

## **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. The current five-year plan covers the fiscal years 2019-2023.

The county is also required to complete an Annual Action Plan which outlines how the allocation of funds will be used for the current fiscal year. This plan will cover year three of the Consolidated Plan which includes the fiscal year 2021.

In addition to CDBG funds, Pinal County became a Participating Jurisdiction (PJ) in 2020 and will therefore receive HOME Investment Partnership (HOME) funding beginning with year two of the Consolidated Plan.

In year three of the Consolidated Plan, Pinal County will receive Emergency Solutions Grant (ESG) funding. The addition of these funds required an amendment to the Consolidated Plan.

To prepare the Annual Action Plan for year three, 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 2021 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. These participating communities are Eloy, Florence, Mammoth, and Maricopa. Each community executed a three year agreement for the fiscal years 2020 – 2022.

#### **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 with 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 housing development activities and owner occupied housing rehabilitation to help low- and moderate-income families remain in their homes.

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

#### **Provide services to persons experiencing homelessness**

Pinal County will use the new allocation of ESG funds to incorporate a rental assistance program to benefit persons experiencing homelessness.

National CDBG Objectives: BENEFIT TO LMI AND LMC PERSONS/HOUSEHOLDS.

### **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, and construction began in December 2020. The project is expected to be completed by June 30, 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.

The fiscal year 2020 Annual Action Plan was submitted in January 2021 under an approved extension received by HUD due to the COVID pandemic. The environmental reviews for all projects are anticipated to be completed by May 2021 in anticipation of immediate project start once a funding agreement is executed and a notice of release of funds is received. It is anticipated the fiscal year 2020 projects will occur under the program year 2021.

Pinal County received CDBG-CV3 funding and another amendment to the Consolidated Plan/FY2019 Annual Action Plan was completed and is expected to be approved by the Board of Supervisors on April 21, 2021.

#### **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). 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.

Public meetings in participating jurisdictions were held in February. These meetings included: February 8, 2021 in Eloy, February 16, 2021 virtually, February 17, 2021 virtually, February 18, 2021 in Mammoth, and March 26 virtually.

Project applications were received in March by four participating communities.

Public hearings before the Board of Supervisors were held March 24, 2021 with final approval of the plan on May 5, 2021.

## **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:

Comments:

1. Several residents from Dudleyville indicated a need for drainage solutions on Horseshoe Lane,
2. Kent Taylor asked for improvements to the West Pinal Park,
3. Lester Chow wanted sewerline installation in Colonial del Sol,
4. William Tust requested broadband in Mammoth,
5. Chairman Miller would like to see a project to demolish blighted properties and replace them with new housing units for our public housing authority,
6. Supervisor Goodman wants sidewalks and bike paths in San Tan Valley,
7. Mr. Morales requested help for homeless in Gold Canyon and Apache Junction.

Projects proposed through citizen input included:

1. February 8th public meeting: ADA sidewalks, swimming pool enhancements, bike path, housing rehab, fitness equipment,
1. February 16th meeting: solar street lighting, pedestrian path,
1. February 17th meeting: ADA sidewalks,
1. February 18th meeting: youth center, library expansion, park improvements, housing rehab, senior center kitchen equipment, broadband,
1. March 26th meeting: housing assistance to homeless,
1. March 24th public hearing: utility improvements in Maricopa, services for homeless, sidewalks and bike paths in San Tan Valley, blight removal and housing development.

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

Comments were primarily requests for information and project ideas.

1. Several residents from Dudleyville indicated a need for drainage solutions on Horseshoe Lane – this road is not a public road,
2. Kent Taylor asked for improvements to the West Pinal Park – LMI beneficiaries must be determined,
3. Lester Chow wanted sewerline installation in Colonial del Sol – wait until design and engineering is completed with FY19 funds,
4. William Tust requested broadband in Mammoth – alternate funds available through USDA and American Rescue Plan Act,
5. Chairman Miller would like to see a project to demolish blighted properties and replace them with new housing units for our public housing authority – HOEM funds may not be used for public housing stock,
6. Supervisor Goodman wants sidewalks and bike paths in San Tan Valley – must determine LMI eligibility,
7. Mr. Morales requested help for homeless in Gold Canyon and Apache Junction – this will be completed under ESG.

