

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

As a CDBG entitlement jurisdiction, Pinal County will receive an annual allocation of Community Development Block Grant (CDBG) funding from the US Department of Housing and Urban Development. Pinal County is required to prepare and submit a five-year consolidated housing and community development plan. In addition, the county is required to complete an Annual Action Plan which outlines how the allocation of funds will be used for the current fiscal year.

In addition to CDBG funds, Pinal County became a Participating Jurisdiction (PJ) in 2020 and will therefore receive HOME Investment Partnership funding beginning with Year Two of the Consolidated Plan. The addition of the HOME funds required an amendment to the FY19-23 Consolidated Plan.

To prepare the Annual Action Plan for year two, Pinal County convened public meetings throughout the county. The citizen participation process included the input of units of local government (UGLGs), nonprofits, members of the public, county staff and elected officials, and other community partners. The attached 2020 Annual Action Plan is the result of these efforts based on the foundation of addressing housing and community development needs to benefit primarily low and moderate income residents of Pinal County.

Pinal County also extended an invitation to county communities to participate in the county's programs. Four communities became "participating communities" and will receive an annual allocation based upon their proportionate share of the funding.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Based upon the overarching goals of the Community Development Block Grant program to develop viable communities by providing decent housing, suitable living environments, and expanded economic opportunities principally for low- and moderate-income persons, our objectives will align these goals. Over the next year, the county will pursue goals and objectives that include the following:

#### **Improve Public Facilities/Develop Infrastructure**

Per 24CFR570.201© Public Facilities and Improvements to areas within unincorporated Pinal County, and the participating communities of Eloy, Florence, Mammoth, and Maricopa.

National CDBG Objectives: BENEFIT TO LMI PERSONS/HOUSEHOLDS -- Public Facilities and Improvements; Private/Public Owned Utilities

### **Increase Affordable Quality Housing**

Pinal County will work to increase the supply of affordable quality housing throughout the county, through a combination of developer incentive activities and rehabilitation to help low- and moderate-income families to remain in their homes.

National CDBG Objectives: BENEFIT TO LMI PERSONS/HOUSEHOLDS – Rehabilitation, Code Enforcement. National CDBG Objective: SLUM/BLIGHT.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Program year 2019 was the first year Pinal County participated in the Entitlement Program. This first year proved daunting due to the learning curve of the program requirements. The county is working through developing processes, developing forms and agreements, and learning the environmental review process. The funding agreement between HUD and the county was signed and submitted in December 2019. The projects to be completed included owner occupied housing rehabilitation and a water line improvement project. While the water line improvement project has proceeded through design and engineering, the environmental review was completed in September 2020. Due to this, a subrecipient agreement was executed in December 2020. Construction and expenditures will follow in early 2021. The owner occupied housing rehabilitation program has been delayed due to the COVID-19 pandemic and the hesitation of public contact. An environmental review was complete in September 2020 with the project proceeding upon release of funds. Pinal County completed several amendments to the 2019 Action Plan to include the addition of projects and the addition of CDBG-CV funding.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The citizen participation process is outlined in the Citizen Participation Plan (CPP).

Pinal County attempted to begin the citizen participation process in March 2020. Due to the COVID-19 pandemic, public meetings were placed on hold. In June, 2020 public meetings were scheduled to be held within four areas of the county in the participating jurisdictions.

Date:Thursday, June 18. 2020 at 6:00 p.m.

Location:Mammoth, Arizona

Join the meeting from a computer, tablet or smartphone.

<https://www.gotomeet.me/TOWNOFMAMMOTHCOUNCIL/cdbg-public-hearing>

Dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3117

Access Code: 994-792-133

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/994792133>

Date:Monday, June 22, 2020 at 5:00 p.m.

Location:Eloy, Arizona

Eloy Community Room

595 North C Street

Eloy, Arizona 85131

Date:Tuesday, June 23, 2020 at 5:00 p.m.

Location:Florence, Arizona

Florence Town Hall

775 North Main Street

Florence, Arizona 85132

Date:Thursday, June 25, 2020 at 5:30 p.m.

Location:Maricopa, Arizona

Heritage District Committee

City Hall Council Chambers

39700 W Civic Center Plaza

Maricopa, Arizona 85138

The public hearings were held at the Pinal County Governing Board of Supervisor meetings.

Date:Wednesday, August 26, 2020 at 9:30 a.m.

Location:Florence, Arizona

Pinal County Board of Supervisor's Hearing Room

31 North Pinal Street

Florence, Arizona 85132

Date:Wednesday, September 30, 2020 at 9:30 a.m.

Location:Florence, Arizona

Pinal County Board of Supervisor's Hearing Room

31 North Pinal Street

Florence, Arizona 85132

Date:Wednesday, November 18, 2020 at 9:30 a.m.

Location:Florence, Arizona

Pinal County Board of Supervisor's Hearing Room

31 North Pinal Street

Florence, Arizona 85132

Public notices were advertised in countywide printed and on-line newspapers including: Copper Basin, Superior Sun, San Manuel Miner, Tri-Valley, Florence Reminder, Blade Tribune, and Apache Junction/Gold Canyon Independent.

A notice is also posted on the County website at [www.pinal.gov/grants](http://www.pinal.gov/grants), at the County Administration Building located at 31 North Pinal Street, Florence, Arizona 85132, and the Pinal County Housing Department located at 970 North Eleven Mile Corner Road, Casa Grande, Arizona 85194. Likewise, the Pinal County Library District has twelve locations that posted the notices.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the citizen participation process, the public comments received from members of the public during the public meetings and hearings included:

Comment: Wendy Gort: Indicated the Town of Mammoth is receiving funds from another source for street improvements. She discouraged the use of CDBG funds for this purpose. Response: This comment was favorably accepted by those in the public meeting including Mammoth council members.

Comment: Stacey Vannasdale: Does the project have to be located within the Maricopa Heritage District. Response: It would depend on the community's proposed project. The Heritage District is the only area determined LMI and is designated a redevelopment area.

Comment: Stacey Vannasdale: Can we choose projects already in the permitting phase. Response: Projects should be new projects not already allocated local funds.

Projects proposed through citizen input included:

1. Mammoth Public Meeting (In attendance: 12 people/2 County staff)Public Safety vehicle and staff,Public Works equipment,Housing for the elderly.Water system upgrades including design of a booster station, SCADA system, valves, and hydrants,Street improvements including curb & gutter, lighting, and speed bumps,Sidewalk installation,Code enforcements,Park improvements and new facilities,Senior Center improvements and programs, andSwimming pool improvements including ADA.

