

# CITY OF CASA GRANDE, ARIZONA

## CONSOLIDATED PLAN DOCUMENT

STRATEGIC PLAN FOR 2016-2020

AND THE

ANNUAL ACTION PLAN FOR 2016



City of  
Casa Grande

SUBMITTED TO:

CASA GRANDE RESIDENTS

FOR PUBLIC REVIEW

SUBMITTED BY:

THE CITY OF CASA GRANDE, ARIZONA

March 16, 2015

# Executive Summary

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

### 1. Introduction

The City of Casa Grande is a new entitlement community. The City's Fiscal Year starts in July 1, 2015 to June 30, 2016. In the next 5-year period, the City will undertake projects identified as high priority projects during the Public Participation Process. The need assessment and prioritization of eligible activities started with a kick off meeting in December 2014 followed by a series of Focus Group meetings, and two public hearings prior to taking it to City Council.

The overall service area for the City of Casa Grande is the city boundary. However, the target areas are those which have been identified by the Bureau of Census as low-to-moderate income neighborhoods and are predominantly older parts of the City.

The highest priority needs for these target areas are:

- Public Facilities and Improvement needs
- Affordable Housing needs
- Fire and Police Protection Facility needs
- Neighborhood Revitalization and Redevelopment
- Planning and Capacity building
- Public Services; and
- Community/Supportive Housing Facilities

Market conditions, especially increasing rental costs, low incomes, lack of jobs, and stagnant wages create the needs for the rental programs, while high down payment requirements and stringent loan standards create the need for homebuyers assistance programs.

The City's resources from federal, state and local sources are limited and expected to remain in place. However, the City Community Development Division works and collaborates with other agencies by doing referrals and will work to enhance its outreach and information efforts; to make its project selection process transparent; to ensure coordination and information sharing among the various entities responsible for program delivery.

The program goals, as described in detail below, address the objectives of providing affordable housing, suitable living environment, preventing homelessness, and providing needed services and programs.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

There are various needs and objectives identified in the target areas during the needs assessment. The highest needs are: road/street/right-of-way improvements; housing rehabilitation for both owner and renter units; rental assistance for extremely low-income households threatened with homelessness; homeownership assistance; economic development services; flood and drainage study; health care and senior services.

The Road/Street/Right-of-Way improvements are a high priority because they are a means to improve the quality of life in the distressed neighborhoods. Some low to moderate income neighborhoods experience flooding during monsoon seasons. The City needs a flood and drainage study conducted to address this problem. With proper planning and coordination, the City can leverage CDBG funds with other funding source to provide the funds needed for these projects.

Since the City is a new entitlement, it will not fund any economic development activities for the first two years until such time that all operating systems are in place and functioning well.

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

The City of Casa Grande is a new entitlement city. Community Development Block Grant has been implemented by the City as a sub-grantee with the Arizona Department of Housing for the City's housing program, the Owner-Occupied Housing Rehabilitation Program (OOHR). The OOHR program provided assistance to low-and moderate income homeowners in the community who are in need of housing repairs to address health and safety issues since the late 70s. The City has been successful in the CDBG and HOME funds implementation without any findings. All projects were completed on time and within budget.

### **4. Summary of citizen participation process and consultation process**

The City started the Public Participation Process (PPP) with a kick-off meeting attended by various stakeholders representing the private and public agencies in the City. The kick-off meeting was followed with three focus group meetings conducted on three different dates and at two different locations. Two public meetings are held at separate locations that are older neighborhoods in the City and are predominantly low and moderate income areas. The PPP for the Consolidated Plan also included a survey sent out to the focus groups, available on the City's Website, Facebook, and Twitter social media to allow a greater and convenient participation of the public. Public meetings or hearings are noticed in the local newspaper and are posted on public bulletin boards, and on the City website. Consultation with City Staff and elected officials were also part of the PPP.

**5. Summary of public comments**

As a result of the consultation process and needs assessments, the City obtained various comments from the public on the Consolidated Plan and Action Plan. All public comments can be found in the attachments at the end of this document.

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

The City accepted all comments that were offered.

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## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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>
Lead Agency	City of Casa Grande	Planning and Development Department

**Table 1 – Responsible Agencies**

### Narrative

The Community Development Division of the City's Planning and Development Department is the lead entity for the completion of the Five-Year Consolidated Plan and the implementation of the Annual Action Plan. The Community Development Division is also the responsible party for the processing and distribution of federal funds, once allocated by the federal government and approved by the City Council, under the CDBG program. Other departments of the City that are responsible for executing and administering the programs covered by the Consolidated Plan include the Finance Department, the Public Works Department, and the City Manager's Office.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

**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(l)).**

**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**

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

#### **Introduction**

The City of Casa Grande considers public participation to be an integral component of its municipal operations. Various methods are used to encourage the active and continuous participation of the public, private agencies, housing and public service providers, and various other community development partners. During the CDBG Entitlement process, the city developed and executed a detailed public participation program in order to ensure that citizens were given every opportunity to provide input to the City. The City's participation process included a community-wide Kick Off Meeting, three (3) separate consultations with specifically targeted focus groups, two neighborhood meetings that were open to the general public, numerous public notices, a concluding 30-day public comment period (that also included an on-line option, which was made available on the City's website) and a final public hearing in front of the City Council. These processes resulted in the active involvement of, as well as the collection of input from, citizens, stakeholders, other government agencies and City departments.

#### **Continuum of Care**

The City of Casa Grande partners with the Continuum of Care in the area in order to address the needs of homeless persons and persons at risk of homelessness. The City does not fund the Continuum of Care activities as this time; however, the City has been doing referrals and will continue to refer to other agencies that provide assistance for the homeless. The City also provides counseling to homeowners in an effort to help prevent them from losing their homes.

The City of Casa Grande has provided housing services for over 30 years through its Owner-Occupied Housing Rehabilitation Program. Although the program has assisted over 600 families

since the late 1970s, there is still a significant need for housing rehabilitation in the area as a result of the poor economy, lack of jobs, and relatively low income among families within the community.

As this will be the City's first Consolidated Plan, specific gaps in the plan have yet to be identified. Be that as it may, the City has been successful in identifying potential gaps in its institutional structure for the implementation the Consolidated Plan. These include a lack of sufficient resources, limited coordination between service providers, and the difficulty of social services agencies in obtaining Casa Grande-specific data. Furthermore, the City has limited direct experience with not-for-profit community service and housing providers. The City has recognized this fact and has initiated a proactive campaign to build contacts and relationships with local, county and regional entities to support and implement CDBG programs.

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

<b>Housing</b>			
<b>Agency/Group/Organization Name</b>	<b>Agency/Group/Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Chase Bank Mortgage	Financial Services	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Pinal County Federal Credit Union	Financial Services	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Bank of America	Financial Services	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Vantage West Credit Union	Financial Services	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Wells Fargo Home Mortgage	Financial Services	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
VP-Harvard Investments	Housing Developers	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

**Housing Continued**

Homebuilders Association of Arizona	Homebuilders Association	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Keller Williams Legacy One Realty	Realator	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Fields Construction	Local Contractor	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
L.S. AZTEC Remodeling, LLC	Local Contractor	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
R.E.A. Construction Co. Inc.	Local Contractor	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Pinal County	Government Agency	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Pinal County Housing Authority	Government Agency	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

**Housing Continued**

Habitat for Humanity	Community Service Provider-Housing	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Lita Caring Home	Nursing/Group Home	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
12th Street Foundation for the Handicapped	Nursing/Group Home	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Horizon Human Services	Group Home	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Garnet of Casa Grande	Assisted Living	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
MASH Unit	Ministries	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Housing Division	City Department	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Palm View Apartments	Low Income Apartment Complex	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

**Housing Continued**

Kachina Apartments	Low Income Apartment Complex	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Casa Grande Elementary School District	Homeless- childrend	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
CAHRA-Emerg Repair	Emerg Repair & Weatherization	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
CAHRA (Homeless)	Homeless/Laura Brant	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Southern Arizona Legal Aide	Legal Services	Housing Needs and Market Analysis	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

**Social Services**

<b>Agency/Group/Organization Name</b>	<b>Agency/Group/Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Mayor's Committee on Disability Issues	Commission	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Casa Grande Elementary School District	Education System	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Pinal Gila Community Child Care Services	Early Education	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Casa Grande Unified High School District	Education System	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Central Arizona College	Higher Education	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

**Social Services Continued**

Against Abuse	Group Home	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Tohono O'odham Nation	Tohono O'odham Nation	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Gila River Indian Community	Gila River Indian Community	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Arizona Workforce Connections	Social Service	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Adult Protective Services	Government Agency	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Community Action Human Resources Agency (CAHRA)	Community Services - Housing and Human Services	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

**Social Services Continued**

Fast and Indispensable Temporary Help (F.A.I.T.H.) Ministries	Community Services Provider	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Pinal Gila Council for Senior Citizens	Community Services Provider - Senior Citizens	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Pinal Hispanic Council	Behavioral Health/Veterans	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Cenpatico	Behavioral Health	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Serindipity	Day Care Provider	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
St. Vincent de Paul	Community Service Provider	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Seeds of Hope	Community Development	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

**Social Services Continued**

Salvation Army	Ministries	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Banner Health	Health Care	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Pinal County Health Department	Public Health	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Southern Arizona Legal Aide	Legal Services	Community Needs Assessment and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

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**Community Development**

<b>Agency/Group/Organization Name</b>	<b>Agency/Group/Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Planning and Zoning Commission	Commission	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Parks and Recreation Advisory Commission	Commission	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Chamber of Commerce	Area Business	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Access Arizona	Community Development	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Casa Grande Council	Governing Body	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

**Community Development Continued**

City Manager's Office	City Department	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Planning and Development Department	City Department	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Casa Grande Police Department	City Department	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
City of Casa Grande Public Information Office	City Department	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
City of Casa Grande Web Master	City Department	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Public Works Department	Public Works	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

<b>Community Development Continued</b>			
Fire Department	City Department	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Building Division	City Department	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Grants Administration	City Department	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Central Arizona Governments (CAG)	Regional Government	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Casa Grande Main Street	Economic Development	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Sun Corridor Metropolitan Planning Organization	Metropolitan Planning Organization	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Arizona Water	Utilites	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities
Parks and Recreation	Community Services	Needs Assessment, Market Analysis and Strategic Plan	Consulted through a targeted focus group meeting where the city obtained ideas about needs and priorities

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

**Identify any Agency Types not consulted and provide rationale for not consulting**

To the best of its ability, the City was in contact with all known agencies and organizations involved in activities that are relevant to CDBG, HOME, and ESG activities and programs.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Pinal County Comprehensive Plan	Pinal County Planning Department	Comprehensive Plan provides overall direction for County growth
Ten Year Plan to End Homelessness	Arizona Department of Housing (ADOH), Special Needs Housing Office.	Integrate efforts with State Plan through the Balance of State Continuum

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

As noted above, the City will coordinate with a range of public entities in the development and execution of a range of programs and activities.

## **PR-15 Citizen Participation**

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

The City considers the involvement of its low- and moderate-income residents to be essential to the development and implementation of its Five-Year Consolidated Plan and Annual Action Plans.

As noted in the PR-10 Consultation, publicized public hearings were held on two occasions. The first meeting was held on February 18, 2015 at the City's Len Colla Recreation Center and was shortly followed by the second meeting which was held on March 17, 2015 at the Seeds of Hope Community Center. Both public meetings were scheduled at 5:30pm, the same time at which a formal City Council meeting would be held. These sessions were part of a concerted effort to obtain as much public input as possible in the preparation of the Plan.

The City also conducted three focus group meetings on the 21<sup>st</sup>, 27<sup>th</sup> and 29<sup>th</sup> of January 2015. These were held at either the City Hall Council Chambers or the City's Parks and Recreation facility. Representatives from community social service organizations, housing developers, homeless advocates, and government departments were invited to attend. Active participation by attendees at the meeting provided insight into community needs.

The City also developed a Web-based community discussion regarding CDBG (available through the City's Qualtrix survey) in order to obtain additional public input. The survey was available on the City Website January 28 until March 12, 2015. The City received 438 responses which were used in determining goals and priorities.

The City ensures that all Public Hearings were held at times and locations convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. Moreover, upon request, in advance of the meeting, the City made accommodations for those individuals in need of special assistance. The City also provided technical assistance workshops for any person, or persons, interested in the program.

The Citizen Outreach Participation Table below provides details about the various outreach efforts.

**Citizen Participation Outreach**

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response/ Attendance</b>	<b>Summary of Comments Received</b>	<b>Summary of Comments Not Accepted and Reasons</b>
Focus Group	Social Service Providers	11		N/A
Focus Group	Housing and Homeless Service Providers	7		N/A
Focus Group	Community Development Community	14		N/A
Public Meeting	The Public	0		N/A
Public Meeting	The Public			N/A
Survey	The Public		438	N/A
Open Comment Period	The Public			N/A
Public Hearing	The Public	5		N/A

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The objectives of the City’s Consolidated Plan are to provide decent housing, a better quality of life and economic opportunity for low and moderate income residents of Casa Grande. One of the primary means of accomplishing these objectives is to address the issue of poverty, which is a significant issue in Casa Grande. According to data from 2013 Census estimates, American Community Survey (ACS), 10.0 percent of the population of Casa Grande had an income in the preceding twelve months that was below the established poverty level of \$23,850.

Furthermore, the City’s demographic data shows that 6.7 percent of the elderly and 12.3 percent of persons under 18 are living in poverty.

The City of Casa Grande’s Median household Income (\$45,500) is 100.6 percent of the national figure and 112.0 percent of the State figure.

The Department of Housing and Urban Development (HUD) has provided the City with detailed data as part of its Comprehensive Housing Affordability Strategy materials. This data was of great assistance to the City of Casa Grande in the preparation of the Consolidated Plan as well as the implementation of other HUD designated programs. HUD has established five income categories (See Below) for its analysis of incomes. The five income ranges are:

- Extremely Low (0-30% of the median income),
- Very Low-income (31-50% of the median income),
- Low-income (51-80% of the median),
- Moderate-income (81-100% of the median), and
- Upper-income (100% and above of the median).