The selected projects for the use of FY21 funds were:

1. CDBG Administration = \$120,000,
1. Hopi Hills fire hydrant installation = \$1,167,410,
1. Town of Mammoth Water system improvements = \$65,000,
1. Town of Mammoth park improvements = \$65,000,
1. City of Eloy Park Improvements = \$130,000,
1. Town of Florence ADA sidewalk installation = \$130,000,
1. City of Maricopa utility improvements = \$130,000,
1. Owner occupied housing rehab = \$260,000
1. Housing development = \$260,931,

1. CHDO set-aside for Housing development = \$91,929,
1. ESG Administration = \$6,877,
1. Homeless housing assistance = \$150,000.

## **7. Summary**

**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**

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Grants Administrator

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<https://www.pinalcountyyaz.gov/Grants/Pages/home.aspx>

## **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 department on zoning and planning issues to facilitate the development of housing. Through its work with the Pinal County Coalition to End Homelessness, the county seeks to enhance coordination with partner agencies in providing health, mental health, and other services to homeless, 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 and the Pinal County Coalition to End Homelessness, Pinal County 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’



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

With the incorporation of ESG funding under the FY2021, Pinal County will have a dedicated funding source for providing housing options to person experience or at-risk of homelessness.

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.

**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 will receive ESG funding for the first time in FY2021. Pinal County is a member of the Balance of State CoC under the direction of the Arizona Department of Housing. 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>	CITY OF ELOY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Participating community
	<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.
3	<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 community

	<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.
4	<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 community
	<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>	Town of Mammoth
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Participating community
	<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>	PINAL COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	identified community 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.

**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 2021 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 completed a variety of public meetings and hearings to solicit input from the public on the use of the CDBG, HOME, and ESG funds. In accordance with the approved citizen participation process, Pinal County advertised in various county newspapers, on the county website, through email distribution lists and notifications to partner agencies, through social media outlets, at the public housing authority office, posted at twelve libraries throughout the county, and posted by the participating communities in the county's CDBG program.

Pinal County holds a minimum of four public meetings in the participating jurisdictions. During the time of COVID, some virtual meetings were held.

Pinal County finalized the process by holding two public hearings before the Board of Supervisors.

Pinal County makes every effort to engage the public in the decision making and goal setting process. Future efforts will be made to engage other groups.

**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)
1	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	During the February 8, 2021 public meeting, one member of the Pinal County staff, and two members of the City of Eloy staff were present.	Potential projects included ADA sidewalks, swimming pool improvements, bike path, housing rehabilitation, outdoor fitness equipment.	All comments were accepted. The City of Eloy in consultation with staff and the City Council selected the project to proceed based upon time, funding, and need.	

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 Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>During the February 16, 2021 public meeting, two members of the Pinal County staff, and one member of the City of Maricopa staff were present.</p>	<p>Potential projects included solar street lighting for the Heritage District and multi-use path.</p>	<p>All comments were accepted. The City of Maricopa in consultation with staff and the City Council selected the project to proceed based upon the need. Ultimately, a different project, utility improvements was proposed at a future public meeting and was selected.</p>	
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>During the February 17, 2021 public meeting, two members of the Pinal County staff, and one member of the Town of Florence staff were present.</p>	<p>Potential projects included ADA sidewalks.</p>	<p>All comments were accepted. The Town of Florence in consultation with staff and the City Council selected the project to proceed based upon the need.</p>	



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	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>During the February 18, 2021 public meeting, two members of the Pinal County staff, and eight members of the Town of Mammoth were present.</p>	<p>Potential projects included creation of a youth center for tutoring, expansion of the library, lighting at the park, housing rehab, kitchen equipment at the Senior Center, water system improvements, and broadband wireless access.</p>	<p>All comments were accepted. The Town of Mammoth in consultation with staff and the City Council selected the projects to proceed based upon the need. Ultimately, a different project proposed at a future public meeting was selected in addition to the construction of water system improvements proposed under FY2020.</p>	

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)
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	During the March 26, 2021 public meeting, one member of the Pinal County staff, and one member of the public was present.	Mr. Biggs commented the need for housing persons experiencing homelessness and was in full agreement with the county administering a rapid rehousing program with ESG funding.		