1. Eloy Public Meeting (In attendance: 4 people/1 County staff)ADA compliance on Main Street park,ADA compliance, slide, and ramada at community pool,Commercial rehab,Property acquisition,Public safety,Street improvements,Teen center, andHousing rehabilitation.
  
1. Florence Public Meeting (In attendance: 1 person/1 County staff)ADA compliant sidewalks/ramps,Waterline infrastructure, andHousing rehabilitation.
  
1. Maricopa Public Meeting (In attendance: 8 people, 6 viewing on YouTube/1 County staff)Rotary park improvements,Heritage District project, andAddress flooding issues.

Projects proposed through participating community and county staff include:

1. Hopi Hill fire hydrant installation,
2. Colonial del Sol sewer line engineering and installation,
3. San Manuel ADA and park improvements,
4. Dudleyville Park Improvements,
5. YMCA pool,
6. San Manuel pool,
7. San Manuel Revitalization project,
8. Owner Occupied Housing Rehabilitation – HOME funds,
9. Rental Assistance – HOME funds,
10. Rental Rehab program – HOME funds, and
11. Housing Development – HOME funds (CHDO set aside).

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Comments were primarily requests for information.

The selected projects for the use of FY20 funds were:

1. Administration = \$126,784,
2. Hopi Hills fire hydrant installation = \$869,405,
3. Dudleyville Park Improvements = \$110,000,
4. San Manuel Park Improvements = \$213,300,

5. Town of Mammoth Water system improvements = \$130,000,
6. City of Eloy Park Improvements = \$130,000,
7. Town of Florence ADA sidewalk installation = \$130,000,
8. City of Maricopa ADA multiuse path installation = \$130,000,
9. Owner Occupied Housing Rehab and Replacement = \$465,974,
10. Administration of HOME = \$62,000,
11. Housing development (CHDO set-aside) = \$93,172, and
12. Colonial del Sol sewer line installation = \$2 million (backup project).

## **7. Summary**

Pinal County, one of the nation's fastest-growing counties, offers exciting possibilities for its citizens. The county is in the process of bringing in thousands of new jobs through extensive economic development efforts, and is working hard to match its citizens' skill sets to those of the county's employers.

With significant growth comes challenges for affordable housing, especially with the robust growth of its single-family market. Because of the continued growth, the housing market ensures that affordable housing will remain an issue for years to come.

Pinal County will continue to pursue public-private partnerships by incentivizing developers to provide affordable housing for low- and moderate-income citizens. The county will also work to provide rehabilitation assistance to support low- and moderate-income citizens, particularly seniors and people with disabilities, to remain in their homes.

The county will also identify infrastructure improvement opportunities throughout the county, including water/sewer and wastewater infrastructure; downtown rehabilitation, historic preservation, sidewalks, streetlights, and other needed initiatives.

Through its work with the Arizona State Continuum of Care and the Pinal County Coalition to End Homelessness, the County will work to prevent and reduce homelessness and provide needed housing and supports to vulnerable citizens.

Pinal County has succeeded as a community by working in partnership with other agencies and building on each other's strengths. By tapping into the human assets of its community, Pinal County can work to ensure that all citizens have an opportunity to be independent, productive members of the community living stable lives.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	PINAL COUNTY	Finance Department
HOME Administrator	PINAL COUNTY	Finance Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

Savanah Anderson

CDBG Specialist

PO Box 1348

Florence AZ 85132

(520) 866-6266



## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Through the consultation process, Pinal County has worked with numerous governmental and private agencies, including community development, zoning, planning, health, mental health, educational, veterans, homeless population, and other service agencies to find opportunities to coordinate the support of residents of low income and affordable housing.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

Through periodic meetings with developers, affordable housing providers, and representatives from various public services agencies, the Housing Department seeks to identify opportunities for collaboration. The County also works through its planning departments on zoning and planning issues to facilitate the development of housing. Through its work with the CARE Network (Community Advocacy, Referral, and Education), a group of 150+ county providers providing health, mental health, housing, and other social service needs, the county seeks to enhance coordination with partner agencies in providing health, mental health, and other services to public and assisted housing residents and other low- and moderate-income residents.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Through its work with the Arizona Balance of State Continuum of Care, the Pinal County Housing and Workforce Development team has a strong understanding of the needs of homeless and at-risk of/imminently homeless people and works to identify additional resources for the provision of housing and services to chronically homeless individuals and families, families with children, veterans, and unaccompanied youth.

The proposed CDBG and HOME projects will not directly affect persons experiencing homelessness. The Pinal County Coalition to End Homelessness, under the umbrella of the State of Arizona Balance of State Continuum of Care, and in collaboration with various county partners and non-profits are working to address homelessness in Pinal County. Their current strategic goals include:

1. Facilitate monthly coalition meetings to engage stakeholders in activities to end homelessness.
2. Operate a coordinated entry system which uses a priority list for housing persons experiencing homelessness.
3. Operate a case conferencing committee who reviews and discusses the by name list monthly.

4. Conduct planning activities under the state continuum of care program and provides members of the local coalition to attend and serve of statewide committees.
5. Conduct the annual point in time count.
6. Identify service gaps and how to address them through research, and an analysis of services within Pinal County.
7. Prepare and submit applications to the state of Arizona for rapid re-housing and continuum of care planning funds.
8. Encourage local level coalitions while fostering programs and services for persons who are experiencing homelessness.

As part of its Strategic Planning process, the county will look to experts and best practices throughout the nation to make use of limited resources. For example, the county will review the United States Interagency Council on Homelessness (USICH) [FY2018-2022 Home, Together Strategic Plan](#) to Prevent and End Homelessness and the agency's 100+ toolkits and resources for preventing, reducing, and ending homelessness, as well as strengthening support services for homeless individuals and families.

One best practice involves creating networks of care among providers. The county will expand and strengthen its partnerships among the various agencies supporting homeless people. Collective impacts would be stronger than any one organization's impact in helping homeless people to regain stable living conditions.

Pinal County will also learn from the successful collaborations undertaken in both Apache Junction and Casa Grande, which has developed Homeless Coalitions; Strategic Plans to support homeless people and those at risk of homelessness; a rotating community of churches providing bedding, meals, showers, and other supports to homeless people; and Community Resource Centers.

Pinal County is working with the Balance of State's Continuum of Care on Homelessness (CoC) to develop a countywide strategic plan to address the needs of homeless individuals and families. The plan will establish subcommittees to focus on the various goals and strategies to support homeless people. Casa Grande and Apache Junction have also received state funding to develop their municipalities' strategic plans.