The following table shows the income distribution of households in the City based upon this data. The 2014 Median Income figure for a family of four in Casa Grande, calculated by HUD, is \$51,900.

Income Category	2014 HUD Median HH Income \$51,900	Approx. # of HH	Approx. % of HH
<30% AMI	\$15,570	1,797	10.4%
31-50% AMI	\$25,950	1,287	7.4%
51-80% AMI	\$41,520	3,008	17.4%
81-100% AMI	\$51,900	1,865	10.8%
>101% AMI	\$52,419	9,331	54.0%

By HUD's definitions, 6,092 (35.2 %) of Casa Grande households are in the low-income categories. Moreover, the City has a substantial number of households with an income of less than \$15,000. In total, 1,797(10.4%) households within the City of Casa Grande are below this figure.

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## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2010	Most Recent Year: 2013	% Change
Population	48,571	50,111	3.17%
Households	0	0	
Median Income	\$45,399.00	\$45,009.00	-0.86%

**Table 5 - Housing Needs Assessment Demographics**

Data Source Comments:  
U.S. Census Bureau and  
American  
Community Survey

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
<b>Total Households *</b>	1,875	2,245	3,185	2,345	7,205
<b>Small Family Households *</b>	685	925	1,225	775	3,990
<b>Large Family Households *</b>	255	345	360	250	795
<b>Household contains at least one person 62-74 years of age</b>	370	440	675	540	1,459
<b>Household contains at least one person age 75 or older</b>	190	380	615	385	530
<b>Households with one or more children 6 years old or younger *</b>	470	765	694	435	985
<i>* the highest income category for these family types is &gt;80% HAMFI</i>					

**Table 6 - Total Households Table**

Data Source: 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
<b>Substandard Housing - Lacking complete plumbing or kitchen facilities</b>	55	0	30	15	100	0	0	15	10	25
<b>Severely Overcrowded - With &gt;1.51 people per room (and complete kitchen and plumbing)</b>	0	20	4	0	24	0	0	10	0	10
<b>Overcrowded - With 1.01-1.5 people per room (and none of the above problems)</b>	115	155	55	0	325	115	10	0	0	125
<b>Housing cost burden greater than 50% of income (and none of the above problems)</b>	725	360	50	15	1,150	485	215	440	25	1,165
<b>Housing cost burden greater than 30% of income (and none of the above problems)</b>	95	345	480	115	1,035	55	285	590	640	1,570
<b>Zero/negative Income (and none of the above problems)</b>	15	0	0	0	15	50	0	0	0	50

**Table 7 – Housing Problems Table**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	895	530	140	30	1,595	600	225	470	35	1,330
Having none of four housing problems	170	765	970	675	2,580	140	725	1,610	1,605	4,080
Household has negative income, but none of the other housing problems	15	0	0	0	15	50	0	0	0	50

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	590	440	210	1,240	60	115	555	730
Large Related	45	145	105	295	100	125	170	395
Elderly	175	100	75	350	150	205	270	625
Other	175	140	185	500	260	70	30	360
<b>Total need by income</b>	<b>985</b>	<b>825</b>	<b>575</b>	<b>2,385</b>	<b>570</b>	<b>515</b>	<b>1,025</b>	<b>2,110</b>

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	590	185	15	790	50	50	230	330
Large Related	25	45	0	70	100	75	35	210
Elderly	100	35	50	185	135	45	140	320
Other	155	95	0	250	225	45	30	300
<b>Total need by income</b>	<b>870</b>	<b>360</b>	<b>65</b>	<b>1,295</b>	<b>510</b>	<b>215</b>	<b>435</b>	<b>1,160</b>

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	90	100	59	0	249	115	10	0	0	125
Multiple, unrelated family households	25	70	0	0	95	0	0	10	0	10
Other, non-family households	0	0	0	0	0	0	0	0	0	0
<b>Total need by income</b>	<b>115</b>	<b>170</b>	<b>59</b>	<b>0</b>	<b>344</b>	<b>115</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>135</b>

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	15	0	0	0	0	0

Table 12 – Crowding Information – 2/2

### **Describe the number and type of single person households in need of housing assistance.**

According to the 2012 American Community Survey (ACS) data, the City has a relatively high percentage of persons living alone (4,464 or 26.9%), and a little less than half of these individuals are elderly (1,793). The data that HUD has provided shows that there are 1,619 Small Family Households in the 0 -80% HAMFI categories. In addition, the data indicates that there are a total number of 380 elderly households in the 0-30% HAMFI range and 410 in the 30-50% HAMFI range who could be in need of housing assistance. If we apply the 26.9 % figure for single person households in the City, it shows that there are 648 single person households who could need housing assistance.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

We do not currently have data to address this issue. The City's Police Department is the lead agency in addressing the issues of domestic violence and sexual assault.

### **What are the most common housing problems?**

HUD has identified four specific housing problems. They are (1) overcrowding, (2) lack of complete kitchen, (3) lack of complete plumbing, and (4) cost burden. The concept of "overcrowding" means that there is more than one person per room living in a housing unit. The lack of a complete kitchen and the lack of plumbing are straightforward concepts. The last problem, cost burden, is technically defined by HUD as when households spend over 30 percent of their income on shelter they are "cost burdened," and when they spend over 50 percent of their income for shelter they are "severely cost burdened." Expenditures for shelter include rent or mortgage payments and utility costs.

An examination of the data presented above shows that the "severe cost burden" category is the most common housing problem in Casa Grande. There are 665 extremely low-income renter households, 330 very low-income renter households, and 135 low-income renter households facing a cost burden of greater than 50 percent of income. At the same time there are a total of 418 owner households facing a severe cost burden, with 52.6 percent of those being elderly. These numbers far exceed the number of households affected by overcrowding or lack of a kitchen or complete plumbing.

### **Are any populations/household types more affected than others by these problems?**

Extremely low-income and very low-income renters are the most severely affected by cost burden. At the same time, extremely low-, very low-, and low-income owner households also face severe cost burdens.

In terms of household types, the data shows that Small Related Renter households constitute the largest number of households with a severe cost burden (475 or 42.0% of severely cost burdened renters). Elderly households constitute 24.3 percent of renter households with a severe cost burden and amongst owner households facing a severe cost burden, Small Related and Elderly households constitute 85.8 percent of the total facing this problem.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low-income households at imminent risk of homelessness have often encountered a recent setback. These could include job loss, employment hour reduction, or a medical emergency. All of these situations result in households having to spend any savings they might have accumulated while also reducing or completely eliminating their income. Such households may also not have access to any direct support from friends or family. Furthermore, barriers to obtaining new or better paying positions that directly affect these households can include a lack of education or necessary skills, medical complications and the absence of public transportation.

Households facing the termination of re-housing assistance are in a similar situation. In order to obtain a stable housing situation they need full-time employment, affordable child care, affordable housing, and transportation. Access to healthcare, life skills training, and additional education and/or training are valuable, if not necessary, in most situations.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Persons at risk of homelessness are defined as individuals facing immediate eviction and who cannot relocate to another residence. Statistics on this population cannot be provided directly, but an examination of the data on overcrowding and upon cost burdened households provides some insight into the extent of the problem in Casa Grande. Further note that particular attention is accorded to households in the extremely low-income range as these represent the most stressed and vulnerable group.

The data from HUD indicates that there are 80 low-income renter households with overcrowding (more than 1.01 persons per room), or severe overcrowding (> 1.51 persons per room). The situation among owner households is, however, not as severe. There are only 10 low-income Owner households with overcrowding or severe overcrowding. Moreover, it is interesting to note that there are no overcrowded conditions reported among the extremely low- and very low-income categories.

The number of extremely low-income Renter households with a severe cost burden is 665. When it comes to the very low-income renter households, another 330 face a severe cost burden. Extremely low-income Owner households facing a severe cost burden number to 109, while the very low-income owner households total to 140. In addition, there are also 169 of the low-income owner households that face a severe cost burden. Since the average household in Casa Grande contains 2.97 persons, so that 3,356 renters in the three low-income categories and 1,241 low-income owners could be on the edge of homelessness.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Lack of affordable housing, especially among the extremely low- and very low-income renters, is the principal risk linked to housing instability in Casa Grande. However, poor housing maintenance, resulting in housing violations or findings of inhabitable living conditions among rental properties, can also force renters into homelessness. The issue of code violations and habitability standards can affect homeowners as well. This is especially true amongst the elderly who do not have the resources to maintain their homes. Lack of accessibility features can force both homeowners and renters out of their living situations.

DRAFT

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,610	320	125
White	920	170	50
Black / African American	14	10	0
Asian	25	0	0
American Indian, Alaska Native	110	4	65
Pacific Islander	0	0	0
Hispanic	510	115	10

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,645	800	0
White	855	440	0
Black / African American	25	0	0
Asian	15	0	0
American Indian, Alaska Native	30	100	0
Pacific Islander	0	0	0
Hispanic	725	260	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,010	2,060	0
White	545	1,355	0
Black / African American	70	44	0
Asian	30	10	0
American Indian, Alaska Native	55	80	0
Pacific Islander	0	0	0
Hispanic	295	560	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	360	1,120	0
White	150	750	0
Black / African American	30	50	0
Asian	0	20	0
American Indian, Alaska Native	0	110	0
Pacific Islander	0	0	0
Hispanic	180	180	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

In the 0%-30% of Area Median Income (AMI) range 100.0 percent of Pacific Islander households have one or more housing problems. In the 30% -50% AMI range and in the 50-80% range, 77.8 percent of African-American households have one or more housing problems, 100 percent of Native American and Pacific Islander households, and 80.6 percent of Hispanic households have one or more problems. In each case, this represents a disproportionate need. No households in the 50-80% AMI range have a disproportionate need.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,290	640	125
White	670	420	50
Black / African American	14	10	0
Asian	25	0	0
American Indian, Alaska Native	110	4	65
Pacific Islander	0	0	0
Hispanic	455	170	10

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	875	1,570	0
White	425	870	0
Black / African American	10	10	0
Asian	15	0	0
American Indian, Alaska Native	30	100	0
Pacific Islander	0	0	0
Hispanic	395	590	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	265	2,800	0
White	115	1,785	0
Black / African American	4	110	0
Asian	15	25	0
American Indian, Alaska Native	55	80	0
Pacific Islander	0	0	0
Hispanic	75	780	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	59	1,420	0
White	19	880	0
Black / African American	20	65	0
Asian	0	20	0
American Indian, Alaska Native	0	110	0
Pacific Islander	0	0	0
Hispanic	25	335	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

In the 0-30% AMI range, 100 percent of Asian households and 100 percent of Pacific Islander households have severe cost housing problems. These percentages are more than ten percent above the norm for this income range. In the 30-50% AMI range, Native American households with severe housing problems are represented well beyond ten percent and are therefore disproportionately represented. In the 50-80% AMI range, Native American, Pacific Islander and Hispanic households are all disproportionately represented.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,755	2,699	2,060	140
White	6,360	1,555	1,115	50
Black / African American	195	110	60	0
Asian	150	25	40	0
American Indian, Alaska Native	375	40	110	65
Pacific Islander	0	0	0	0
Hispanic	2,570	945	725	25

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

All households in the extremely low-income category (<30% AMI) face a cost burden and are disproportionately represented. Pacific Islander households in the 50-80% AMI range are also disproportionately represented.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

### For Housing Problems

- In the 0%-30% of Area Median Income (AMI) range 100.0 percent of Pacific Islander households have one or more housing problems.
- In the 30% -50% and 50-80% AMI ranges, 77.8 percent of African-American households, 100.0 percent of Native American and Pacific Islander households, and 80.6 percent of Hispanic households have one or more problems.
- In each of these cases, this represents a disproportionate need.
- There are currently no households in the 50-80% AMI range that have a disproportionate need.

### For Severe Housing Problems

- In the 0-30% AMI range 100.0 percent of both Asian and Pacific Islander households have severe cost housing problems. These percentages are more than ten percent above the norm for this income range.
- In the 30-50% AMI range, Native American households with severe housing problems are represented well beyond the norm and are thus are disproportionately represented.
- In the 50-80% AMI range Native American, Pacific Islander and Hispanic households are disproportionately represented.

### For Cost Burden

- According to the data, all households in the extremely low-income category (<30% AMI) face a cost burden and are disproportionately represented. Furthermore, Pacific Islander households in the 50-80% AMI range are also disproportionately represented.

### **If they have needs not identified above, what are those needs?**

The identified needs are the principal housing needs of these groups.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Racial and ethnic groups are evenly distributed across the City. In particular, Hispanic households, which are most often disproportionately represented, typically constitute approximately 26 percent of the population of any given Census Tract. Minority races, for the most part, are present in Casa Grande in relatively small numbers.

## NA-35 Public Housing – 91.205(b)

### Introduction

#### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers in use	0	0	153	504	0	504	0	0	0
								*	

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	9,453	11,713	0	11,713	0	0	
Average length of stay	0	0	3	4	0	4	0	0	
Average Household size	0	0	3	2	0	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	17	136	0	136	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	34	196	0	196	0	0
# of Families requesting accessibility features	0	0	153	504	0	504	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	113	379	0	379	0	0	0
Black/African American	0	0	18	106	0	106	0	0	0
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	20	11	0	11	0	0	0
Pacific Islander	0	0	2	5	0	5	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
									*
Hispanic	0	0	61	100	0	100	0	0	0
Not Hispanic	0	0	92	404	0	404	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Currently, there is not a public housing authority located in the City of Casa Grande. There is also an absence of low-rent public housing units located within the City. There are, however, two Place-based Section 8 complexes in the City: Mountain View Apartments (80 units of 2, 3, and 4 bedroom units) and Bonita Vista Apartments (99 one-bedroom units for seniors). The City does not, at this time, have current information about the need for accessible units.

Based on the figures presented above, there is a substantial need for increased options of housing with disabled accessibility features for families with Housing Choice Vouchers (HCV). Currently there are 186 HCV families with disabilities and 125 elderly HCV families (many of whom likely have some sort of disability). In total, there are over 495 families requesting housing with accessibility features.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

For Housing Choice voucher holders, with respect to accessibility, the most immediate housing needs appear to be for additional accessible units. The primary driver of this need for additional accessible units is the fact that there is an increasing number of both elderly and younger persons with disabilities within the City of Casa Grande.