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)
6	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	During the March 24, 2021 public hearing before the Board of Supervisors, only one member of the public spoke.  Annual Action Plan 2021	1. Mr. Morales wished the Board to consider services for the growing number of homeless in the Gold Canyon/Apache Junction area. 2. Chairman Smith would like to identify blighted properties, clear them, and build housing to add to the Pinal County Housing Authority housing stock.3. Supervisor Goodman would like to see bike paths and sidewalks in the San Tan Valley area.4. New projects for the City of Maricopa - utility improvement project was read into the record.5. New projects for the Town of	1. The County will use the new allocation of ESG funding to address homelessness.2. Although building housing for the PHA is prohibited under HOME funds, the county will use HOME funds for housing development projects.3. Some areas of San Tan Valley are not considered low and moderate income. Staff will look into the eligible areas for future projects.4. comments were accepted.5. comments were 19 accepted.6. This project is deferred to FY22 because design and engineering is not	
OMB Control No: 2506-0117 (exp. 09/30/2021)						

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)
7	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	A public hearing will be held on May 5, 2021 to approve the proposed action plan.	No comments were received.	Not applicable	

**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, HOME, and ESG 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	1,834,045	0	3,140,697	4,974,742	3,600,000	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	612,860	0	620,986	1,233,846	1,240,000	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.
Other	public - federal	Admin and Planning Housing New construction for ownership Public Services	156,877	0	0	156,877	312,000	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: \$		
Other	public - federal	Admin and Planning Public Improvements Public Services Other	0	0	0	0	0	
Other	public - federal	Housing	0	0	0	0	0	
Other	public - federal	Public Services Other	0	0	0	0	0	
Other	public - local	Admin and Planning Housing Public Services TBRA	156,877	0	0	156,877	312,000	Pinal County is required to contribute a 1:1 match to the ESG program. These funds may be in the form of cash or in-kind.
Other	public - local	Housing Multifamily rental new construction New construction for ownership Public Improvements	153,215	0	0	153,215	310,000	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, or housing developer. Pinal County will also contribute land to the development of affordable housing.

Table 5 - Expected Resources – Priority Table

Annual Action Plan  
2021

**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 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. The county has land to contribute to the development of housing opportunities with the HOME funds. Pinal County will also use developer cash match. Pinal County will use staff and non-profit agencies who participate in the Pinal County Coalition to End Homelessness as in-kind match towards the ESG efforts.



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

Pinal County anticipates using publically held land to leverage for the HOME program and housing development opportunities. This land includes six parcels of residential land located in the Eloy and Toltec areas of central Pinal County.

**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	Census Tract 9.01 County-wide City of Eloy Town of Florence Town of Mammoth City of Maricopa Heritage District	Non-Housing Community Development	CDBG: \$1,807,410	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14846 Persons Assisted
2	Increase Affordable Quality Housing	2019	2024	Affordable Housing	County-wide	Affordable Housing	HOME: \$612,860	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 4 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Assistance to Homeless and At-Risk Homeless People	2019	2024	Homeless	County-wide	Supporting Homeless People	Emergency Solutions Grant: \$156,877	Tenant-based rental assistance / Rapid Rehousing: 3 Households Assisted Homelessness Prevention: 5 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Improve Public Facilities/Develop Infrastructure
	<b>Goal Description</b>	Six 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.
2	<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 and for-profit developers to develop affordable housing.
3	<b>Goal Name</b>	Assistance to Homeless and At-Risk Homeless People
	<b>Goal Description</b>	Pinal County will incorporate rental housing and case management services or 5 persons who are experiencing homelessness.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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 community of Hopi Hills. These areas were identified based on project need, project readiness and benefit to low income populations.

#### Projects

#	Project Name
1	FY21 CDBG Administration
2	Hopi Hills Fire Hydrants Installation Phase 2
3	Eloy Jones Park ADA Improvements
4	Florence ADA compliant infrastructure
5	Mammoth Water System Improvements
6	Mammoth Park Improvements
7	Maricopa Utility Improvements
8	Owner Occupied Housing Rehab
9	Affordable Housing Development
10	Affordable Housing Development - CHDO set aside
11	ESG21 Administration
12	ESG21 Pinal County