Among the goals of the countywide strategic plan will be preventing homelessness; providing more effective outreach to homeless persons; addressing individuals' and families' emergency and transitional housing needs; rapidly re-housing homeless people in order to reduce their time without permanent shelter; and helping connect homeless people or those at risk of homelessness with services and support.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate**

**outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The county did not receive ESG funds.

It is a member of the Balance of State CoC under the direction of the Arizona Department of Economic Security 's Homeless Coordination Office. This state office utilizes Federal and State dollars to fund homeless services statewide. The state's funding sources include the Emergency Solutions Grant (ESG), General Funding (GF), AZ State Lottery, Social Services Block Grant (SSBG) and Temporary Assistance for Needy Families (TANF).

The CoC works with other CoCs throughout the state and provides data regarding the number of and needs of homeless people. The Balance of State CoC's strategic plan for the 2016-2018 period has as "Opening Door Goals:"

- Prevent and end homelessness among Veterans by 2015
- Finish the job of ending chronic homelessness by 2017
- Prevent and end homelessness for families with children and youth by 2020
- Set a path to ending all types of homelessness

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Pinal County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Pinal County Housing Department/Public Housing Authority manages Pinal County Housing Rehabilitation Program. A portion of HOME funds will be used for an owner occupied housing rehabilitation project to benefit the entire Pinal County.
2	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY - VALLEY OF THE SUN
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity provides low income housing development throughout the Central Arizona Valley.

3	<b>Agency/Group/Organization</b>	Arizona Complete Health
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Arizona Complete Health provides housing services and housing development opportunities for clients.
4	<b>Agency/Group/Organization</b>	CITY OF ELOY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Participating Jurisdiction
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a Pinal County participating jurisdiction under the CDBG program communities are consulted for project ideas and needs.
5	<b>Agency/Group/Organization</b>	FLORENCE, TOWN OF
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Participating jurisdiction
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a Pinal County participating jurisdiction under the CDBG program communities are consulted for project ideas and needs.
6	<b>Agency/Group/Organization</b>	MARICOPA, CITY OF
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Participating jurisdiction

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a Pinal County participating jurisdiction under the CDBG program communities are consulted for project ideas and needs.
7	<b>Agency/Group/Organization</b>	Town of Mammoth
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Participating jurisdiction
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a Pinal County participating jurisdiction under the CDBG program communities are consulted for project ideas and needs.
8	<b>Agency/Group/Organization</b>	PINAL COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Identify needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Under the Citizen Participation process Pinal County government offices, management, Board of Supervisors are consulted to identify project needs.
9	<b>Agency/Group/Organization</b>	Pinal County Community Development
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Identify needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Under the Citizen Participation process Pinal County government offices, management, Board of Supervisors are consulted to identify project needs.
10	<b>Agency/Group/Organization</b>	Pinal County Public Works
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Identify needs

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Under the Citizen Participation process Pinal County government offices, management, Board of Supervisors are consulted to identify project needs.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pinal County Coalition to End Homelessness	The Coalition seeks to provide housing opportunities for the homeless population similarly the Pinal County Consolidated Plan and Annual Action Plan consider opportunities for housing development.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process included the input of units of local governments (UGLGs), nonprofits, members of the public, county staff and elected officials, and other community partners. The 2020 Annual Action Plan is the result of these efforts based on the foundation of addressing housing and community development needs to benefit primarily low and moderate income residents of Pinal County.



### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Four public meetings were held, attendance included: Mammoth- Twelve members of the public attended and two Pinal County staff. Eloy- Four members of the public attended and one Pinal County staff. Florence- One member of the public attended and one Pinal County staff. Maricopa- Eight members of the public attended, six viewing virtual and one Pinal County	Comments were received by way of identified project needs including public infrastructure, public services, economic development, housing, services to benefit limited clientele.	All comments were taken into consideration by the participating jurisdiction when finalizing the project selection. Additional comments received included: Comment: Wendy Gort: Indicated the Town of Mammoth is receiving funds from another source for street improvements. She discouraged the use of CDBG funds for this purpose. Response: This comment was favorably accepted by those in the public meeting including Mammoth council members. Comment: Stacey Vannasdale: Does the project have to be located within the Maricopa Heritage District. Response: It would depend on the community's	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Three public hearings were held and attendance included: Pinal County Board of Supervisors, management, staff, and members of the public.	No comments were received.	N/A	<a href="http://www.pinal.gov/grants">www.pinal.gov/grants</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public notices were advertised in countywide printed and on-line newspapers including: Copper Basin, Superior Sun, San Manuel Miner, Tri-Valley, Florence Reminder, Blade Tribune, and Apache Junction/Gold Canyon Independent.	No comments were received.	N/A	<a href="http://www.pinal.gov/grants">www.pinal.gov/grants</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A notice is also posted on the County website at <a href="http://www.pinal.gov/grants">www.pinal.gov/grants</a>, at the County Administration Building located at 31 North Pinal Street, Florence, Arizona 85132, and the Pinal County Housing Department located at 970 North Eleven Mile Corner Road, Casa Grande, Arizona 85194. Likewise, the Pinal County Library District has twelve locations that posted the notices.</p>	N/A	N/A	<a href="http://www.pinal.gov/grants">www.pinal.gov/grants</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The anticipated resources for the county’s projects are the CDBG and HOME funds.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,839,208	0	0	1,839,208	5,700,000	Funding based upon notice of award by HUD and the signed funding agreement. The anticipated remainder amount is based on assumptions of a similar award over the remaining three years of the Con Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	620,986	0	0	620,986	1,863,438	Funding based upon notice of award by HUD and the signed funding agreement. The anticipated remainder amount is based on assumptions of a similar award over the remaining three years of the Con Plan.
Other	public - local	Housing	155,500	0	0	155,500	622,000	Pinal County is required to contribute a 25% match to the HOME program. These funds may be in the form of cash, in-kind, or contributions from a community housing development organization.
Other	public - local	Public Improvements	361,789	0	0	361,789	0	The Town of Florence is contributing cash match towards their proposed project to complete ADA compliant sidewalks.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Pinal County leverages funds from private and non-federal public sources to meet match requirements with cash contributions from non-federal resources. The county will soon be selling a 30-unit public housing property, whose funds will be leveraged as matching funds for private, state, or local funds to increase the supply of public housing within the county. Pinal County has a minimum match requirement for HOME funds. This amount will be captured through partnerships with community housing development organizations on specific projects, through in-kind staff for program compliance, or through other means such as donations or cash. Participating communities within the county's program may also provide match towards a project.



