is as follows:

- La Casita: \$219,320 for homeless teens
- CASA: \$422,846 for single adults and young adults with children
- New Chance: \$382,348 for individuals recently discharged from institutions
- Advent: \$454,348 for the chronically homeless
- CASA for families: \$429,503

# Homelessness & Special Needs

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## **PIMA County Assumes HMIS Contract**

Pima County has agreed to assume the contract to manage the Homeless Management Information System (HMIS) for the Pima County/City of Tucson Continuum of Care. The one year HUD grant is for \$181,089. The Arizona Department of Housing and Pima County will provide matching funds for the grant.

An HMIS is a computerized data collection application that facilitates the collection of information on homeless individuals and families using residential or other homeless assistance services and stores the data in an electronic format. Because an HMIS has the capacity to integrate data from all homeless service providers in the community and to capture basic descriptive information on every person served, it is a valuable resource for communities. HMIS can be employed to better understand the characteristics of homeless persons in the community, including their demographic characteristics, patterns of homelessness, and use of services; and document the community's progress in reducing homelessness.

Because each of the three Continua in the State will be using the same software system it will be possible to issue reports covering homeless activities throughout Arizona.

Tucson Planning Council for the Homeless has reestablished its HMIS Committee which will develop goals for comprehensive coverage of services in the community. They will start with agencies receiving funds through HUD's Continuum of Care.

## **Community Development Block Grants (CDBG)**

CDBG allocated \$20,000 during the FY 2007-08 for The Southern Arizona Legal Aid – Homeowner & Tenant Assistance Program. Southern Arizona Legal Aid, Inc. (SALA) is an organization dedicated to providing high quality legal services to low-income clients.

## **Emergency Shelter Grants (ESG)**

The ESG program funds essential services, including operations and maintenance for facilities assisting the homeless and services that prevent homelessness. For the fiscal year 2007-08 ESG allocations totaled \$112,383.

# Homelessness & Special Needs

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## Outside Agency Homeless and Special Needs Programs

Pima County administers various funds for homeless intervention and prevention programs through the Outside Agency Program. The total allocation for the FY 07-08 was \$337,556 for homeless related programs.

- Catholic Community Services dba Pio Decimo Center - \$45,958 for case management for homeless families
- New Beginnings for Women and Children – \$22,700 for homeless Kids/Children’s Program
- Interfaith Coalition for the Homeless – \$15,000 for Transportation to Succeed
- Primavera Foundation, Inc – \$40,000 for transitional shelter
- TMM Family Services, Inc – \$15,000 for emergency housing assistance
- San Ignacio Yaqui Council, Inc – \$37,500 for emergency employment and social service program
- Interfaith Coalition for the Homeless – 18,600 for implementation coordinator for the Plan to End Homelessness

OA also dedicated \$492,300 for various special needs projects including;

- Domestic Violence Shelters
- Elder Shelter
- Child Advocate
- Family Services
- Emergency case management assistance

In total the Outside Agency Program allocated \$819,858 for homeless and special needs projects.

## FEMA Emergency Food & Shelter Program

Pima County serves as the qualifying jurisdiction to administer the FEMA Emergency Food and Shelter Program, a program aimed at assisting individuals in need with emergency food, shelter, and related needs, with attention paid to the needs of the elderly, families with children, Native Americans, and veterans. FY08’s allocation of \$401,824 reflected a 9.5% decrease from the prior year, as population and poverty data was updated nationally. Agency requests increased by 8% over the prior year.

In the federal fiscal year that ended 9/07, agencies reported the following accomplishments funded by FEMA dollars:

- 42,939 total food assistance units (food bags, boxes, or gift cards)
- 76,000 meals served
- 42,574 nights in emergency or transitional shelters
- 235 rent or mortgage bills covered; 20 utility bills covered

## Other Activities

### New Staff

#### John Hudson

Native son, John Hudson, has returned home from San Diego and came aboard in January, 2008 as a new CDNC Program Coordinator. John grew up in the “A” Mountain community and lived on “Sugar Hill” (El Cortez Heights) prior to relocating to San Diego, CA.

Hudson brings a wealth of community and economic development, housing, human services and planning experience to CDNC. He served as Youth Development Services, Weed & Seed and Enterprise Zone Program Manager, a CDBG Contract Administrator and Livable Neighborhoods Team Facilitator for the City of San Diego. Additionally, John worked as a Housing Rehabilitation Specialist for the San Diego County Housing Authority as well as in several capacities for the San Diego Urban League’s Education Services, Employment & Training and Health & Family Assistance departments prior to his City service.

Prior to his relocation to San Diego, Hudson oversaw extensive neighborhood development work in both the “A” Mountain and Holladay-Mirasol communities while serving as Community Renewal Project Coordinator with the City of Tucson.

A graduate of Pueblo High School and an alumnus of the University of Arizona, Pima Community College, and C.H. Mason University, Hudson is glad to be serving the residents of Tucson once again –and pleased to be a part of the CDNC team.”