**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 community of 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>	FY21 CDBG Administration
	<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: \$146,635
	<b>Description</b>	Per 24 CFR 570.206 program administration including project administration, reporting, financial administration, environmental reviews, contract compliance, subrecipient management, and other duties. Matrix Code 21A.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	Administrative work is performed at 31 North Pinal Street, Building A, Florence, Arizona 85132.
	<b>Planned Activities</b>	Administrative activities.
2	<b>Project Name</b>	Hopi Hills Fire Hydrants Installation Phase 2
	<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: \$1,167,410
	<b>Description</b>	Per 24 CFR 570.201(c). The proposed project is a continuation of the FY2020 project and will install 31 additional fire hydrants, 2,925 linear feet 6 inch DIP with polywrap and related fittings, 1,315 linear feet of 8 inch, and 1,300 linear feet of 12 inch DIP with polywrap and related fittings to the Hopi Hills neighborhood. National objective LMA. Matrix code 03J.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will served 2005 residents of who 76% are low or moderate income.
	<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>	Eloy Jones Park ADA Improvements
	<b>Target Area</b>	City of Eloy
	<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 24 CFR 570.201 the proposed project will make improvements to Jones Park to include the installation of ADA compliant sidewalks and ramps. National objective LMA. MATRIC CODE: 03F.
	<b>Target Date</b>	6/30/2023
	<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
	<b>Planned Activities</b>	Construction
<b>4</b>	<b>Project Name</b>	Florence ADA compliant infrastructure
	<b>Target Area</b>	Census Tract 9.01
	<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 24CFR570.201c the proposed project competitively procure a contractor to remove 28 non-ADA compliant ramps and 5 driveway ramps; install 28 ADA compliant ramps, 5 driveway ramps, and approx. 300 l.f. of 5-foot wide sidewalks. Work may include removal of concrete, replacement of gutters, and installation of transitions, flares, and truncated domes. Work will take place on Ruggles between Quartz and Pinal, Pinal between Ruggles and 8th, Bailey between Ruggles and 8th, and 8th between Main and Bailey. National CDBG Objectives: LMC BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements. MATRIX CODE: 03L
	<b>Target Date</b>	6/30/2023



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit approx. 95 seniors or persons with disabilities of whom 100% are considered low to moderate income.
	<b>Location Description</b>	Florence, Arizona Census Tract 9.01 Block Group 1.
	<b>Planned Activities</b>	Construction
5	<b>Project Name</b>	Mammoth Water System Improvements
	<b>Target Area</b>	Town of Mammoth
	<b>Goals Supported</b>	Improve Public Facilities/Develop Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$58,000
	<b>Description</b>	Per 24CFR570.201c the proposed project will competitively procure a generator to be installed at the Booster Station located at the corner of Highway 77 and Rash Drive. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities. MATRIX CODE: 03J
	<b>Target Date</b>	6/30/2023
	<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>	Construction
6	<b>Project Name</b>	Mammoth Park Improvements
	<b>Target Area</b>	Town of Mammoth
	<b>Goals Supported</b>	Improve Public Facilities/Develop Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$72,000

	<b>Description</b>	Per 24CFR570.201c To competitively procure ADA compliant bleachers and lighting for four community parks. Lights will be engineered by the Town Engineer and installed by town staff. Bleachers will be installed by town staff. Parks are located at 300 W. Chacabaca Street, 101 3rd Street, 304 W. Fifth St., and 300 East Copper Creek Street. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities. MATRIX CODE: 03F
	<b>Target Date</b>	6/30/2023
	<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>	Equipment purchase and installation
<b>7</b>	<b>Project Name</b>	Maricopa Utility Improvements
	<b>Target Area</b>	Heritage District
	<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 24CFR570.201c the proposed project will competitively procure a contractor to complete underground and conduit prep work for ED3 to remove existing overhead power lines within the Heritage District and replace them with underground lines. Design, engineering, removal/relocation to be completed by ED3, at their cost. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities. MATRIX CODE: 11
	<b>Target Date</b>	6/30/2023
	<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, Maricopa, Arizona
	<b>Planned Activities</b>	Construction

8	<b>Project Name</b>	Owner Occupied Housing Rehab
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Increase Affordable Quality Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$260,000
	<b>Description</b>	Per 24CFR 92.205, 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. MATRIX CODE: 14A
	<b>Target Date</b>	6/30/2026
	<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 benefit, project locations TBD.
	<b>Planned Activities</b>	Construction
9	<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: \$260,931 In-kind Match: \$130,233
	<b>Description</b>	Per 24 CFR 92.205, the county will work with a housing developer to increase the availability of affordable housing through new construction. National CDBG Objectives: LMH BENEFIT TO LMI PERSONS/HOUSEHOLDS - Development. MATRIX CODE: 12
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 units, 100% LMI
	<b>Location Description</b>	County-wide benefits, project locations TBD
	<b>Planned Activities</b>	Construction