**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

As stated above, the sale of a county-owned 30 unit property will support the development of more public or affordable housing.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Facilities/Develop Infrastructure	2019	2024	Non-Housing Community Development	County-wide	Non-Housing Community Development	CDBG: \$1,839,208	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 19262 Persons Assisted
2	Increase Affordable Quality Housing	2019	2024	Affordable Housing	County-wide	Affordable Housing		Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit

**Table 6 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Improve Public Facilities/Develop Infrastructure
	<b>Goal Description</b>	Eight projects located throughout the county will be completed. These projects will improve public facilities and develop infrastructure including installation of fire hydrants, park improvements including ADA accessibility items, water system improvements, installation of ADA compliant sidewalks and other infrastructure, and potentially sewerline improvements.
<b>2</b>	<b>Goal Name</b>	Increase Affordable Quality Housing
	<b>Goal Description</b>	The county will work to increase the supply of affordable housing throughout the county by rehabilitating homes of low- and moderate-income families so that they may remain in their homes. The county will also work with a community development housing organization to develop affordable housing.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The county will utilize CDBG funding for the projects outlined below.

### Projects

#	Project Name
1	Administration of CDBG Program
2	Hopi Hills fire hydrant installation
3	Dudleyville park improvements
4	San Manuel park improvements
5	Mammoth water system improvements
6	Eloy ADA compliant infrastructure
7	Florence ADA compliant infrastructure
8	Maricopa ADA compliant infrastructure
9	Administration of HOME program
10	Owner occupied housing rehabilitation
11	Affordable Housing Development

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Pinal County has four participating communities, each community identifies a project within their jurisdiction these communities are Eloy, Florence, Maricopa, and Mammoth. Pinal County jurisdictions under this program year included the unincorporated communities of San Manuel, Dudleyville, and Hopi Hills. These areas were identified based on project need, project readiness and benefit to low income populations.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Administration of CDBG Program
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve Public Facilities/Develop Infrastructure Increase Affordable Quality Housing
	<b>Needs Addressed</b>	Non-Housing Community Development Affordable Housing
	<b>Funding</b>	CDBG: \$126,503
	<b>Description</b>	Per 24CRF570.206(a)(1), the county will fund program administrative costs including project management, procurement, reporting, compliance, and monitoring of subrecipients. ELIGIBLE ACTIVITY: Program Administration Costs. MATRIX CODE: 21A
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administrative position to manage the CDBG program 2.5 FTE
2	<b>Project Name</b>	Hopi Hills fire hydrant installation
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve Public Facilities/Develop Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$869,405
	<b>Description</b>	Per 24CFR570.201cThe proposed project will install 30 fire hydrants, 4,340 6 DIP with polywrap and related fittings, and 1,375 8" DIP with polywrap and related fittings to the Hopi Hills neighborhood. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities MATRIX CODE: 03J
	<b>Target Date</b>	9/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will serve 3,240 persons of whom 38% are low to moderate income. A special income survey will be completed to verify the total number of persons served and the LMI percentage.
	<b>Location Description</b>	Hopi Hills neighborhood Census Tract 16 Block Groups 1-3.
	<b>Planned Activities</b>	Construction and installation of water lines and fire hydrants.
<b>3</b>	<b>Project Name</b>	Dudleyville park improvements
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve Public Facilities/Develop Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$110,000
	<b>Description</b>	Per 24CFR570.201cThe proposed project will make improvements to the Dudleyville park to include: asphalt for ADA compliant parking; concrete for ADA compliant walkways, basketball court, and ramada; improvements to the restroom facilities; grading and surface improvements to the common areas within the park, and improvements to the baseball field.National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities. MATRIC CODE: 03F
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 592 persons of whom 86% are low to moderate income. A special income survey was completed to verify the total number of persons served and the LMI percentage.
	<b>Location Description</b>	Dudleyville, Arizona Census Tract 22 Block Groups 1-2.
	<b>Planned Activities</b>	Construction
<b>4</b>	<b>Project Name</b>	San Manuel park improvements
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve Public Facilities/Develop Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$213,300 Park development fees: \$303,000

	<b>Description</b>	Per 24CFR570.201cThe proposed project will make improvements to the San Manuel park to include: ADA compliant playground equipment, surface material, and shade canopy including installation; benches, picnic tables, and ramada including installation. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities. MATRIC CODE: 03F
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 4,025 persons of whom 52.42% are low to moderate income.
	<b>Location Description</b>	San Manuel, Arizona Census Tract 7 Block Groups 1-3.
	<b>Planned Activities</b>	Construction
5	<b>Project Name</b>	Mammoth water system improvements
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve Public Facilities/Develop Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$130,000
	<b>Description</b>	Per 24CFR570.201cThe proposed project will complete design and engineering of upgrades to the existing Booster Station and the design, engineering, and installation of a SCADA System to monitor and control the drinking water system. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities. MATRIX CODE: 03J
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 1,530 persons of whom 69.28% are low to moderate income.
	<b>Location Description</b>	Mammoth, Arizona Census Tracts 24 and 22.
	<b>Planned Activities</b>	Design, engineering, and installation of equipment
6	<b>Project Name</b>	Eloy ADA compliant infrastructure
	<b>Target Area</b>	County-wide



	<b>Goals Supported</b>	Improve Public Facilities/Develop Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$130,000
	<b>Description</b>	Per 24CFR570.201cThe proposed project will make ADA compliant improvements to the Main Street Park to include: sidewalk ramps, curb cuts, parking, and ramp to the ramada. Project will include the removal of existing concrete and the installation of approx. 1,500 s.f. of concrete and hand rails. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities. MATRIX CODE: 03F
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 9,610 persons of whom 69.25% are low to moderate income.
	<b>Location Description</b>	Eloy, Arizona Cucus Tracts 19 and 20.03.
	<b>Planned Activities</b>	Construction
<b>7</b>	<b>Project Name</b>	Florence ADA compliant infrastructure
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve Public Facilities/Develop Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$130,000 Town of Florence: \$58,789
	<b>Description</b>	Per 24CFR570.201cThe proposed project will install ADA compliant sidewalks and ramps along five intersections of San Carlos Street. Installation to include 14 crosswalk ramps, 13 driveway ramps, and approx. 1,466 l.f. of five-foot sidewalks. National CDBG Objectives: LMC BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities. MATRIX CODE: 03L
	<b>Target Date</b>	9/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit approx. 189 seniors or persons with disabilities of whom 100% are considered low to moderate income.
	<b>Location Description</b>	Florence, Arizona Census Tract 9.02 Block Group 1.
	<b>Planned Activities</b>	Construction
8	<b>Project Name</b>	Maricopa ADA compliant infrastructure
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve Public Facilities/Develop Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$130,000
	<b>Description</b>	Per 24CFR570.201cThe proposed project will include the design, engineering, and installation of an ADA compliant multiuse path, crosswalk, and curbing. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities. MATRIX CODE: 03L
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit 76 persons of whom 100% are low to moderate income.
	<b>Location Description</b>	Heritage District in Maricopa, Arizona Census Tract 17.07.
	<b>Planned Activities</b>	Design, engineering, and construction
9	<b>Project Name</b>	Administration of HOME program
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Increase Affordable Quality Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$62,000
	<b>Description</b>	Per 24CRF92.207(a)(1), the county will fund program administrative costs for the project management of the owner occupied housing rehabilitation program. ELIGIBLE ACTIVITY: Program Administration Costs MATRIX CODE: 21H