**How do these needs compare to the housing needs of the population at large**

These needs are similar to those faced by most low-income households in the City. However, these needs are often exacerbated by the fact that these households have fewer resources and lower income levels than the population at large.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Homelessness and the prevention of homelessness are on-going problems in the City of Casa Grande. The homeless population continues to increase due to a rise in unemployment, high housing costs, the continuing effects of the recession and recent spending cuts in defense spending. The latest Point in Time count conducted by CAHRA in the month of February 2015 has enumerated 27 chronic homeless adults in the City.

There are agencies in the City and County that provide services for the homeless. City will work with local and regional organizations to identify the needs and deliver essential services to homeless persons and those threatened with homelessness.

There is no doubt that the needs of the homeless population in Casa Grande are complex and require a wide range of specialized services. Unfortunately, due to the current fiscal restraints, the City does not possess the resources necessary to address all of these problems. The City continues to rely upon other entities and agencies to provide services such as housing, mental health counseling, employment training, and case work services.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

There are 27 homeless persons in Casa Grande. The Community Action Human Resources Agency conducted the point in time count in February 2015.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

**Discussion:**

According to the *Homelessness in Arizona 2011 Annual Report*, rural counties account for 25 percent of the state’s population but only 15 percent of individuals experiencing homelessness. Efforts to serve the homeless population in this area are hampered by the lack of transportation and available services. As mentioned above, reliable, detailed figures for the City are not readily available.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### Introduction:

Certain population groups require supportive services and/or supportive housing, either on a permanent or temporary basis. Many of the special needs populations are very low-income households (below 50% of Median Family Income) because they are either not able to work or they can only work on a part-time basis. Particular types of special population groups can, and do, include the elderly and frail elderly, the physically and developmentally disabled, severely mentally ill persons, and those with substance abuse issues.

Many disabled individuals rely on Supplemental Security Income (SSI) for financial support. SSI provides income support to persons 65 years and over, the blind, and also the disabled. Since many disabled persons have limited incomes, finding affordable and accessible housing is often a serious challenge. Even when new affordable rental housing is developed, the rental rates for the housing units are often too high for many disabled persons.

In addition, these persons often require various types of special assistance programs and activities to enhance their quality of life, and respite care for their caregivers. Support for municipal programs as well as assistance to not-for-profit organizations is necessary for the implementation of these types of activities.

HUD has identified and provided relevant data on certain special needs populations. However, detailed information on some special needs populations is often not available from the Census or HUD data sources. The City has therefore continued to use information and data, derived from reliable sources and entities such as ARC (for the developmentally disabled), the National Institutes of Mental Health, or the National Institute of Alcohol and Alcohol Abuse, in order to estimate the numbers of persons in those categories. Furthermore, whenever possible, the City attempts to attain figures from reliable local sources to support these analyses.

While the City's resources are not sufficient to address the needs of all these groups, the City is committed to supporting other entities in their efforts to provide the needed resources.

At this time, as a new entitlement community, the City is developing relationships with community service organizations, not-for-profit service providers, housing developers, and other state and regional agencies to determine how the City can best assist in providing needed resources to the special needs population.

### **Describe the characteristics of special needs populations in your community: What are the housing and supportive service needs of these populations and how are these needs determined?**

#### The Elderly and Frail Elderly

The elderly, defined as any person of the age 65 and over, constituted 10.4 percent of the total population in City of Casa Grande according to the 2012 ACS.

The elderly, especially in very low-income households, face housing difficulties based upon their particular housing needs (size of units, and types of fixtures and amenities), and on the basis of the cost burden they bear for housing and the fact that most are limited by fixed incomes. The

Frail Elderly, those of the age 75 and over, may need additional assistance to live independently and have additional requirements for their housing, such as elevators, grab bars in the bathroom, and special types of kitchen and bathroom fixtures.

### Disabled Persons

The 2012 figures for disability indicate that 14.2 percent of the City's population has some disability. This represents 5,774 persons. This percentage is above both the national figure of 12.0 percent, and the State percentage of 11.5 percent. Information about specific types of disability is not available.

### The Developmentally Disabled

The Association for Retarded Citizens (ARC) indicates that the base definition of developmentally disabled is an IQ score less than 70. ARC indicates that the nationally accepted percentage of the population that can be categorized as developmentally disabled is two and one-half to three percent of the population. By the definition provided by ARC, there are currently an estimated 432 developmentally disabled persons in Casa Grande.

The preferred housing options for the developmentally disabled are those that present choice and support while also integrating them into the community. This includes supervised apartments, supported living, skilled development homes, and family care homes.

### The Physically Disabled

The number of persons residing in the City of Casa Grande under the age of 18 with disabilities is 350. The number of persons aged 18 to 64 with disabilities is 2,767, or 11.9 percent of the age group. The number of persons 65 and over with disabilities is 2,657 or 39.8 percent of the age group. These figures, based upon the Census Bureau definition of disability, include a wide range of disabilities and a precise figure for persons with physical disabilities is difficult to determine.

Deducting the number of developmentally disabled persons from the census figure for disabled persons results in an approximate figure of 5,342 persons who may be physically disabled.

Persons with physical disabilities may require assistance with daily living, and additional requirements for their housing including, for example, special types of kitchen and bathroom fixtures and special fire alarms.

### Persons with Alcohol and Drug Dependencies

The City has no direct data upon which to reliably estimate the number of persons with alcohol and/or other drug addiction problems. However, various organizations and bodies have supplied figures on this topic from a national perspective.

The National Institute of Alcohol Abuse and Alcoholism estimates that 16 to 17 percent of the male population over the age of 18 has a drinking problem and that six percent of women over the age of 18 have this problem. These estimates mean that in Casa Grande an estimated 2,622 males and 1,068 women are in need of supportive services for alcohol alone.

According to the 2012 National Survey on Drug Use and Health (NSDUH), conducted by the Substance Abuse and Mental Health Services Administration (SAMHSA), an estimated 23.9 million Americans in 2012 had substance dependence or abuse (9.2 percent of the total population aged 12 or older). Applying these statistics to Casa Grande’s population, approximately 3,298 persons aged 12 and older had substance dependence or abuse in 2012.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Figures for HIV/AIDS are not available for Casa Grande specifically. However, data from the Arizona Department of Health Services provides information about the prevalence and incidence of HIV/AIDS at the County level. The prevalence has been climbing steadily since 2004.

Pinal County	Prevalence	Incidence
2004	115	3
2005	115	10
2006	133	12
2007	146	17
2008	170	4
2009	179	6
2010	189	5
2011	197	9
2012	209	6

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The primary objective of the City’s non-housing community development activities is the provision of a suitable living environment and the provision of services for low- and moderate-income persons. This definition includes a wide range of programs and activities, focusing on housing conditions and infrastructure improvements. The City possesses a number of relatively new public facilities and parks. Some of these facilities require improvements to make them ADA compliant and this will be one of the City’s initial focal points for CDBG activities. The City does not, at this time, have a pressing need or the resources necessary for the development of new public facilities.

### **How were these needs determined?**

Non-housing Community Development needs and priorities were identified in the course of preparing this Consolidated Plan through the input of community leaders, citizen participation, and requests and ideas from service providers and public agencies. These inputs were provided in focus group meetings and public hearings, as well as the City’s interactive online survey, described in the public participation section of this Plan.

Further, the CDBG Entitlement team was in contact with County and State departments and agencies that often raise issues and concerns or make requests about improvements or conditions in the low/mod neighborhoods.

The City will consider the many and varied needs, and the funding and project selection process will reflect the input and weighing of needs and requests in light of the overall objective.

### **Describe the jurisdiction’s need for Public Improvements:**

The City has been active in developing and maintaining public improvements in light of the many needs of the City and the limited resources available. Public Improvements and Infrastructure receive a High ranking here because they are a means to make significant improvements in the quality of life in the distressed neighborhoods. With proper planning and coordination the City can leverage CDBG funds with both the State and other federal programs to provide the funds needed for these projects.

### **How were these needs determined?**

Public Improvement needs and priorities were identified through the input of community leaders, citizen participation, and requests and ideas from service providers and public agencies. These inputs were provided in the focus group meetings and public hearings, as well as from staff input. Information from County and State departments and agencies helps to leverage resources and coordinate efforts for improvements in the low/mod neighborhoods.

The City will consider the many and varied needs, and the funding and project selection process will reflect the input and weighing of needs and requests in light of the overall objective.

**Describe the jurisdiction’s need for Public Services:**

The City wishes to do all that it can to improve the quality of life for its most vulnerable low and moderate-income populations, including the elderly, the disabled, and the homeless. As noted in the meeting, hearings, and the survey, there is a significant need for programs and assistance for youth (training, activities) and for the elderly (housing assistance, activities) in particular.

However, such programs will not be supported in Year One until the proper mechanisms are in place, and the City has developed a pool of interested and capable organizations and agencies.

**How were these needs determined?**

Discussions at the Public Hearings and in the focus group meetings noted the wide range of needs for different segments of the population and relatively small amount of funds to work with. Leveraging of resources was a common theme in many of the meetings, but even with that it was difficult for the groups to determine priorities.

As a new entitlement community, the City does not yet possess the network of contacts or the administrative apparatus and methodology to solicit and evaluate applications and monitor projects from community development entities. The necessary policies and procedures, as well as the establishment of the necessary knowledge about these providers will be developed over the next year or two.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Casa Grande is one of the largest and most populated cities in Pinal County. Since 2010, Casa Grande has grown in population by 3% to a total of 50,111 residents. Of the 50,111 residents, 36% (18,100) are currently employed. The City is home to 25.48% of the working population who commutes over 30 minutes to work. This is an indication that 25% of the work force drives to their jobs either to the Phoenix or Tucson Metropolitan areas and considers Casa Grande as their “bedroom community”.

Demands for housing are influenced by location, type, and earning levels of households of the community. Most population growth is trailed by job growth. Household incomes dictate the type of housing that families or individuals can afford. Ideally, a community must have various housing types and price levels to provide for housing choices. However, this is not the case in the community which recently experienced an over-supply of single family housing units during the early parts of the 20th century. The artificial housing boom of the housing industry in the early 2000s created a housing demand for single family residential units of various sizes and prices. Start-up families bought single family detached homes in the City. When the economy went weak, thousands of people lost their jobs, developers stopped building subdivisions, and the City was left with over 5,000 lots that are ready to build. This also resulted in the 2010 Census vacancy rate of housing occupancy to be 19.5%.

Many homes were foreclosed upon due to recession. These homes are now rental units and the cost to rent these units is a little higher than the conventional multi-family units. There are 41% of renters paying over 35% or more of their gross household income, a critical practice that could alleviate to poverty. Currently, 66.8% of renters are below poverty level. Therefore, affordable housing is needed in the City.

The City has a total civilian labor force of 19,935. The civilian employed population 16 years and over is 18,099, with an unemployment rate of 9.21%, a little higher compared to the nation’s unemployment rate of 8.68%.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Casa Grande's abundance of single family detached housing is the result of the housing boom in the early 2000s. A market demand was artificially created which amounted to 68% of all housing stock for 1-unit detached structure. Nearly 13,300 units of the 1-unit detached structure were constructed in the first decade of the 20<sup>th</sup> century, 64% of the total housing stock. Casa Grande is also a popular destination of winter visitors, which accounts for 15% of the property type. During the height of the housing economy, a number of sites in the City were developed for the 5-19 units, which attributed to the 9% of the total housing units. The City offers housing choices and opportunities for residents. Local housing market and labor markets are linked to one another, and local housing markets provide choices and opportunities for current and future workers.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,249	64%
1-unit, attached structure	489	2%
2-4 units	607	3%
5-19 units	1,851	9%
20 or more units	1,384	7%
Mobile Home, boat, RV, van, etc	3,116	15%
<b>Total</b>	<b>20,696</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	18		51	1%
1 bedroom	842	7%	756	14%
2 bedrooms	1,922	17%	2,580	46%
3 or more bedrooms	8,497	75%	2,198	39%
<b>Total</b>	<b>11,279</b>	<b>99%</b>	<b>5,585</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City provides an Owner-Occupied Housing Rehabilitation program to low/mod income persons or households. Priorities are given to the elderly persons, disabled individuals, and

families with children who have overcrowding issues. The income levels of families or individuals assisted with the Federal and State funding are less than the 80% of the area median income as established yearly by HUD. Majority of the income for elderly persons are from social security.

As a new entitlement community, and part of the need assessment process in the Public Participation Plan, the City is establishing relationships with the stakeholders to determine how the City can best assist in providing needed housing assistance and programs to the low/mod population.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Pinal County has public housing units and administers the vouchers. The City does not have any data or estimate about the potential loss of units.

**Does the availability of housing units meet the needs of the population?**

The percentage of one-unit detached structure in Casa Grande is 65%, slightly higher by 3% from the national figure of 62%. The 2013 estimated population is 50,111. There are 21,576 total housing units. Of the total housing units, 17,279 are occupied and 4,297 (19.9%) are vacant. There is abundance of single family detached structures in the City.

Meanwhile, there are 5,612 renter-occupied units in the City with 15.5% rental vacancy rate.