10	<b>Project Name</b>	Affordable Housing Development - CHDO set aside
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Increase Affordable Quality Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$91,929 In-kind Match: \$23,000
	<b>Description</b>	Per 24CRF92.208, 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>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 unit, 100% LMI
	<b>Location Description</b>	county-wide benefit, Location TBD
<b>Planned Activities</b>	Construction	
11	<b>Project Name</b>	ESG21 Administration
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Assistance to Homeless and At-Risk Homeless People
	<b>Needs Addressed</b>	Supporting Homeless People
	<b>Funding</b>	Emergency Solutions Grant: \$6,877 In-kind Match: \$156,877
	<b>Description</b>	Per 24CFR 576.108, the county will use the administrative funds for print and advertising materials. National CDBG Objectives: LMC BENEFIT TO LMI PERSONS/HOUSEHOLDS Homeless services. MATRIX CODE: 21A
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>	Administration	

<b>12</b>	<b>Project Name</b>	ESG21 Pinal County
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Assistance to Homeless and At-Risk Homeless People
	<b>Needs Addressed</b>	Supporting Homeless People
	<b>Funding</b>	Emergency Solutions Grant: \$150,000
	<b>Description</b>	Per 24CFR 576.103, 104, 105, and 106, the county will use the funds for homelessness prevention, rapid rehousing, rental assistance, and case management for persons experiencing or at-risk of homelessness. National CDBG Objectives: LMC BENEFIT TO LMI PERSONS/HOUSEHOLDS Homeless services. MATRIX CODE: 05S
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 households of which 100% are LMI
	<b>Location Description</b>	countywide benefit
	<b>Planned Activities</b>	public service activity

## **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 and those communities who are part of the county program. These communities include Eloy, Florence, Mammoth, and Maricopa.

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. With the exception of the housing rehabilitation program. These funds will only be used in unincorporated Pinal County and the participating communities.

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

Hopi Hills: 45% of the funds to benefit 2,005 persons of whom 65% are low and moderate income. 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.

Mammoth: 5% of the funds will benefit 1,530 persons of whom 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: 5% of the funds will benefit 9,610 persons of whom 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: 5% of the funds will benefit 95 persons. 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: 5% of the funds will benefit 76 persons of whom 100% are low and moderate income. 27% of the residents within the Heritage District are Hispanic, 32% are under the age of 18, and 6% over the age

of 65.

The remaining 35% of the funds are housing related projects countywide. 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	80
City of Eloy	5
Town of Florence	5
Town of Mammoth	5
City of Maricopa	
Census Tract 9.02	
Heritage District	5

**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.

### **Discussion**

## 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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	3
Non-Homeless	4
Special-Needs	0
Total	7

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	3
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	7

**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**

### **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.

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.

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:

#### 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.	0.00%

**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 \$153,233 in cash and/or inkind 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:

Per the April 8, 2021 funding agreement letter for the fiscal year 2020 Annual Action Plan, Pinal County is required to include in the FY19-23 Consolidated Plan a copy of the Pinal County's recapture provisions. Pinal County uses the recapture requirements under the housing development program and the owner occupied housing rehabilitation program with slight modifications.

Housing Rehab - The recapture period is the length of time over which the FDPL will be forgiven. The length of the recapture period is determined by the amount of HOME assistance provided to the homeowner. Homeowner compliance requirements apply during the recapture period. Less than \$15,000 is a 5 year deferred payment forgivable loan with 20% forgiven annually. \$15,000 - \$40,000, is a 10 year deferred payment forgivable loan with 10% forgiven annually. \$40,000 or more, is a 15 year deferred payment forgivable loan. Years 1-5 are fully recaptured, years 6-15 10% is forgiven annually.

Housing development - HOME-funded construction and acquisition projects will be subject to restrictions designed to ensure the long-term affordability of HOME-funded projects. In general, the period of affordability begins at project completion (when construction is completed and the units are ready for occupancy) and is based on the amount of HOME funds expended per HOME unit. For new construction of rental housing, the compliance period is twenty (20) years regardless of the per unit HOME investment.

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.