	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Rehabilitation Specialist to manage the HOME program 1 FTE.
<b>10</b>	<b>Project Name</b>	Owner occupied housing rehabilitation
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Increase Affordable Quality Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$465,838
	<b>Description</b>	Per 24CRF92.205(a)(1), the county will rehabilitate owner occupied single family homes for low and moderate-income households. National CDBG Objectives: LMH BENEFIT TO LMI PERSONS/HOUSEHOLDS -Rehabilitation, Code Enforcement. MATRIX CODE: 14A
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 units, 100% LMI
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Construction	
<b>11</b>	<b>Project Name</b>	Affordable Housing Development
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Increase Affordable Quality Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$93,148 Pinal County General Fund: \$155,500

<b>Description</b>	Per 24CRF92.206, the county will work with a Community Housing Development Organization to build affordable housing unit(s). National CDBG Objectives: LMH BENEFIT TO LMI PERSONS/HOUSEHOLDS Housing Development. MATRIX CODE: 12
<b>Target Date</b>	9/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 unit, 100% LMI
<b>Location Description</b>	
<b>Planned Activities</b>	Construction

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Pinal County is the third largest county within Arizona with a population over 462,789 (US Census Bureau Population Estimates July, 1, 2019). The County is over 5,386 square miles which includes eleven local governments and four Indian Communities. Pinal County's CDBG program covers the unincorporated portions of the county which make up approx. 70% of the total square miles. There are four participating communities within the County Entitlement Program. These communities include Eloy, Florence, Maricopa, and Mammoth. Each participating community will complete a project.

The county's projects, focused on the unincorporated areas, will expend the funds in several "communities" selected by the Board of Supervisors. The areas are considered census designated places by the US Census Bureau.

The HOME projects do not use geography as the basis for targeting funds. It is intended resources will be utilized throughout the county's jurisdiction to benefit low and moderate income households and people.

The following is a breakdown of the areas to receive funding:

Hopi Hills: 38% of the residents are low and moderate income. Due to the size of the area, this data is dated and a special income survey is being completed. If this survey is unsuccessful a backup project has been identified in the Colonial del Sol neighborhood. 48% of the residents within Hopi Hills are Hispanic, 14% are over the age of 65, and 36% are under the age of 18 demonstrating a high number of families within the area.

Dudleyville: 86% of the residents are low and moderate income. A Special survey was completed in December 2020. 42% of the residents within Dudleyville are Hispanic, 31% are over the age of 65, and 27% are under the age of 18. These numbers indicate an aging population. With the age and geographic characteristics of the community, this may indicate a high number of families and/or multigenerational families.

San Manuel: 52% of the residents are low and moderate income and 62% are of Hispanic heritage. 22% are under the age of 18 and 23% are over the age of 65.

Mammoth: 69% of the residents of this community are low and moderate income. 66% are Hispanic, 17% under the age of 18, and 20% over the age of 65. This project will benefit the entire community.

Eloy: 69% of the residents of this community are low and moderate income. 57% are Hispanic, 12% are

under the age of 18, and 26% are over 65. The project will benefit the entire community, however the project involves ADA compliance thus addressing a targeted population.

Florence: The project is an ADA compliance project and will benefit a targeted population of residents including seniors and persons with disabilities. 39% of the residents within the census tract are Hispanic, 21% are under the age of 18, and 15% over the age of 65.

Maricopa: The project is an ADA compliance project and will benefit a targeted population of residents including seniors and persons with disabilities within a neighborhood proven to be 100% low and moderate income by survey. 27% of the residents within the Heritage District are Hispanic, 32% are under the age of 18, and 6% over the age of 65.

All housing projects will be income based and provide benefit only to low and moderate income households.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Census Tract 9.01	
County-wide	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

When Pinal County became an entitlement community, invitations were extended to local jurisdictions to join the effort. The Pinal County Board of Supervisors held numerous meetings to discuss how those communities might receive funds. Although a calculation was originally created based upon housing conditions and low income population figures, the communities ultimately requested an equal distribution of funding based upon their proportionate share contributed to the total Pinal County allocation as determined by HUD. These communities identified their projects under the citizen participation process and their local governing boards made final decision. These projects were to have met the CDBG program requirements and provide benefit to low and moderate income persons.

Pinal County identified projects based upon current needs relating to health and safety, a suitable living environment and projects that provided benefit to low and moderate income persons. These projects are scattered across the county.

### **Discussion**

The county will disburse 32% of the funding to housing related projects located throughout the county and 35% to a neighborhood located in unincorporated Pinal County to address life and safety needs. The

balance of the funding will be scattered throughout the county and provide a suitable living environment.

The geographic distribution is:

Census Tract 16- 35%

Census Tract 22- 4%

Census Tract 7- 9%

Census Tract 24 and 22- 5%

Census Tract 19 and 20- 5%

Census Tract 9- 5%

Census Tract 17- 5%

County-wide- 32%

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

As indicated in the housing needs assessment, the most common housing problems experienced by households in Pinal County are (in descending order) housing cost burden greater than 30% of income; housing cost burden greater than 50% of income; households that are overcrowded, as well as of substandard housing units (either lacking complete plumbing or kitchen facilities.) Of those households in Pinal County earning 100% of the HUD Area Median Family Income (HAMFI) or less, approximately 51.1% have one of the four common housing problems.

In addition, the needs assessment has also identified the need for more affordable rental housing options due to families in households experiencing cost burdens.

To address these problems, the county will offer rehabilitation assistance to low- and moderate-income families so that they may remain in their affordable and safe homes.

Pinal County will also work with a Community Housing Development Organization to build affordable housing for low and moderate income households or provide other means of access to affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	4
Total	4

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	4

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

Low-income families, particularly people with disabilities or elderly citizens, live in substandard housing



conditions. Blight is a significant issue throughout the county; of 1,200 cases that went to county hearings for code violations, approximately 200 were those of elderly people who cannot afford to fix their homes. The county's rehabilitation program will offer support to citizens.

The FY2020 is the first year of HOME funds for Pinal County. Under the requirements of the program, 15% of the funding will go to working with a Community Housing Development Organization. Pinal County will develop an request for proposals to determine a viable project to be completed within the required timeframe of the HOME program. This project could be housing development and/or rea rental program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The county currently has 169 units of public housing and 1,659 units of affordable housing.