**Describe the need for specific types of housing:**

**Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

Table 28 – Cost of Housing

Rent Paid	Number	%
Less than \$500	1,323	23.7%
\$500-999	3,864	69.2%
\$1,000-1,499	350	6.3%
\$1,500-1,999	34	0.6%
\$2,000 or more	14	0.3%
<b>Total</b>	<b>5,585</b>	<b>100.0%</b>

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	210	No Data
50% HAMFI	1,570	1,080
80% HAMFI	4,190	3,090
100% HAMFI	No Data	5,000
<b>Total</b>	<b>5,970</b>	<b>9,170</b>

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

**How is affordability of housing likely to change considering changes to home values and/or rents?**

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

**Discussion**

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

### Definitions

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,647	32%	2,339	42%
With two selected Conditions	69	0%	278	5%
With three selected Conditions	0	0%	56	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,563	67%	2,912	52%
<b>Total</b>	<b>11,279</b>	<b>99%</b>	<b>5,585</b>	<b>100%</b>

**Table 32 - Condition of Units**

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,483	49%	1,811	32%
1980-1999	2,882	26%	1,933	35%
1950-1979	2,317	21%	1,544	28%
Before 1950	597	5%	297	5%
<b>Total</b>	<b>11,279</b>	<b>101%</b>	<b>5,585</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,914	26%	1,841	33%
Housing Units build before 1980 with children present	1,405	12%	1,110	20%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 35 - Vacant Units**

## Need for Owner and Rental Rehabilitation

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

## Discussion

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

### Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project -based	Tenant -based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			169	584				0	0	0
# of accessible units										
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 37 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

**Discussion:**

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The needs of homeless persons are complex and require a wide range of specialized services and the City does not possess the resources to address this problem. The City continues to rely upon other entities and agencies to provide services such as housing, mental health counseling, employment training, and case work services.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Housing affordability is an economic condition defined by the relationship between supply and demand. A household, demands certain housing characteristics and amenities at a specific price level. On the supply side, the housing market responds to the demands of consumers.

Casa Grande is a pro-development community, however, it has a citizen approved City's General Plan which provides guidance on how the City should grow and evolved. The General Plan encourages infill projects and mixed uses which allow for residential components incorporated within the retail or office buildings. The mixed-use concept, allows working individuals and families to live and work onsite, and enable them to save time and money allotted for transportation expense. The City currently does not have these types of mixed-uses available to the public. However, there are mixed-uses already planned and incorporated in some future developments. This neo-traditional land use development can only be achieved through a Planned Area Development zoning and not the conventional zoning districts.

Government requirements that impact the cost of housing may also act as barriers to the development of affordable housing. Stakeholders and citizens participating in the need assessment, public hearing, and consultation processes identified the following barriers:

1. Outdated codes that hinder or encourage infill projects
2. Lack of funding
3. Zoning
4. Development requirements and fees

Other barrier identified in the City's General Plan is the availability of water and cost to build, maintain or update older infrastructure.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

### Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	452	272	3	3	0
Arts, Entertainment, Accommodations	2,012	1,769	13	16	3
Construction	774	249	5	2	-3
Education and Health Care Services	2,494	2,383	16	22	6
Finance, Insurance, and Real Estate	922	703	6	7	0
Information	237	164	2	2	0
Manufacturing	1,512	760	10	7	-3
Other Services	488	342	3	3	0
Professional, Scientific, Management Services	768	532	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	2,704	2,861	18	27	9
Transportation and Warehousing	484	101	3	1	-2
Wholesale Trade	642	349	4	3	-1
Total	13,489	10,485	--	--	--

**Table 39 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	20,883
Civilian Employed Population 16 years and over	18,405
Unemployment Rate	11.87
Unemployment Rate for Ages 16-24	24.42
Unemployment Rate for Ages 25-65	7.43

**Table 40 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	3,604
Farming, fisheries and forestry occupations	787
Service	2,357
Sales and office	4,834
Construction, extraction, maintenance and repair	1,667
Production, transportation and material moving	1,059

**Table 41 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,643	75%
30-59 Minutes	3,241	19%
60 or More Minutes	1,052	6%
<b>Total</b>	<b>16,936</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,346	436	931
High school graduate (includes equivalency)	4,244	396	1,713
Some college or Associate's degree	5,403	617	1,657

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	3,520	121	735

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	50	105	218	626	681
9th to 12th grade, no diploma	987	624	478	662	634
High school graduate, GED, or alternative	1,799	1,193	1,898	3,262	2,205
Some college, no degree	1,213	1,193	1,405	3,083	1,961
Associate's degree	325	613	485	910	389
Bachelor's degree	150	694	736	1,636	539
Graduate or professional degree	0	227	352	731	368

**Table 44 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,740
High school graduate (includes equivalency)	31,515
Some college or Associate's degree	36,027
Bachelor's degree	45,282
Graduate or professional degree	42,296

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

**Describe the workforce and infrastructure needs of the business community:**

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

**Discussion**

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

**What are the characteristics of the market in these areas/neighborhoods?**

**Are there any community assets in these areas/neighborhoods?**

**Are there other strategic opportunities in any of these areas?**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The key aspects of the Strategic Plan are as follow:

The target areas in the City are those which have the highest levels of poverty and greatest need for infrastructure improvements, housing rehabilitation, and services.

The highest priority needs for these target areas and the city's low/mod population are: Public Facilities and Improvements, Homeowner Repair, Homeless Assistance and Prevention, and Rental Rehabilitation. There is also a need for Public Service programs

Market conditions, especially increasing rental costs, low incomes, and stagnant wages create the needs for the rental programs, while high down payment requirements and stringent loan standards create a need for home buyer assistance programs.

The City's resources from federal, state and local sources are limited and are expected to remain the same in the coming years, which will continue to diminish the amount available even with modest inflation. The City is working to find sources and organizations to leverage additional funding.

As a new entitlement community the City does not have an institutional delivery system in place. However, the Community Development Division does have contacts with many organizations and agencies and will work to: enhance its outreach and information efforts; make its project selection process transparent; and ensure coordination, collaboration, and information sharing among the various entities responsible for program delivery.

The program goals, as described in detail below, address the objectives of providing affordable housing, a suitable living environment, preventing homelessness, and providing needed services and programs.

The City has identified a number of barriers to affordable housing including the high cost of housing (both rental and owner) relative to income and stringent mortgage criteria.

The City's anti-poverty strategy will be part of a coordinated effort to create jobs and improve the local economy. The creation of economic opportunities is not an isolated solution to alleviating poverty, and the City will work with community partners to identify educational, life skills and training needs and provide opportunities for self-empowerment that will enable low-

and moderate-income residents to become and continue to be self-sufficient and economically independent.

The City of Casa Grande will develop and implement a set of procedures to monitor all of its federal activities, programs, and projects and to ensure long-term compliance with applicable program requirements and comprehensive planning. The goal of the monitoring procedures set forth by the City is to enhance performance of the federally funded activities in order to maximize their benefit the City's low- and moderate-income community. The Housing Department will work to ensure that approved projects meet the purpose of the Consolidated Plan and that available funds are distributed in a timely manner. Monitoring includes programs operated directly by the City and those carried out by any sub-recipients.

# SP-10 Geographic Priorities – 91.215 (a)(1)

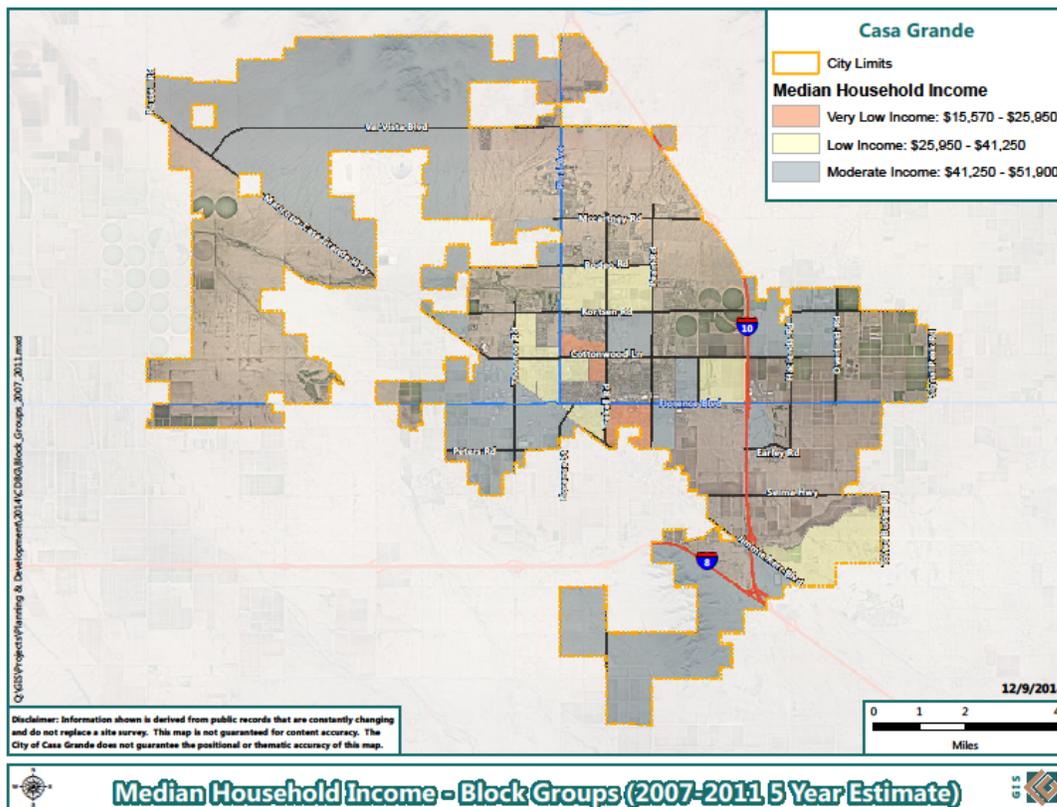
## Geographic Area

### 1. Area Name:

The target areas in the City are those which have the highest levels of poverty and greatest need for infrastructure improvements and services.

Area Type: All are low/mod neighborhoods as defined by HUD

Identify the neighborhood boundaries for this target area.



Include specific housing and commercial characteristics of this target area.

In each of these neighborhoods the housing stock is typically older, often in need of repair or renovation. In general, there are few businesses or amenities.

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of public meetings, focus group discussions, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.

**Identify the needs in this target area.**

The needs in these target areas are numerous and varied. The principal needs are: 1) public improvements to improve/revitalize neighborhoods, 2) housing rehabilitation for both owner and renter units,

**What are the opportunities for improvement in this target area?**

The opportunities are significant. First, the City can focus on the many right of ways in the community that are in need of significant improvements to sidewalks and gutters. Second, the City can improve the quality of life by revitalizing these neighborhoods economically and in their appearance. Therefore, the City has identified six owner-occupied housing units for rehabilitation within the next program year.

**Are there barriers to improvement in this target area?**

The barriers are significant because of the amount of effort and resources needed to provide the necessary assistance.

**Table 46 - Geographic Priority Areas**

**General Allocation Priorities**

**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

As noted above, these areas emerged in the course of examining the data, but were also mentioned in public meetings, focus group meetings, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 47 – Priority Needs Summary

Priority Need Name	Priority Level	Population	Goals Addressing
Public Improvements/Infrastructure	High	Extremely Low, Low, and Moderate Income	Neighborhood Revitalization. Improve Quality of Life ADA Compliance
Owner-occupied housing rehabilitation	High	Extremely Low, Low, and Moderate Income	Affordable Housing
Economic Development Services	Low	Extremely Low, Low, and Moderate Income	Job Training
Neighborhood Revitalization Strategy	Low	Extremely Low, Low, and Moderate Income	Neighborhood Revitalization. Improve Quality of Life
Acquisition, disposition, clearance & demolition of real property	Low	Extremely Low, Low, and Moderate Income	Neighborhood Revitalization

### Narrative (Optional)

The needs in the target areas are numerous and varied. The principal needs are: 1) public improvements to improve/revitalize neighborhoods, 2) housing rehabilitation for owner-occupied housing units.

Public Improvements and Infrastructure receive a High ranking here because they are a means to make significant improvements in the quality of life in the distressed neighborhoods. With proper planning and coordination the City can leverage CDBG funds with both the State and other federal programs to provide the funds needed for these projects.

The City believes that rehabilitation of owner-occupied housing units is a High priority, as this effort keeps people in affordable housing and, especially for extremely low-income and elderly homeowners may serve to prevent homelessness. The City will focus on multiple efforts including homeowner repair to provide affordable housing and in many instances prevent

homelessness.

While the City supports programs for affordable homeownership, the opportunities for homeownership among the City's low-income residents are limited by the poor economy, job uncertainty, strict lending criteria and significant down payment requirements.

Because of the difficult economic situation in parts of the City, the provision of Public Service Programs receives a High priority rank. The need for a wide range of services, including programs for seniors and youth, feeding programs, and child care, is present in each of these areas. However, the City must develop the necessary policies, procedures and capacity to receive applications, make selections, and monitor activities before undertaking projects in this area.

Throughout the survey, focus groups and public hearings Economic Development Services, Neighborhood Revitalization Strategies, and Acquisition, disposition, clearance & demolition of real property all received substantial support. The City plans to address beginning in years two and three as the mechanisms are put in place to evaluate the specific needs in each of the areas. These projects are resource intensive, which, though important, are not practical in program year one in light of the City's limited resources.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	According to the Housing Needs Assessment and the Housing Market Study the greatest housing problem in Casa Grande is cost burdened, and many of the households in the lowest income categories are severely cost burdened. Rental assistance thus ranks very high among program strategies.
TBRA for Non-Homeless Special Needs	Rental assistance for the non-homeless special needs group will focus on the elderly and extremely low-income small households as these are the two groups that emerged as most vulnerable both from the analysis of data and from discussion in the public meetings.
New Unit Production	The City does not currently envision supporting new unit production because of the limited resources available.
Rehabilitation	Rehabilitation of both owner and renter units in the City's low income areas is a High priority as part of the effort to keep households in affordable housing.
Acquisition, including preservation	Because of the limited funds available, the City will not emphasize the acquisition and rehabilitation of rental units.

**Table 48 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Table 49 - Anticipated Resources

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

The City will cultivate funding partners who can match the City's investment of CDBG funds. The City administration recognizes that the City's annual entitlement and formula allocations are not sufficient to meet all of its needs. Additional funds need to be raised to insure that more infrastructure improvements, affordable housing, and community services are available for those in need.

Matching requirements will be satisfied with other eligible financial resources and/or in-kind services, and the City will continue to seek this type of matching as well as financial matches.

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

The City does not own any property or land that could be used to address the needs identified in this plan.