### New Interns

#### Joseph Silins

Joe is currently enrolled in the Planning Degree Program at the University of Arizona, and his professional interests include community development, international planning, and environmental issues. He was hired in January, 2008 to work on sustainability and housing projects for Pima County. His previous experience includes internships with the Drachman Institute and also a community development/landscape design project in Nogales, Sonora. After graduation Joe would like to work in community development, either here in the Southwest or Latin America.





### New Interns

#### Ramon Cueva

Ramon graduated from the University of California, Davis (UCD) in 2006 with degrees in Sociology and Chicano Studies. He is currently working on completing his Masters in Public Administration & Policy at the University of Arizona. Ramon has done significant work for Yolo County by developing socio-economical profiles in distressed neighborhoods. He also worked for a year with Alameda County as a legal assistant for the Public Defender before moving to Tucson in 2007. Ramon began work as an intern in June, 2008 and is assisting the department in developing a model to measure the community impact of short term funding.

#### Joshua Weaver

Joshua Weaver graduated from the University of Arizona with degrees in Political Science and Spanish. He is currently pursuing a graduate degree in Public Administration & Policy. Josh has extensive experience evaluating organizations; the most recent project involved him leading a group of Public Administration students to evaluate the conservation program at Reid Park Zoo. Josh was hired in July and quickly began work on studying the feasibility of establishing a community land trust in Tucson and Pima County.

#### Timothy Richards

Tim is a currently a graduate Planning student at the University of Arizona. He is a graduate of Brigham Young University receiving both his bachelors and Jurist Doctorate. Tim practiced law for a short period before deciding to enroll in the University of Arizona's Graduate Planning Program. Tim joined the CDNC for a few weeks as a special projects intern to work on developing neighborhood indicators for the purpose of analyzing and mapping distressed areas in Pima County.

## Other Activities

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### Pima County Hosts 32nd Annual NACCED Conference

CDNC hosted the 32nd annual conference of the National Association for County Community and Economic Development (NACCED) from October 12-17, 2007, at the Marriott University Park. Staff contributed to help make the conference a great success for the 120 attendees from throughout the country. The conference included a wide variety of educational sessions, a general session featuring a distinguished panel discussing border issues, field trip to the Curley School Project in Ajo, a sunset dinner at the Arizona Sonora Desert Museum and reception and silent auction at the University of Arizona's College of Architecture and Landscape Architecture, and a tour of local affordable housing projects.

Pima County received NACCED's Award of Excellence for Economic Development for Ajo's Curley School Project at the Annual Awards Luncheon. CDNC's very own Teresa Bommarito was the recipient of NACCED's John C. Murphy scholarship. The \$2,000 award provides financial assistance to an exception graduate or undergraduate student completing coursework in the areas of affordable housing, community or economic development.

NACCED is a nonprofit national organization composed of county government agencies that administer community development, economic development, and affordable housing programs. NACCED was created as an affiliate of the National Association of Counties (NACo) in 1978 to assist in developing the technical capacity of county agencies in administering these programs. NACCED also serves as a voice within NACo to articulate the needs, concerns, and interests of these agencies. CDNC's Community Development and Housing Officer, Gary Bachman serves as NACCED's Vice President. Next year the 33rd annual conference will be held in Fulton County, Georgia. CDNC staff will continue to work with NACCED in the development of meaningful policy programs and training opportunities.



NACCED members from around the nation enjoy a reception at the UofA's College of Architecture & Landscape Architecture building.



CDNC staff, along with International Sonoran Dester Alliance, receive an award for the Curley School.

### Public Comment

This document was submitted for public comment from September 15th to September 29th, 2008, and was posted on Pima County's website at [www.pima.gov/ced/Data/reports.html](http://www.pima.gov/ced/Data/reports.html). No public comments were received.

**PUBLIC NOTICE**  
Public Comment Requested for  
2007-2028  
Consolidated Annual Performance  
And Evaluation Report  
Pima County is accepting comments  
on  
the draft Consolidated Annual  
Performance  
and Evaluation Report (CAPER).  
The report  
provides information on  
accomplishments  
and expenditures of the Community  
Development Block Grant (CDBG),  
Emergency Shelter Grant (ESG)  
Programs,  
and the Home Investment Partner-  
ship  
(HOME) Program, for the period  
covering  
July 1, 2007 through June 30,  
2008.  
A draft of the CAPER will be avail-  
able  
September 15-30, 2008  
at the following location:  
Pima County Community Develop-  
ment  
and Neighborhood Conservation  
Department  
2797 East Ajo Way, 3rd Floor  
Tucson, AZ. 85713  
Contact: Allen Kulwin  
Phone: 243-6777  
Email:  
[allen.kulwin@pima.gov](mailto:allen.kulwin@pima.gov)  
Fax: 243-6796  
To view the draft document visit our  
website @  
[http://www.pima.gov/ced/Data/re-  
ports.html](http://www.pima.gov/ced/Data/reports.html) and go to Public Com-  
ments.  
Comments will be accepted through  
September 30, 2008 at 5:00 p.m.  
and  
May be delivered, faxed, emailed or  
mailed.  
**PUBLISH: The Daily Territorial**  
**September 15, 2008**  
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