### **Actions planned during the next year to address the needs to public housing**

In the next year, the county will sell a 30-unit public housing property and leverage the proceeds as matching funds to raise private, state, or other funds for more public housing stock.

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

Today, the county offers the Resident Opportunity and Self-Sufficiency Program (ROSS), which is a voluntary program that connects public housing residents with community services and resources to empower and promote self-sufficiency through education, job training, counseling, budgeting finances, and legal issues.

In addition, the county offers the Family Self-Sufficiency program, which is voluntary program that provides participants in the Housing Choice Voucher Program the opportunity to achieve economic independence over a five-year period. This is achieved through the close assistance of a program coordinator who supports, monitors, and links the participant to public and private resources in the community.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

The county will work to utilize funds from the sale of a 30-unit property to develop more public housing in communities that offer citizens more amenities and supports. The county will continue to leverage its ROSS and Family Self-Sufficiency programs to equip residents with the skills and information they need to achieve economic independence and self-sufficiency.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The proposed CDBG and HOME projects will not directly affect person experiencing homelessness. The Pinal County Coalition to End Homelessness, under the umbrella of the State of Arizona Balance of State Continuum of Care, and in collaboration with various county partners and non-profits are working to address homelessness in Pinal County. Their current strategic goals include:

1. Facilitate monthly coalition meetings to engage stakeholders in activities to end homelessness.
2. Operate a coordinated entry system which uses a priority list for housing persons experiencing homelessness.
3. Operate a case conferencing committee who reviews and discusses the by name list monthly.
4. Conduct planning activities under the state continuum of care program and provides members of the local coalition to attend and serve of statewide committees.
5. Conduct the annual point in time count.
6. Identify service gaps and how to address them through research, and an analysis of services within Pinal County.
7. Prepare and submit applications to the state of Arizona for rapid re-housing and continuum of care planning funds.
8. Encourage local level coalitions while fostering programs and services for persons who are experiencing homelessness.

As part of its Strategic Planning process, the county will look to experts and best practices throughout the nation to make use of limited resources. For example, the county will review the United States Interagency Council on Homelessness (USICH) [FY2018-2022 Home, Together Strategic Plan](#) to Prevent and End Homelessness and the agency's 100+ toolkits and resources for preventing, reducing, and ending homelessness, as well as strengthening support services for homeless individuals and families.

One best practice involves creating networks of care among providers. The county will expand and strengthen its partnerships among the various agencies supporting homeless people. Collective impacts would be stronger than any one organization's impact in helping homeless people to regain stable living conditions.

Pinal County will also learn from the successful collaborations undertaken in both Apache Junction and Casa Grande, which has developed Homeless Coalitions; Strategic Plans to support homeless people and those at risk of homelessness; a rotating community of churches providing bedding, meals, showers, and other supports to homeless people; and Community Resource Centers.

Pinal County is working with the Balance of State's Continuum of Care on Homelessness (CoC) to develop a countywide strategic plan to address the needs of homeless individuals and families. The plan will establish subcommittees to focus on the various goals and strategies to support homeless

people. Casa Grande and Apache Junction have also received state funding to develop their municipalities' strategic plans.

Among the goals of the countywide strategic plan will be preventing homelessness; providing more effective outreach to homeless persons; addressing individuals' and families' emergency and transitional housing needs; rapidly re-housing homeless people in order to reduce their time without permanent shelter; and helping connect homeless people or those at risk of homelessness with services and support.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The county will utilize the resources of the Casa Grande and Apache Junction Resource Centers to provide outreach and connect people to services and government benefits to which they are entitled.

As part of its countywide Strategic Plan, the county will also work with other agencies to strengthen the use of a standardized intake form for the assessment of and referral of homeless and at risk of homeless people. For example, the state's three Continua of Care utilize the VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool), a survey administered both to individuals and families to determine risk and prioritization when providing assistance to homeless and at-risk of homelessness persons. The tool will help to coordinate services and will be designed to keep clients from "falling through the cracks" as they seek services and support. Developing additional coordination, MOUs, and referrals among providers will assist homeless people in finding needed supports.

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

The county has limited shelter capacity for homeless people who are victims of domestic abuse or veterans, but no general emergency shelter exists. Community Action Human Resources Agency (CAHRA) provides various housing assistance and the Pinal County Housing Authority provides rental assistance through the recent CDBG-CV funding allocation.

As part of its strategic plan, the county will explore the most effective models for emergency, transitional, and permanent housing. The Balance of State's Continuum of Care official suggested that, if the county considers building shelters, best practices indicate smaller shelters of 25-50 people are most effective. The County will also seek additional resources for housing, homeless services, and long term services to reduce the homeless population and increase chances for sustained independence.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**

**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In addition to offering a preference point for homeless public housing applicants, the County's Housing Department is applying for the Veteran Affairs Supportive Housing (VASH) funding for homeless veterans. The county is also restarting a pilot VASH program in Pinal with four VASH cash vouchers from Tucson. There are currently seven qualified veterans on the waitlist for this funding; in year one, at least four will get vouchers once the MOU with Tucson is finalized.

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

As part of its Strategic Plan for Homelessness, the county will seek to streamline processes for health organizations assisting homeless clients to a coordinated entry point into the system of housing and other supports for homeless people. Further, the plan will consider strengthening engagement with homeless individuals and families through community-based services that enable clients to return to their former support networks. As part of that plan, the county and its agency partners will fortify use of the VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool through additional coordination, MOUs, and referrals among providers will assist homeless people in finding needed supports.

Challenges also exist for previously-incarcerated people leaving institutions. Pinal is home to approximately 40% of all inmates in the state. While in jail, inmates with sentences over two years are eligible for GED classes and workforce training, while inmates with lower sentences are not. With so much construction and economic development occurring within its borders, the county will consider opportunities for providing inmates with training and skills to enter the workforce.

## **Discussion**

The county has limited housing support and services available for homeless people and families. The county has the opportunity, through its Strategic Planning process, to identify best practices for providing housing and other services that can return people to their communities of support.

The county's Housing Department is a member of several coalitions that work together to improve the lives of homeless and low- to moderate-income people in the community. Through these partnerships

and networks, the county can help multiply the benefits individual agencies can offer.

The county has supported coalitions in Apache Junction and Casa Grande in their collaborative efforts to support homeless citizens, including the establishment of resource centers in both communities. With so many excellent models and resources available, the county does not have to “reinvent the wheel” but can adapt practices to the unique needs of the county.