## **SP-40 Institutional Delivery Structure – 91.215(k)**

**Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.**

As noted the Community Development Department is the lead agency for Consolidated Plan activities. However, as the program develops, program delivery will be conducted through government agencies and private sector organizations. The Community Development Department will prepare and distribute the application for funding, conduct outreach efforts to the community about the programs, provide technical assistance to applicants in the competitive application process, and evaluate applications and make recommendations for activity funding for City Council approval. The outreach efforts targets to both organizations and institutions that have previously received funding, and those that have not. The Community Development Department will make a conscious effort to avoid duplication of services and delivery systems. The Department will seek to strengthen its service providers and to build capacity so that these organizations can become more financially independent and better leverage and use resources.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Wells Fargo Home Mortgage	Financial services	Program Support	Citywide
American Southwest Credit Union	Financial Services	Program Support	Citywide
Castle and Cooke	Housing Developers	Program Support	Citywide
KEG Construction	Housing Developers	Program Support	Citywide
R & R Express	Construction	Program Support	Citywide
Commission on Disability Issues	Commission	Program Support	Citywide
Adult Protective Services	Government Agency	Service Provider	Citywide
Casa Grande Mall	Area Business	Program Support	Citywide
Pinal County	Government Agency	Program Support	Citywide
Casa Grande Parks and Recreation Commission	City Commission	Program Support	Citywide
Casa Grande Unified School District	Educational System	Program Support	Citywide
University of Arizona	Higher Education	Program Support Potential Service Provider	Citywide
Casa Grande Police Department	Government Agency	Program Support	Citywide
Arizona Workforce Connections	Government Agency	Program Support	Citywide
Small Business Development	Government Agency	Program Support	Citywide
Casa Grande Department of Leisure Services	City Department	Program Support	Citywide
Habitat for Humanity	Community Service Provider - Housing	Service Provider	Citywide
St. Vincent DePaul Society	Community Service Provider	Service Provider	Citywide
Casa Grande Lutheran Church	Community Service Provider	Service Provider	Citywide
Community Partnership of Southern Arizona	Community Service Provider	Service Provider	Citywide

St. Stephen's Episcopal Church	Community Service Provider	Service Provider	Citywide
Southeast Arizona GO	Agency	Program Support	Citywide
Prestige Assisted Living	Community Service Provider	Service Provider	Citywide
SEBHS	Community Service Provider	Service Provider	Citywide
Shiloh Christian Ministries	Community Service Provider	Service Provider	Citywide
Direct Access to Independence	Community Service Provider	Service Provider	Citywide
Pinal County HACC	Government Agency	Program Support	Citywide
Casa Grande Dream Center	Community Service Provider	Service Provider	Citywide
Good Neighbor Alliance	Community Service Provider	Service Provider	Citywide
Pinal County Re-entry Coalition	Community Service Provider	Service Provider	Citywide
Sierra Housing Resource	Community Service Provider	Service Provider	Citywide
Casa Grande EAC	Community Service Provider	Service Provider	Citywide
Potter's Hands Outreach Center	Community Service Provider	Service Provider	Citywide
N.A.M.I. of SE Arizona	Community Service Provider	Service Provider	Citywide

**Table 50 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

As a participant in the state CDBG program, the City has developed relationships and contacts with a number of service providers, not-for-profit organizations, housing developers and lenders, and agencies at the state, regional and local levels. The Community Development Department understands its role in the delivery system and will work to develop and formalize an organized and effective delivery system including as many of the entities responsible for program delivery as possible.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
Other			

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

At present the City is does not directly support or coordinate the local homeless program delivery system. Going forward, the City will use a variety of programs and partners to first prevent low-income persons from becoming homeless and, second, to support homeless persons and families in obtaining safe, affordable and sustainable housing. These efforts will include a continuum of programs ranging from emergency shelters to transitional housing to permanent supportive housing services. The extent of activity will be dependent upon the level of funding available in the face of many competing needs.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

As noted, there currently is no service delivery system as such for these populations. Local organizations have coordinated their service systems among themselves.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City will seek partners in the development of a service delivery system and will seek to enhance the relationship with existing partners in City departments and social service agencies to coordinate the delivery of programs and services. Also the city will seek opportunities to leverage the limited available resources

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	Infrastructure Improvements	2014	2015	Public Improvements and Infrastructure	Low/Mod Areas	Improve Quality of Life	CDBG	Number of Street/Sidewalk Improvements
	Owner Housing Rehabilitation, Emergency Repairs, Rental Assistance	2015	2019	Housing Rehabilitation, Rental Assistance, Homeownership	Low/Mod Areas	Affordable Housing, Homeless Prevention	CDBG	Number of Households Assisted
	Provision of Needed Services Primarily for Youth and Elderly	2016	2019	Community Services, Special Needs, Homeless Services	Low/Mod Areas	Improve Quality of Life	CDBG	Number of Persons Served

**Table 52 – Goals Summary**

**Goal Descriptions**

The first year program will focus on street improvements as these are a priority for the City’s low/mod neighborhoods. Improvements will be made on a number of streets in areas such as curbing, sidewalks, and gutters. As the City develops policies and procedures for administering housing rehabilitation and emergency repair programs, these programs will be added to the list of potential uses for CDBG funds, likely in program year two. By program year three it is anticipated that the City will have the capacity to administer community service programs and these will be added to the potential uses of CDBG funds.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City does not currently directly have any affordable housing programs. As the CDBG program develops, affordable housing will be included as a priority element, but the number of families that can be assisted will be limited because of competing needs, limited resources in general, and the cost of these programs specifically.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Currently, there is not a public housing authority located in the City of Casa Grande and there are no low rent public housing authority units located in the City.

The figures in the Needs Assessment section of this Plan indicate a need for an increased number of accessible HCV units, but it is beyond the City's capability to increase this number.

### **Activities to Increase Resident Involvements**

Not Applicable

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

Not Applicable

### **Plan to remove the 'troubled' designation**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing: Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The most important impediment to affordable housing revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor.

Despite the recent downturn in the housing market nationally and locally, housing prices, both purchase and rental, remain relatively high, especially for lower income households.

The primary means to address this issue in Casa Grande will be a housing rehabilitation program (and an emergency repair program) for both owner and renter properties in order to keep persons in their homes. The City will provide rental assistance and seek to develop affordable housing projects. The latter efforts will be limited because of the amount of funds available and the many competing needs.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

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

**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.**

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The needs of homeless persons are complex and require a wide range of specialized services. Numerous agencies are often involved in the care of a homeless person through the provision of distinct services such as housing, mental health counseling, employment training, and case work services.

As noted above, the City has several programs and resources, operated by not-for-profit organizations, to assist the homeless. The City itself has not been directly involved in providing assistance or services for the homeless, but recognizes this as a high priority element.

As the CDBG program develops, the City will assess how it can use the limited available CDBG funds to address the needs of the homeless. At present, it appears that the use of CDBG funds to prevent homelessness (housing rehab, emergency assistance, and rental assistance) may be the most judicious approach to this complex issue.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

#### **How are the actions listed above related to the extent of lead poisoning and hazards?**

#### **How are the actions listed above integrated into housing policies and procedures?**

Using the HUD formula for assessing the extent of lead-based paint in homes, the City has approximately 4,677 housing units built before 1979 and potentially with the presence of lead-based paint in them. The bulk of the total housing units was constructed after 1980 and has the lowest possibility of lead-based paint. However, the data provided in the HUD-provided data indicates that there are 40.58% of households with one or more people living in them age 0-17. Therefore, there is a possibility that 2,240 pre-1980 housing units with children in them.

Federal regulations effective September 2000 implemented lead-based paint requirements for all housing activities undertaken by recipients of HUD funds. These regulations require multiple approaches to evaluate, control and/or abate lead-based paint. Since inception of the CDBG program, all homes older than 1978 scheduled for rehabilitation activities receive lead based paint testing to determine the extent of lead hazards.

In the Owner Occupied Housing Rehabilitation Program, the City is taking a number of steps to meet lead based paint requirements including:

- distributing the “Protect Your Family From Lead in Your Home” pamphlet to homeowners receiving housing rehabilitation services or homebuyer assistance
- identification of potential lead hazards for all houses which were built before 1978 which receive HUD-funded rehabilitation/homebuyer assistance
- treatment of lead hazards on HUD funded rehabilitation projects as mandated by HUD and Environmental Protection Agency (EPA) regulations and requirements and
- ensuring that all contractors are in compliance with the most recent regulatory changes

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City of Casa Grande recognizes that the core of many social and housing problems relate to poverty. The objective of poverty reduction requires programming for broad areas including increased accessibility of resources, job training and placement, public services, education, and basic skills development. It is only through comprehensive, coordinated strategies that nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life that people can improve their situation.

Because the nature of poverty is complex and multi-faceted, the City will attempt to allocate CDBG funds for services to very low-income households. Research shows that some of these services may have a direct impact on lowering the poverty rate for family households. Therefore, as a primary goal, the City will attempt to fund programs that provide job training, education and other employment related services, and child care services for working families.

CDBG can provide funding for meeting these critical basic needs, but these efforts will be constrained by the amount of funds available and competing priority needs.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

As a new entitlement community, the City of Casa Grande is developing its monitoring standards and procedures. The City has access to models from other jurisdictions and has begun to develop its own set of monitoring procedures. The following description outlines the policies, standards and procedures that the City will employ to ensure compliance with program requirements.

The Community Development Division views its monitoring responsibilities as an ongoing process, involving continuing communication, evaluation, and follow-up. The process involves frequent telephone contacts, written communications, the analyses of reports, audits, and periodic meetings with the sub-grantee. The Department's staff will stay informed concerning compliance with program requirements and the extent to which technical assistance is needed. To execute its monitoring program the Community Development Department will develop and implement monitoring procedures to ensure that recipients and sub-recipients of HUD funds are in compliance with Federal regulations and program guidelines.

The overriding goal of monitoring is to identify deficiencies and promote corrections in order to improve and reinforce performance. Deficiencies are corrected through discussion, negotiation, or technical assistance. The three stages utilized for addressing problem areas are early identification of problems, intervention for more serious or persistent problems, and sanctions.

### **Overview**

Non-profit organizations that receive CDBG funds will be required to submit a minimum of quarterly financial and performance reports prior to reimbursement of expenditures. These reports will provide sufficient information to document compliance with timely expenditures and performance objectives. Performance objectives and outcomes will be required of all nonprofits receiving funding and will be incorporated in the contract agreement with the City. Quarterly reports will allow for quarterly "desk monitoring" throughout the program year. The Community Development Department will review these reports on a quarterly basis.

If developed in Casa Grande, Community Housing Development Organizations (CHDOs) will submit quarterly performance and matching reports to the department to ensure ongoing compliance and goal accomplishments. These organizations will be subject to annual CHDO certification and annual monitoring when new projects begin, or when deemed necessary through a risk assessment.

City staff will provide technical assistance to social service and housing organizations that receive Federal funds either by phone, email, or on-site visits whenever a change in program staff or other operational concerns develop.

#### Review Process

In selecting an area to review, the monitoring will include an analysis to identify the specific program areas to review and the depth of the review. Certain types of activities will be selected as appropriate for monitoring.

The following are samples of areas that will be considered for monitoring:

- A. Compliance with regulations and contract requirements,
- B. Compliance with OMB circulars,
- C. Performance goals,
- D. Operating costs,
- E. Recordkeeping, and
- F. Utilization of minority business for purchasing and procurement.

It is essential that each review be adequately documented and that the documentation supports the conclusions reached. Each program will have a monitoring form or checklist. These forms and checklists permit monitors to use their judgment in determining which specific issues will be covered in greater detail.

#### **Preparation of On-Site Reviews**

The monitor will review the following types of in-house data prior to the visit:

- A. Sub-recipient application for funding,
- B. Written agreement,
- C. Progress reports,
- D. Draw-down requests,
- E. Correspondences,
- F. Previous monitoring reviews, and
- G. Copies of audits.

When conducting a monitoring visit, the following steps will be followed:

- Notification letter contacting sub-recipients to explain the purpose of the visit, to agree upon a date, and submit a formal notification letter,
- Meet with appropriate staff and explain the purpose, scope, and schedule of the visit,
- Review, as necessary, appropriate material generated which provides more detailed information on project description, budget, eligibility status, and national objectives,
- Review pertinent files for required documentation and verify the accuracy of information provided, particularly in monthly reports,
- Interview appropriate staff,
- Visit project sites for a sample of activities being monitored, and

- Hold an exit conference or other form of consultation to present preliminary conclusions resulting from the visit to assure that the conclusions are based on accurate information.

The standards and procedures that the City will use in monitoring activities under the Consolidated Plan are incorporated in the City's monitoring procedures. Follow-up will occur as early as possible, particularly if there are major findings. In no case will the time between the last day of the visit and the date of the letter exceed thirty (30) calendar days.

In the event that the monitoring findings are not answered at the target date for corrective action, a telephone call, along with a follow-up letter, will be made and documented for the files. The follow-up will also identify and recognize successes. If the corrective action has not been satisfied within thirty (30) calendar days, a warning is given in writing of the possible consequences of failure to comply as provided under the contract and applicable regulations.

When the responses have been received, the appropriate staff member reviews the corrective action proposed or taken. The reviews are completed within fifteen (15) calendar days. If the reviews indicate that the action is less than satisfactory, a letter is sent which specifies needed additional action and the due date. The letter is written with the concurrence of the Executive Director or staff responsible for the follow-up.

A new due date may be established subject to good faith efforts to resolve the finding. A follow-up may be necessary to verify corrective action or to provide the technical assistance when the findings are unable to be resolved or corrected. When the Community Development Department determines that a corrective

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
							\$	
CDBG Program Administration	Federal	Administration	\$41,266	\$0	\$0	\$41,266	\$165,064	
CDBG Public Improvements, Infrastructure,	Federal	Public Improvements, Infrastructure,	\$165,064	\$0	\$0	\$165,064	\$660,256	
CDBG Housing	Federal	Housing Rehabilitation, Rental Assistance, Homeownership	TBD	\$0	\$0	TBD	TBD	
CDBG Public Services	Federal	Community Services, Special Needs, Homeless Services	\$TBD	\$0	\$0	TBD	TBD	

Table 53 - 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**

The City will cultivate funding partners who can match the City's investment of CDBG funds. The City administration recognizes that the City's annual entitlement and formula allocations are not sufficient to meet all of its needs. Additional funds need to be raised to insure that more infrastructure improvements, affordable housing, and community services are available for those in need.

Matching requirements will be satisfied with other eligible financial resources and/or in-kind services, and the City will continue to seek this type of matching as well as financial matches.

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

The City does not own any property or land that could be used to address the needs identified in this plan.

## 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
	Infrastructure Improvements	2014	2015	Public Improvements and Infrastructure	Low/Mod Areas	Improve Quality of Life	CDBG	Number of Street/Sidewalk Improvements
	Owner Housing Rehabilitation, Emergency Repairs, Rental Assistance	2015	2019	Housing Rehabilitation, Rental Assistance, Homeownership	Low/Mod Areas	Affordable Housing, Homeless Prevention	CDBG	Number of Households Assisted
	Provision of Needed Services Primarily for Youth and Elderly	2016	2019	Community Services, Special Needs, Homeless Services	Low/Mod Areas	Improve Quality of Life	CDBG	Number of Persons Served

**Table 54 – Goals Summary**

## **Goal Descriptions**

The first year program will focus on street improvements and owner-occupied housing rehabilitations, as these are a priority for the City's low/mod neighborhoods. Improvements will be made on a number of streets that are in need of curbing, sidewalks, and gutters. Furthermore, six housing projects have been identified by our Community Development Division to be completed within the next program year.

As the City develops policies and procedures for administering other housing and emergency repair programs, these programs will be added to the list of potential uses for CDBG funds, likely in program year two.

By program year three it is anticipated that the City will have the capacity to administer community service programs and these will be added to the potential uses of CDBG funds.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The development of the Annual Action Plan involved consultation with those agencies involved in delivering housing, housing services, and community improvements. Meetings and discussions were held between the staff of the City's Housing Department and other City Departments, as well as conducting meetings with appropriate housing and social service agencies. Public input was also solicited through focus group meetings, public hearings, and a web-based survey. All projects selected to receive funding meet objectives and goals set by the City to address housing and social needs.

### Projects

#	Project Name
1	Street Improvements in Target Areas - \$153,279

Table 55 – Project Information

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

The first year program will focus on street improvements as these are a priority for the City's low/mod neighborhoods. Improvements will be made on a number of streets that much in need of curbing, sidewalks, and gutters.

## AP-38 Project Summary

### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Street Improvements	Low/Moderate Income Areas	Public Improvements and Infrastructure	Improved Quality of Life	CDBG

## **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**

The target areas in the City are those that have the highest levels of poverty and greatest need for infrastructure improvements and services.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Low/Mod Census Tracts	100

**Table 56 - Geographic Distribution**

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

The needs in these target areas are numerous and varied. The principal needs are: 1) public improvements to improve/revitalize neighborhoods, 2) housing rehabilitation for owner-occupied housing units

The City has worked closely with the public and civic leaders to ascertain the priority needs within the targeted areas.

## Affordable Housing

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

#### Introduction

For the current program year, the City does not plan to directly support any affordable housing efforts because the necessary procedures and policies are not in place. Affordable housing programs will likely be initiated in program year two.

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

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

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

### **Introduction**

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

Currently, there is not a public housing authority located in the City of Casa Grande and there are no low rent public housing authority units located in the City. However, these services are provided by the Pinal County Public Housing Authority.

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

Not Applicable

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

Not Applicable

### **Discussion**

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

### **Introduction**

The City will consider pursuing activities to address the housing and supportive service needs of persons who are homeless, and those that have special needs. However, at this time, the City does not have the procedures, policies or mechanisms in place to assist organizations providing these types of services.

### **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**

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

**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**

**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**

### **Discussion**

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

### **Introduction:**

**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**

### **Discussion:**

The primary means to address this issue in Casa Grande will be a housing rehabilitation program (and an emergency repair program) for both owner and renter properties in order to keep persons in their homes. The City will provide rental assistance and seek to develop affordable housing projects. The latter efforts will be limited because of the amount of funds available and the many competing needs.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City will develop programs to deal with other aspects of CDBG activities.

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

The greatest challenge to meeting underserved needs in the coming year will be meeting the increased need for program activities with a limited amount of funding. To overcome this significant challenge, the City will work more efficiently, seek a greater level of collaboration with other agencies and organizations, and aggressively seek opportunities to leverage funds.

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

As noted above, the City will, in later program years, provide rental assistance and seek to develop affordable housing projects. The latter efforts will be limited because of the amount of funds available and the many competing needs.

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

The City will incorporate all HUD requirements concerning lead-based paint abatement into its housing rehabilitation programs, will see that program participants are informed about lead-based paint hazards and will see that all abatement work is undertaken by qualified contractors who have completed US HUD and EPA lead training courses.

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

Because the nature of poverty is complex and multi-faceted, the City will attempt to allocate CDBG funds for services to very low-income households. CDBG can provide funding for meeting these critical basic needs, but these efforts will be constrained by the amount of funds available and competing priority needs.

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

The City will seek partners in the development of a service delivery system and will seek to enhance the relationship with existing partners in City departments and social service agencies to coordinate the delivery of programs and services. Also the city will seek opportunities to leverage the limited available resources.

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

The City maintains a close relationship with state, regional, and county organizations that provide assistance to low- and moderate-income persons as well as the homeless.

The City will work closely with local non-profit organizations to actively encourage housing programs for low- and moderate-income persons. Also, the Community Development Department will develop and maintain a positive relationship with the builders, developers, and financial institutions in the region.

This collaborative approach will assist in the creation and delivery of effective service delivery programs and affordable housing projects.

## **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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

#### **Other CDBG Requirements**

1. The amount of urgent need activities

#### **Discussion:**

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> 2012 ACS DATA
	<b>List the name of the organization or individual who originated the data set.</b> Leila DeMaree, Dominic Papa, Steven Turner, Mary Allen
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>
2	<b>Data Source Name</b> 2012 CHAS Data
	<b>List the name of the organization or individual who originated the data set.</b>
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>

## Appendix A: Focus Group/Public Hearing Results

	21-Jan-15		27-Jan-15		29-Jan-15		11-Mar-15		Total	
	High Priority	Low Priority								
<b>Public Facilities and Improvements</b>										
Road/Street Improvements	1	4	0	6	11	1	4	1	16	12
Flood and drainage improvements	0	4	3	1	8	1	2	2	13	8
Solid waste disposal facilities and equipment	1	4	0	6	0	5	1	3	2	18
Wastewater system Improvements	0	7	0	3	2	6	0	4	2	20
Water system improvements	0	5	0	4	5	3	1	3	6	15
Other public or private owned utilities	0	4	0	5	1	8	0	4	1	21
Transportation to health care, child care, food and assistance	12	1	3	0	4	0	6	0	25	1
<b>Fire and Police Protection Facilities</b>										
Fire/police station construction	0	7	0	6	0	8	2	2	2	23
Fire trucks	0	7	0	6	0	7	1	2	1	22
Firefighting equipment	5	4	1	5	4	1	3	2	13	12
ADA/ROB accessibility improvements for Fire/Police station facilities	1	6	2	4	2	4	2	1	7	15
Police Equipment					6	2	1	2	7	4

## Appendix A: Focus Group/Public Hearing Results

	21-Jan-15		27-Jan-15		29-Jan-15		11-Mar-15		Total	
	High Priority	Low Priority								
<b>Community/Supportive Housing Facilities</b>										
ADA/ROB improvements as a standalone activity for any community/supportive housing facility (including parks, playgrounds etc.. And libraries, youth centers, community centers, etc..)	1	6	0	5	5	0	3	0	9	11
Parks, playgrounds and other recreational facilities (for use by local residents)	3	3	3	3	7	1	3	0	16	7
Libraries	2	4	0	5	0	7	1	2	3	18
Community facilities	4	0	0	4	3	0	3	0	10	4
Other neighborhood facilities (e.g. youth centers, etc..)	6	0	1	3	0	1	1	0	8	4
Senior centers	4	2	1	2	1	5	3	0	9	9
Social service centers	6	0	1	2	0	3	2	1	9	6
Food banks	6	1	5	0	0	4	3	0	14	5
Physical or psychological disabilities facilities	5	0	1	3	5	0	3	0	14	3
Homeless facilities	9	0	8	0	2	2	4	0	23	2
Supportive housing facilities (DV shelters, halfway houses, hospitals, etc..)	1	5	7	0	0	7	4	1	12	13

## Appendix A: Focus Group/Public Hearing Results

	21-Jan-15		27-Jan-15		29-Jan-15		11-Mar-15		Total	
	High Priority	Low Priority								
<b>Public Services</b>										
Child care	7	0	6	0	1	4	2	1	16	5
Health care	6	0	3	2	0	5	3	0	12	7
Public safety services	1	2	0	5	4	2	2	1	7	10
Fair housing activities	1	3	1	5	1	1	2	1	5	10
Services for seniors	7	0	5	2	4	1	5	0	21	3
Services for the homeless	8	0	7	0	3	3	6	0	24	3
Equipment used in the provision of any of the above services	1	4	4	1	2	1	4	1	11	7
Emergency assistance (utility, rent, mortgage) not to exceed a single 3 month period)	9	1	7	0	1	5	3	0	20	6
Large-print books, tapes, and audio visual for adults with severe disabilities	1	4	4	2	0	6	3	0	8	12
Lead hazard screening	0	5	1	6	0	4	4	0	5	15
<b>Housing</b>										
Owner-occupied housing rehabilitation	6	0	5	3	4	2	8	0	23	5
Rental housing rehabilitation	5	1	5	0	0	7	4	0	14	8
New rental housing	0	3	5	1	2	1	1	3	8	8
Public housing rehabilitation and modernization	4	0	5	1	3	0	1	0	13	1
Homeownership assistance (DPA, closing costs, counseling, interest rate write down, etc..)	4	1	3	0	1	2	3	2	11	5
Construction of new housing by CBDO	0	6	1	6	6	0	3	0	10	12
Lead-based paint evaluation or reduction (as part of OOHR)	1	1	1	4	0	7	2	0	4	12

## Appendix A: Focus Group/Public Hearing Results

	21-Jan-15		27-Jan-15		29-Jan-15		11-Mar-15		Total	
	High Priority	Low Priority								
<b>Economic Development</b>										
Direct assistance to for-profits (businesses)	1	3	0	6	6	4	2	2	9	15
Economic development services	7	0	1	5	9	3	4	1	21	9
Micro-enterprise assistance	6	0	1	6	6	2	3	2	16	10
<b>Neighborhood Revitalization and Redevelopment</b>										
Historic preservation	0	8	3	5	6	5	5	2	14	20
Acquisition, disposition, clearance or demolition of real property	6	2	2	4	6	2	4	1	18	9
Commercial/industrial rehabilitation	2	6	1	5	4	7	3	2	10	20
<b>Planning and Capacity Building</b>										
Comprehensive plans	3	3	4	2	1	2	0	2	8	9
Community development plans	7	1	2	2	4	1	4	0	17	4
Housing plans and other such functional plans in certain areas (land use, transportation, historic preservation, etc..)	0	3	3	2	3	0	5	0	11	5
Neighborhood revitalization strategy	4	1	2	3	9	2	4	0	19	6
Policy, planning, management, and capacity building activities	4	1	1	4	2	4	2	1	9	10

## Appendix A: Focus Group/Public Hearing Results

	21-Jan-15		27-Jan-15		29-Jan-15		11-Mar-15		Total	
	High Priority	Low Priority								
<b>Fair Housing</b>										
Complaints investigation	2	4	5	0	0	4	3	1	10	9
Counselling	3	2	1	2	3	3	3	1	10	8
Education	7	0	4	1	3	4	6	0	20	5
Identify/remove barriers	0	2	1	3	1	4	3	0	5	9
Fair housing website	0	3	0	4	0	7	3	0	3	14

<b>Broad Categories</b>	21-Jan-15		27-Jan-15		29-Jan-15		11-Mar-15		TOTAL	
	High Priority	Low Priority								
<b>Public Facilities and Improvements</b>	7	3	3	5	9	5	2	3	21	16
<b>Fire and Police Protection Facilities</b>	5	5	2	6	6	8	4	1	17	20
<b>Community/Supportive Housing Facilities</b>	11	0	7	1	8	6	5	0	31	7
<b>Public Services</b>	11	0	6	2	5	9	4	1	26	12
<b>Housing</b>	12	0	7	1	5	7	5	0	29	8
<b>Economic Development</b>	12	0	1	7	7	4	3	2	23	13
<b>Neighborhood Revitalization and Redevelopment</b>	10	1	1	7	7	5	4	1	22	14
<b>Planning and Capacity Building</b>	8	3	3	5	6	5	3	2	20	15
<b>Fair Housing</b>	7	3	4	4	2	9	3	2	16	18

## Appendix A: Focus Group/Public Hearing Results

Community Development Block Grant  
Consolidated Plan  
Kick-Off Meeting Minutes  
December 11, 2014  
Parks and Recreation-404 E. Florence Blvd  
Casa Grande, AZ 85122

In Attendance: (See sign-in sheet)

Leila DeMaree, CDBG Manager, City of Casa Grande  
Mary Allen, Grants Coordinator, City of Casa Grande  
Steven Turner, Management Analyst, City of Casa Grande  
Dominic Papa, Management Analyst, City of Casa Grande  
Rose Roy, Housing Department, City of Casa Grande  
Helen Neuharth, President/CEO, The Greater Casa Grande Chamber of Commerce  
Paul Tice, Planning and Development Director, City of Casa Grande  
Agustin Avalos, Public Information Officer, City of Casa Grande  
Kevin Louis, Public Works Director, City of Casa Grande  
Rina Rein, Director, Casa Grande Main Street  
Stephanie Cave, Marketing Director, Pinal County Federal Credit Union  
Kolya MCleave, Grants Coordinator, Pinal County  
Alan Urban, Community Development Coordinator, Central Arizona Governments  
Colleen Bechtel, Broker, Keller Williams Legacy One Realty  
Christopher Cacheris, Vice President, Harvard Investments  
Robert Achten, Owner, R.E.A. Construction  
Lisa Weide, Habitat for Humanity  
Mary Lou Rosales, Executive Director, Community Action Human Resource Agency  
Rod Wood, Parks Superintendent, City of Casa Grande  
William Brown, Vice President, Central Arizona College  
Niklas Achten, R.E.A. Construction  
Terrence McKeon, Deputy Public Works Director, City of Casa Grande  
Duane Eitel, Traffic Engineer, City of Casa Grande  
Barbara Wright, Director of Curriculum, Casa Grande Elementary School District  
Sally Fulmer, Employment Specialist, State of Arizona, Department of Economic Security  
Sonnette Chaput, Veterans Specialist, Pinal Hispanic Council  
Luke Jackson, Director of Economic Development, Access Arizona  
Ray Murrieta, Manager, Arizona Water Company

### Leila DeMaree

\*Thanked everyone for attending the Consolidated Plan Kick-Off Meeting.