CDBG and HOME funding will be looked at for future housing related projects once a strategic plan has been finalized.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

County residents generally lack a good understanding of Fair Housing Choice laws and where to report cases of housing discrimination. In their community surveys, 78% respondents were not aware of real estate practices that limit Fair Housing Choice (such as steering people to particular neighborhoods or claiming no housing is available) with another 11% stating they aren't sure. Over 35% did not know or were unsure of whether they knew Fair Housing Laws, and 73% reported they didn't know or were unsure of where to report housing discrimination within the county. Forty two percent of agencies surveyed stated that their clients were not aware of Fair Housing Laws. Twenty five percent of agencies did not know or were neutral about whether they knew where to refer clients for Fair Housing discrimination reporting.

Transportation is an issue for families, particularly in rural areas. Among the 330 citizens surveyed, 52 (16.8%) disagreed or strongly disagreed with the statement that "I have sufficient transportation available to get to work, appointments, etc." Eighty three percent of agencies surveyed disagreed or strongly disagreed with this statement in regards to their clients.

A lack of affordable housing throughout the county has a greater impact on classes protected by the fair housing act. For example, one official stated that there aren't a lot of handicapped accessible apartments. Fifty eight percent of agencies surveyed stated that the high cost of housing would likely cause their clients to leave the county in the next five years.

County officials and community residents report some incidences of NIMBY-ism, in several instances citizens have spoken against multi-family housing within areas of single-family housing as part of the development/building process.

Because Arizona counties are considered political and legal subdivisions of the state, Pinal County can only do what the state allows. Some laws make it challenging to make affordable housing a good value proposition for developers. For example, state law does not allow for tax rebates; that is, property tax classifications for affordable housing are not allowed and are not a factor in land valuation or assessment to dictate property value. AZ Rev Stat § 9-499.10 (2014) allows for Infill Incentive Districts in which a city or town may designate an area as distressed based on vacant or dilapidated buildings or parcels, a loss of population, high crime levels, etc. to develop and revitalize the area. In doing so, the district can expedite the zoning and development process, waive fees, and lower construction standards. State law does allow for increased density zoning. One official suggested that there is opportunity to provide for increased density on a project in return for a certain percentage of affordable housing.

Some impact fees may limit people's ability to make improvements to their properties. For example, people might be able to afford a cheap piece of land, but they can't afford the thousands of dollars to

pay toward road fees, general use, residential use fees in order to install a manufactured home there.

State laws allow landlords to evict people for nonpayment of rent within five days (vs. 30 days for most other states.) Additionally, tenants cannot withhold rent for a landlord's refusal/procrastination in making necessary repairs, leaving tenants with few rights.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The county will explore incentives such as Infill Incentive Districts, density zoning, and other zoning policies to make the building of affordable housing more attractive to developers, who are currently focused on the single family home market.

The county will continue to work with the Southwest Fair Housing Council, the Arizona Attorney General's Office, and the Arizona Department of Housing to provide education and training to residents so that they may learn about the benefits of affordable housing, diverse neighborhoods, and the county's fair housing obligations, and monitor current events throughout the county and proactively respond to situations which may impact members of the protected classes. In particular, the county will focus on helping people in the protected classes to understand the mortgage lending process and their Fair Housing Rights. The county will also promote the socialserve.com website which lists affordable housing developments by municipality.

The county will also ensure that its sub-recipients are trained in effective fair housing referral procedures and encouraged to report any concerns of its clients.

In the more rural, eastern side of the county, and in Casa Grande and Apache Junction, elderly citizens and citizens with disabilities who have lived in their homes for many years find it difficult to keep up with the costs and logistics of home upkeep and repairs. As a result, the county is considering further support of home repairs/renovations so that people may remain in their homes.

Depending on the resolution of the court case against the county voters' transportation tax, the county will seek additional funding for expanded transit service throughout the county, or at least more stops within the existing higher-density bus corridors. Municipalities may help fund additional service if their communities participate in the service.

**Discussion:**

The county is committed to removing barriers affecting Fair Housing Choice. As in many communities, factors creating barriers are complex and intertwined. Educating people in the protected classes about their rights, as well as educating the broader community about the benefits of Fair Housing Choice, are a



key strategy for improving access to affordable housing.

Within the restrictions of state law, the county will also seek creative ways to incentivize developers to consider developing affordable housing. For example, considering Infill Incentive Districts, increased density in exchange for affordable housing units, and other zoning policies would make the building of affordable housing more attractive.

Another way to maintain the supply of affordable housing is to help struggling families to stay in homes that need critical repairs. Providing families with assistance in remaining in their homes through repairs or renovations is also critical to their ability to remain independent in an affordable home.

The county is often referred to as a “drive-til-you qualify” housing market. People drive farther away from Phoenix (or other central business districts) in order to find housing they can afford. With that distance comes fewer amenities, and for those without reliable transportation, little access to employment, schools, medical facilities, or shopping exists.

After a voter-approved tax to fund a regional transportation agency and a regional transportation plan was tied up in court, the county is waiting to learn the result of that case. Depending on the outcome, the county may again seek funding to develop a regional approach to transportation, partnering with agencies in Maricopa County, for example.

## AP-85 Other Actions – 91.220(k)

### Introduction:

Pinal County will continue to engage in various activities during the 2020 Program year to address housing, homelessness, and non-housing community development needs in order to further its goals. Future program years will result in a greater use of funding towards affordable housing projects.

Pinal County's previously completed Housing Assessment provided for goals to address affordable housing. These goals and objectives remain consistent and include:

1. GOAL: Increase capacity for and coordination of affordable housing programs and projects. Evaluate and establish processes, Create formal and informal organizational structures to support housing policies and activities, Develop education materials and outreach activities to support housing policies and action, and Support processes, organizational structure and education efforts through continued evaluation of housing conditions.
1. GOAL: Increase the availability of and access to a variety of funding resources. Increase the amount of non-local funding sources invested in housing, and Reduce reliance on non-local funding sources by establishing local funding sources and mechanisms.
1. GOAL: Increase the availability and dedication of land for future affordable housing production. Acquire and contribute land as a mechanism to ensure housing availability and affordability, and Expand the potential for privately-owned parcels to contribute to housing availability and affordability.
1. GOAL: Incorporate affordable housing and housing affordability into planning and zoning processes and decisions. Establish processes to promote housing quality, variety, and affordability, Continually examine housing affordability through assessment of policies and standards, Incorporate policies and mechanisms that promote housing availability and affordability into local/county codes, standards, and related requirements, Expand the potential for additional housing availability and affordability through cooperation and expedition, Provide for a variety of uses that promote housing availability and affordability through zoning, Identify incentives to encourage housing availability and affordability, and Encourage affordable housing development.

1. GOAL: Encourage private investment in affordable housing. Encourage partnerships that will lead to additional affordable housing development and investment, Create incentives for private-sector investment in affordable housing, and Provide opportunities for private-sector investment and development.
  