\*Attendees introduced themselves, title, agency they represent, and what type of services or programs they provide in Casa Grande, and if they have knowledge/experience with Community Development Block Grant.

\*Gave overview of the CDBG Program, what it means to be an Entitlement Community, and the requirements in becoming an Entitlement Community.

\*Explanation of Consolidated Plan and what types of data and information is required.

\*Reviewed and explained HUD's CDBG Objectives.

\*Reviewed Census Maps for the City of Casa Grande and highlighted low to moderate income areas.

Steven Turner

\*Reviewed 5 Year Consolidated Plan Process.

\*Reviewed Eligible Activities as outlined in 24 CFR 570.20.

\*Reviewed Ineligible Activities.

Dominic Papa

\*Reviewed Consolidated Plan Timeline.

\*Explained the importance of having the public participate in future focus groups and public hearings to gather information to develop Consolidated Plan and Action Plan that address needs/concerns of the community.

\*Discussed how funding plan is determined.

Questions/Comments Addressed:

Blight Definition

Census Blocks vs Census Tracts

Consolidated Plan Approval by HUD

Additional organizations not present that would be an asset

Funding determination

Past CDBG eligible activities performed

CDBG web page/links will be added to the City of Casa Grande website

(\*See handouts)

## Appendix A: Focus Group/Public Hearing Results

Community Development Block Grant Consolidated Plan  
Social Services Focus Group Meeting Minutes  
January 21, 2015  
City Council Chambers, 510 E. Florence Blvd  
Casa Grande, AZ 85122

In Attendance: (See sign-in sheet)

Leila DeMaree, CDBG Manager, City of Casa Grande  
Mary Allen, Grants Coordinator, City of Casa Grande  
Steven Turner, Management Analyst, City of Casa Grande  
Dominic Papa, Management Analyst, City of Casa Grande  
Rose Roy, Housing Department, City of Casa Grande  
Mary Lou Rosales, Executive Director, Community Action Human Resource Agency  
William Brown, Vice President, Central Arizona College  
Barbara Wright, Director of Curriculum, Casa Grande Elementary School District  
Sally Fulmer, Employment Specialist, State of Arizona, Department of Economic Security  
Melanie O'Neil, CEO, Pinal Gila Child Care Services  
Shannon Goodsell, Superintendent, Casa Grande Union High School District  
Brandi Clark, Human Resources Director, Central Arizona College  
Olivia Guerrero, CEO, Pinal Gila Council for Senior Services  
Ralph Varela, CEO, Pinal Hispanic Council  
Mark Vanderheyden, Director, Seeds of Hope  
Samantha Reinhard, Community Outreach, Sunlife Family Health Care Center

### Leila DeMaree

\*Thanked everyone for attending the Social Services Focus Group Meeting.

\*Attendees introduced themselves, title, agency they represent, and what type of services or programs they provide in Casa Grande, and if they have knowledge/experience with Community Development Block Grant.

\*Gave overview of the CDBG Program, what it means to be an Entitlement Community, and the requirements in becoming an Entitlement Community.

\*Reviewed and explained HUD's CDBG Objectives.

\*Reviewed funding categories and reviewed eligible activities. Went through exercise with attendees to determine if participants thought there was a need in the community for the 9 categories.

### Steven Turner

\*Reviewed Census Maps for the City of Casa Grande and highlighted low to moderate income areas.

\*Participants completed exercise to prioritize eligible activities in the 9 separate categories as a high or low need. (\*see results)

\*Reviewed schedule of upcoming focus group meetings, public hearing meetings, public review period of Consolidated Plan, City Council work session, and final public hearing meeting at the May 4, 2015 City Council meeting.

\*Discussed survey which will be on line and wanted to encourage everyone who lives or works in the city to complete. Survey is interactive and emulates the exercise that was just completed.

### Questions/Comments Addressed:

Question was asked regarding how the HUD funding is determined.

It was suggested the survey be offered in Spanish

It was suggested to send the survey link to all focus group participants so they can email to their constituents.

It was suggested to have the survey website address available at the public libraries.

## Appendix A: Focus Group/Public Hearing Results

Community Development Block Grant Consolidated Plan  
Community Development Focus Group Meeting Minutes  
January 29, 2015  
Parks and Recreation-404 E. Florence Blvd  
Casa Grande, AZ 85122

In Attendance: (See sign-in sheet)

Leila DeMaree, CDBG Manager, City of Casa Grande  
Mary Allen, Grants Coordinator, City of Casa Grande  
Steven Turner, Management Analyst, City of Casa Grande  
Dominic Papa, Management Analyst, City of Casa Grande  
Rose Roy, Housing Department, City of Casa Grande  
William Schwind, Community Services Director, City of Casa Grande  
Helen Neuharth, President/CEO, Greater Casa Grande Chamber of Commerce  
Luke Jackson, ACCESS Arizona  
Doug Sandstrom, Finance Director, City of Casa Grande  
Kent Horn, Lt, Casa Grande Police Department  
Kevin Louis, Public Works Director, City of Casa Grande  
Duane Eitel, Traffic Engineer, City of Casa Grande  
Dwight Williams, Building Official, City of Casa Grande  
Rina Rein, Director, Casa Grande Main Street  
Ray Murrietta, Arizona Water  
Laura Blakeman, Planner and Historic Preservation, City of Casa Grande  
Irene Higgs, Transportation Planner, Sun Corridor Metropolitan Planning Organization  
Galen Flynn, Sgt, Casa Grande Police Department  
Agustin, Avalos, Public Information Officer, City of Casa Grande

### Leila DeMaree

\*Thanked everyone for attending the Community Development Focus Group Meeting.

\*Attendees introduced themselves, title, agency they represent, and what type of services or programs they provide in Casa Grande, and if they have knowledge/experience with Community Development Block Grant.

\*Gave overview of the CDBG Program, what it means to be an Entitlement Community, and the requirements in becoming an Entitlement Community.

\*Reviewed and explained HUD's CDBG Objectives.

\*Reviewed funding categories and reviewed eligible activities. Went through exercise with attendees to determine if participants thought there was a need in the community for the 9 categories.

### Dominic Papa

\*Participants completed exercise to prioritize eligible activities in the 9 separate categories as a high or low need. (\*see results)

### Steven Turner

\*Reviewed Census Maps for the City of Casa Grande and highlighted low to moderate income areas.

\*Reviewed schedule of upcoming focus group meetings, public hearing meetings, public review period of Consolidated Plan, City Council work session, and final public hearing meeting at the May 4, 2015 City Council meeting.

## **Appendix A: Focus Group/Public Hearing Results**

\*Discussed survey which will be on line and wanted to encourage everyone who lives or works in the city to complete. Survey is interactive and emulates the exercise that was just completed. Survey will be emailed to all focus group participants to complete. Encouraged everyone to forward survey to their constituents to complete as well.

### Questions/Comments Addressed:

\*Community Development Block Grant page has been created on the City of Casa Grande website and will be available on February 2, 2015. Twitter and Facebook are being used.

\*Survey will be available in English and Spanish by January 30, 2015 on website.

\*Public Hearing notices will be published in Casa Grande Dispatch on February 1, 2015.

(\*See handouts and pictures)

## **Appendix A: Focus Group/Public Hearing Results**

Community Development Block Grant Consolidated Plan  
Public Meeting  
Len Colla Recreation Center 1105 E. 4<sup>th</sup> Street  
Casa Grande, AZ 85122  
5:30 pm – 7:00 pm

In Attendance: (See sign-in sheet)

Leila DeMaree, CDBG Manager, City of Casa Grande  
Mary Allen, Grants Coordinator, City of Casa Grande  
Steven Turner, Management Analyst, City of Casa Grande

We had no participants at the public meeting.

## Appendix A: Focus Group/Public Hearing Results

Community Development Block Grant Consolidated Plan  
Public Meeting  
Seeds of Hope Center, 1491 N. Crane Street  
Casa Grande, AZ 85122  
March 11, 2015  
5:30 pm – 7:00 pm

In Attendance: (See sign-in sheet)

Leila DeMaree, CDBG Manager, City of Casa Grande  
Mary Allen, Grants Coordinator, City of Casa Grande  
Steven Turner, Management Analyst, City of Casa Grande  
Rose Roy, Housing Department, City of Casa Grande  
James McClelland, Casa Grande  
Barbara Bean, Casa Grande  
Josefina Enriquez, Casa Grande  
Carmen Enriquez, Casa Grande  
Linda Daniels, Casa Grande  
Mark Vanderheyden, Casa Grande

### Leila DeMaree

- \*Thanked everyone for attending the Community Development Public Hearing.
- \*Attendees introduced themselves, address, and if they have knowledge/experience with Community Development Block Grant.
- \*Gave overview of the CDBG Program, what it means to be an Entitlement Community, and the requirements in becoming an Entitlement Community.
- \*Reviewed and explained HUD's CDBG Objectives.
- \*Reviewed funding categories and reviewed eligible activities.

### Steven Turner

- \*Participants completed exercise to prioritize eligible activities in the 9 separate categories as a high or low need. (\*see results)
- \*Participants completed exercise to prioritize eligible activities in the 9 separate categories as a high or low need. (\*see results)
- \*Reviewed Census Maps for the City of Casa Grande and highlighted low to moderate income areas.
- \*Reviewed schedule of upcoming public review period of Consolidated Plan, City Council work session, and final public hearing meeting at the May 4, 2015 City Council meeting. Encouraged everyone to attend.
- \*Discussed on-line survey and encouraged everyone to complete. Survey is interactive and emulates the exercise that was just completed.

(\*See handouts and pictures)

**Appendix B: Survey Results**



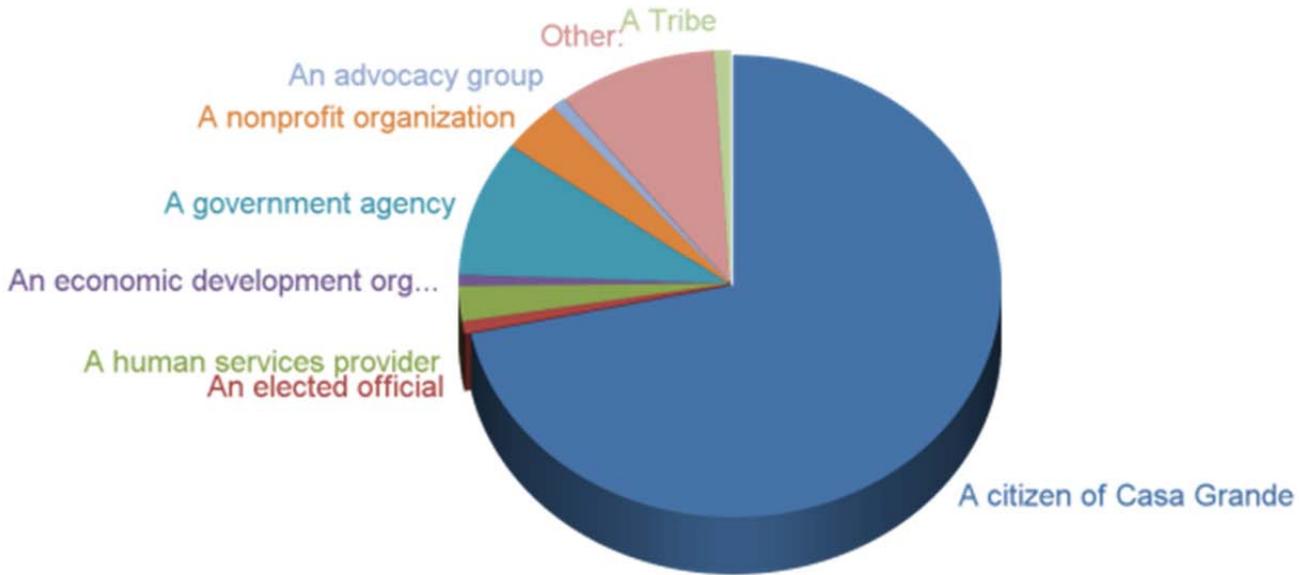
# **CDBG Entitlement Survey Response Report**

Survey Conducted January 28, 2015 through March 12, 2015  
By the City of Casa Grande

Report Completed March 16, 2015  
By the City of Casa Grande  
Dominic Papa, Leila DeMaree, Mary Allen  
Rose Roy & Steven Turner

**I represent: (choose more than 1 if applies)**

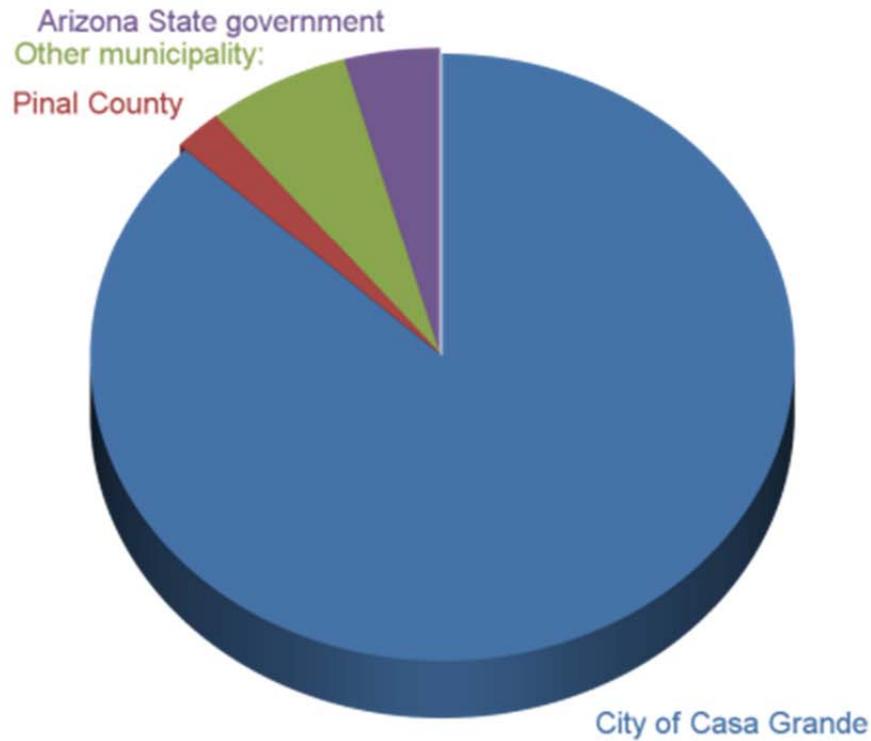
This first questions identifies who are the respondents that are taking the survey. This information allows the City staff to better understand the data gathered and provides a great snapshot as to what the citizens believes are the needs for the City of Casa Grande.