1. GOAL: Develop and deliver community-based programs. Create administrative structures that support and encourage housing variety, quality, and affordability, Develop and implement programs to serve households in need of quality affordable housing, and Support and sponsor activities that expand household capacity to become self-sufficient.

### **Appropriate reference to annual revisions made in the PHA plan by the housing authority**

The Pinal County Public Housing Authority (PHA) revises the PHA plans annually and all revisions made to the PHA plan by the housing authority align with HUD regulations and requirements and are available for public review on the housing website and at the main office.

### **Actions planned to address obstacles to meeting underserved needs**

The county faces challenges to meeting underserved needs from a funding perspective, particularly in the area of affordable housing units targeted to low- and moderate-income people. Within the limitations of state law, the county will explore potential incentives for developers to create affordable housing in a very robust single family home housing market.

The county also recognizes a lack of coordination of services in the community. The county has many providers of social services, but consumers lack sufficient knowledge of them. Further, agencies aren't aware of other providers and subsequently may not know where to refer clients, leading to frustration on the part of people seeking services. The county will continue to work through its existing networks and relationships to better coordinate the provision of services for low- and moderate-income people.

The county works with its partner agencies to provide services to individuals and families that promote more stable homes and community environments, including food, public safety, and transportation services. For example, the county provides support from general funds for nonprofit organizations serving seniors, veterans, and those needing food assistance.

### **Actions planned to foster and maintain affordable housing**

In such a strong market for single family homes, the county will explore incentivizing developers to set aside a certain percentage of developed units for low-income households; "stacking" LIHTC credits; or utilizing Infill Incentive Districts. Additionally, the county will fund efforts to rehabilitate homes to assist low-income people, elderly people, and people with disabilities to remain in their homes.

Pinal County will continue to look for additional options for leveraging other financial resources for programs and services to address the needs of the underserved. Seek alternative funding sources and partnerships for rehabilitation and new development to expand multi-family rental development projects. Network with Code Enforcement to identify housing that pose health and safety concerns. The county will continue to invest in improvement and rehabilitation of older housing stock of owner occupied units. Pinal County will seek to remove barriers to affordable housing by preserving the existing affordable housing stock through capital improvement projects. Encourage affordable housing projects, e.g. tiny home project, Habitat for Humanity.

## **Actions planned to reduce lead-based paint hazards**

Pinal County will Evaluate and reduce lead-based paint hazards. All public housing participants are provided with in-depth information on lead based paint hazards. Each housing unit has been inspected for lead based paint and has been cleared. In the event that lead-based paint is identified it will be properly abated.

The county offers an owner-occupied home rehabilitation program that includes the opportunity to remove LBP hazards. A forgivable, non-interest bearing loan (Deferred Payment Loan {DPL}) is issued to the qualified low- or moderate-income homeowner. The loan is secured by a lien and promissory note that will be forgiven at a rate of 10% per year for a period of between ten and 15 years as long as the dwelling is occupied by the owner. Currently, the program has a waiting list of 2-5 years and is subject to continued funding through the county. The county also provides information to all residents through an EPA brochure about LBP available on their website.

To further educate residents about the hazards of lead-based paint, the county will develop and run periodic public service announcements to make households with young children aware of the health risks. Additionally, the county will ensure that households receiving housing rehabilitation assistance are provided brochures on the hazards of lead-based paint.

## **Actions planned to reduce the number of poverty-level families**

In order to reduce the number of residents who are living below the poverty line and aid in connecting citizens to economic opportunities, Pinal County will leverage resources in order to increase affordable housing options; expand employment opportunities through workforce training; and improve access to certain services through better coordination of services and partnerships. With many new jobs coming to the county, a strong opportunity exists to provide citizens with opportunities for economic empowerment.

Pinal County will continue with efforts in conjunction with the Continuum of Care to reduce the number of families in poverty with through referrals or the development of services to provide families with job training, education, life skills, counseling services, and other needed services. Encourage Section 8 and public housing program participants to enroll in self-sufficiency programs offered through the housing department.

## **Actions planned to develop institutional structure**

Pinal County has a wide range of service providers that include homeless prevention services, street outreach, emergency shelters, transitional housing, and mental health services. These services and programs are provided by nonprofit organizations and the Continuum of Care member agencies. Pinal County will identify opportunities to create partnerships with private and public entities for project development and funding.

The county recognizes that collective impacts would be stronger than any one organization's impact in helping low- and moderate-income people to regain and maintain stable living conditions. Coordinating the delivery of services to citizens is a first step in strengthening the reach and effectiveness of various social service supports.

Pinal County is well equipped to coordinate and implement activities among public, private, and nonprofit agencies. The county will continue to build on its existing network of partnerships, develop new partnerships, strengthen existing partnerships, and streamline processes in order to maximize the effectiveness of limited resources.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Pinal County will continue to coordinate planning activities with service agencies and private housing providers. The county will also participate in coalitions and study groups.

Pinal County's Housing and Workforce Development Department participates in various workgroups that address different needs, including the Balance of State CoC, the Casa Grande Mayor's Task Force on Homelessness, and the Pinal County CARE Network. The county will address the goals to provide human services by providing funding through a Request for Proposal process to eligible agencies to improve the access of supportive services.

### **Discussion:**

The county will pursue numerous actions to strengthen and build on the existing network of provider services throughout Pinal County to provide citizens with safe, affordable housing; needed social services; and economic empowerment opportunities.

The Pinal County Housing Authority will maintain the current housing stock through routine maintenance, capital improvement projects to improve curb appeal, provide energy conservation, and modernization projects; Encourage resident enrollment in the Resident Opportunity Self-Sufficiency program; and Encourage resident participation in a resident advisory board.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Pinal County will invest a minimum of \$155,000 in cash and/or in-kind match to the HOME program under the affordable housing development project. In-kind match may include land, for the development of affordable housing.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Pinal County has developed guidelines for the owner-occupied housing rehabilitation program to be funded with HOME funds. Recaptured funds as a result of the sale of assisted properties will be returned to Pinal County and expended under an open rehabilitation contract prior to the use of new HOME funds.

FY2020 is the first year Pinal County will receive HOME funds. Policies and procedures for recaptured funds under the affordable housing development project are currently being developed. All required policies and procedures will be completed prior to an executed agreement with a CHDO for a housing project.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

FY2020 is the first year Pinal County will receive HOME funds. Policies and procedures for recaptured funds under the affordable housing development project are currently being developed. All required policies and procedures will be completed prior to an executed agreement with a CHDO for a housing project.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Pinal County does not plan to use HOME funds to refinance existing debt under the FY2020 AAP.