Answer	Bar	Response	%
A citizen of Casa Grande	<div style="width: 83%;"></div>	361	83%
An elected official	<div style="width: 1%;"></div>	4	1%
A human services provider	<div style="width: 3%;"></div>	12	3%
An economic development organization	<div style="width: 1%;"></div>	4	1%
A government agency	<div style="width: 11%;"></div>	48	11%
A nonprofit organization	<div style="width: 4%;"></div>	18	4%
An advocacy group	<div style="width: 1%;"></div>	4	1%
Other:	<div style="width: 11%;"></div>	48	11%
A Tribe	<div style="width: 1%;"></div>	5	1%

## What government agency do you represent?

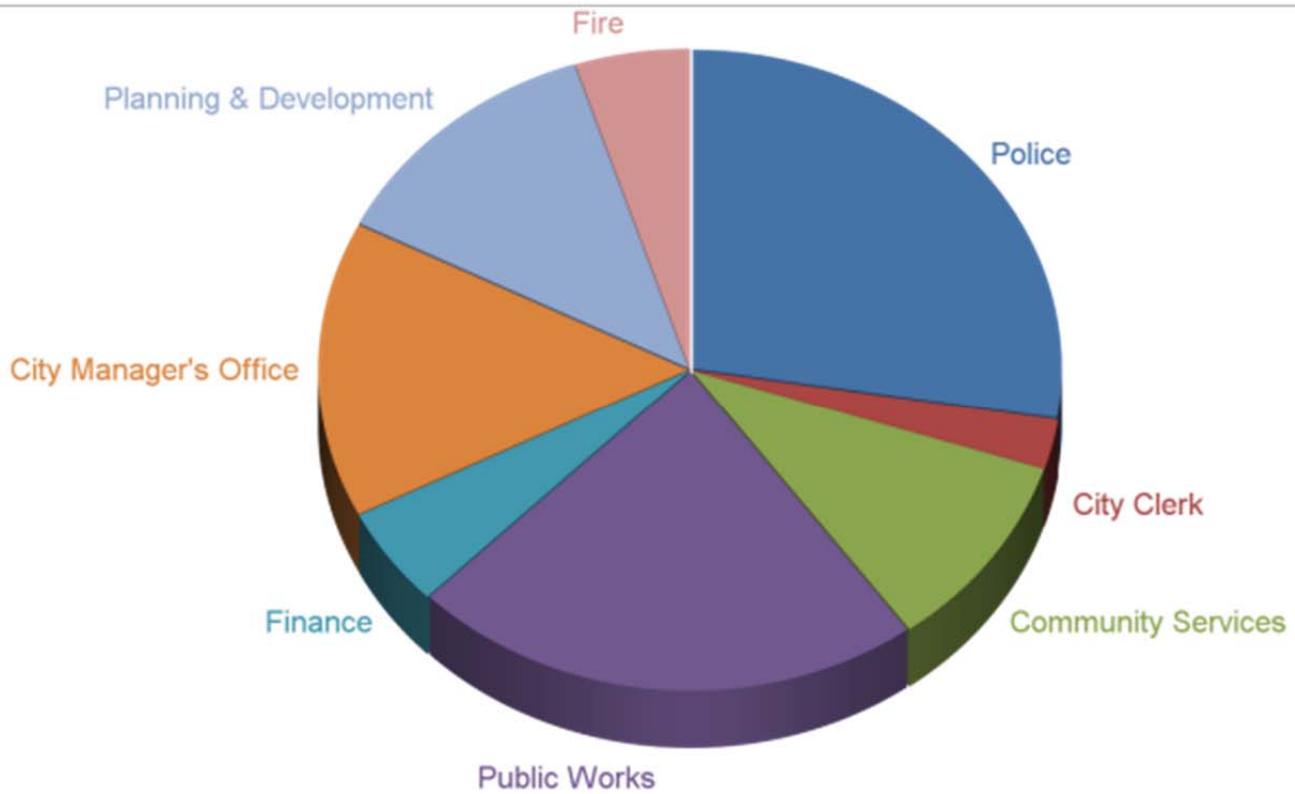
For those who answered the question above as, "A government agency" were forwarded to this question which identifies the organization to which they belong. Over 87% currently work for the City of Casa Grande. One of the three individuals that answered "Other municipality" identified that they work for the Sun Corridor Metropolitan Planning Organization (SCMPO)



Answer	Bar	Response	%
City of Casa Grande		40	87%
Pinal County		1	2%
Other municipality:		3	7%
Arizona State government		2	4%

## What department do you work in for the City of Casa Grande?

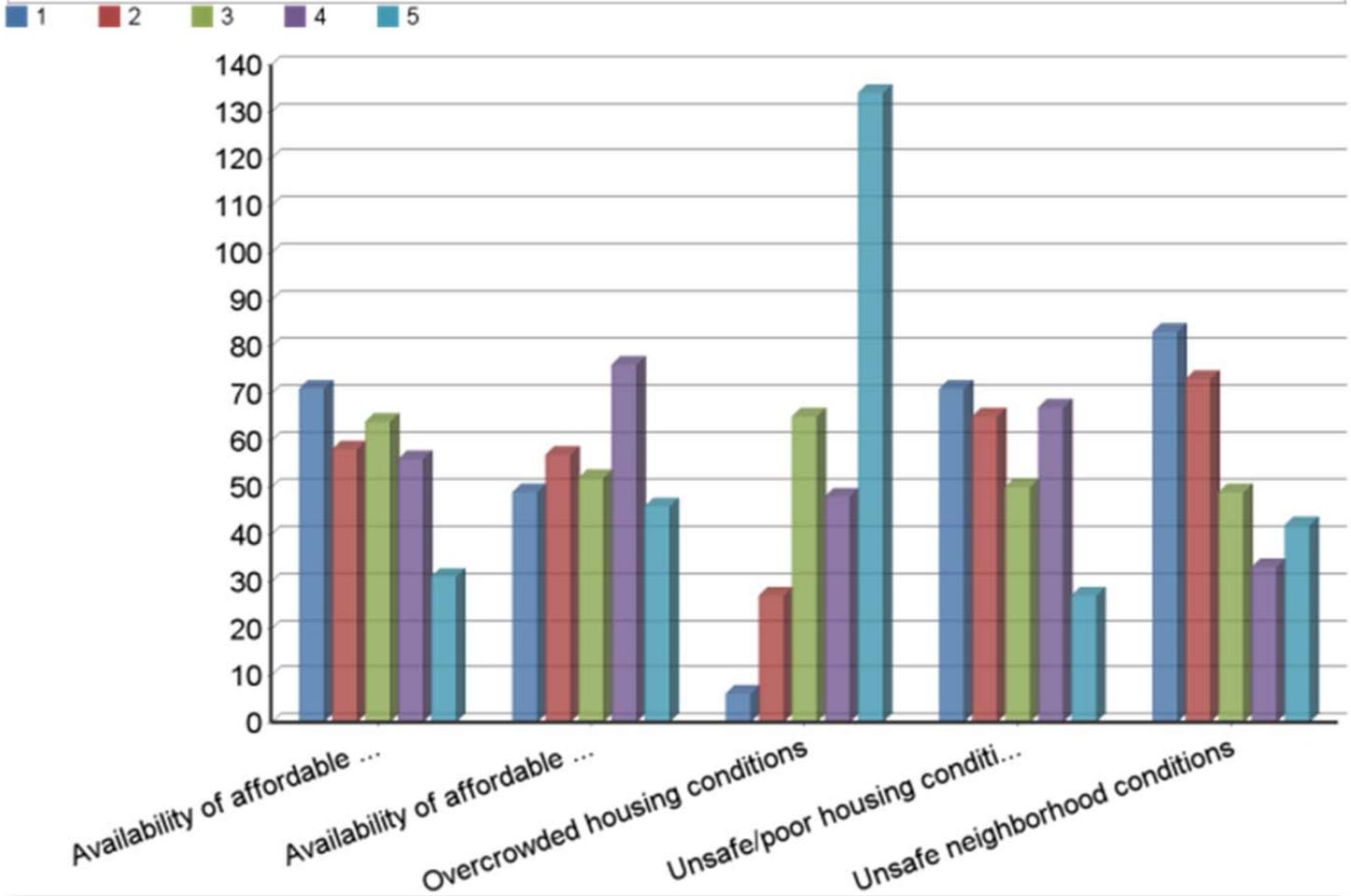
For those who answered the above questions as, "City of Casa Grande" were forward to this question which identifies to what department of the city the repondent works. Overall, the spread of respondents varied greatly between all departments. The City Court, Attorney's Office, and Human Resourese Department were not represented.



Answer	Bar	Response	%
Police		11	28%
City Clerk		1	3%
Community Services		4	10%
Public Works		9	23%
Finance		2	5%
City Manager's Office		6	15%
Planning & Development		5	13%
Fire		2	5%

**Click & drag the options below to rank the most common housing problems. (Rank these in priority order 1 through 5 with 1 being the highest priority)**

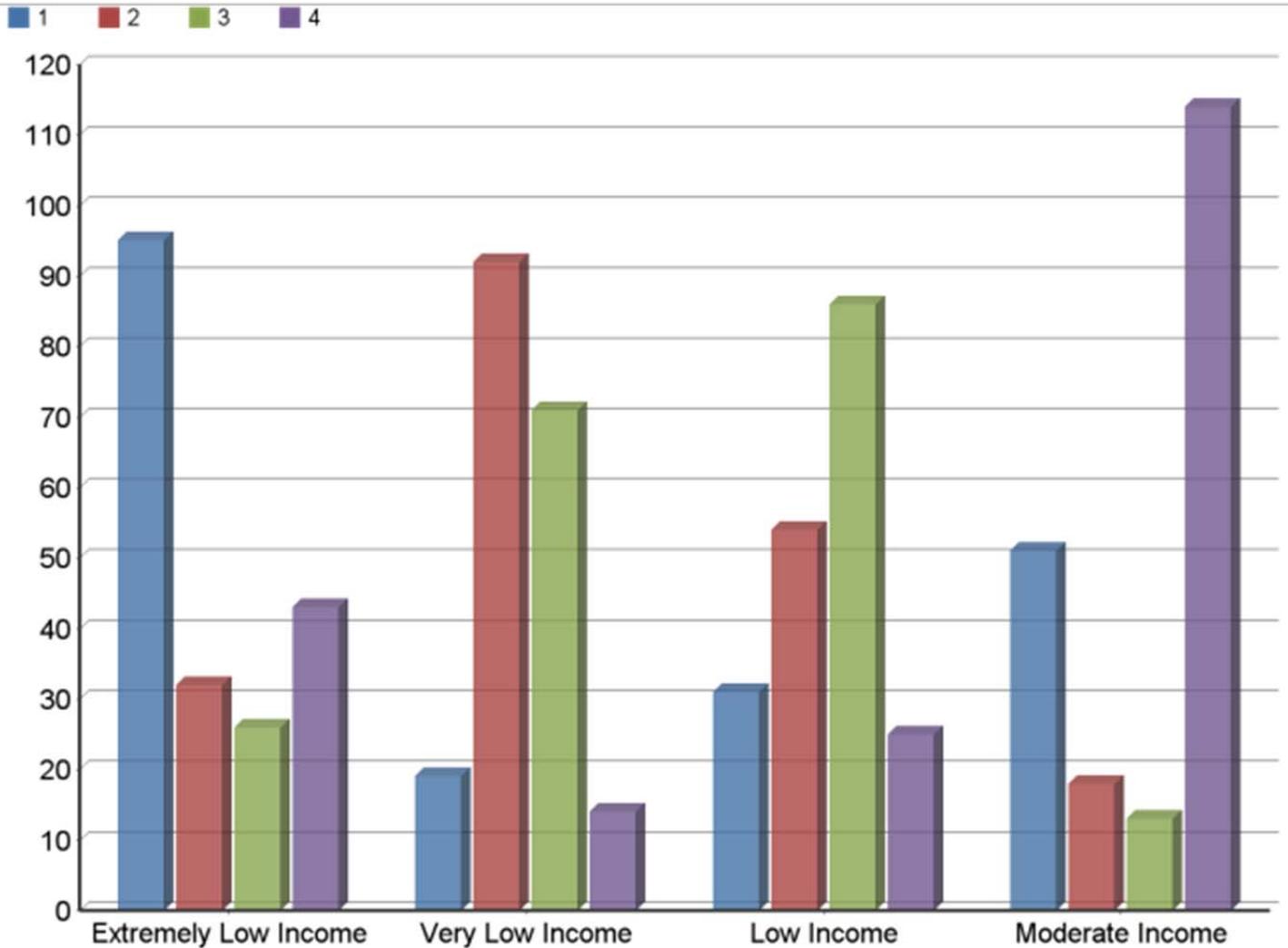
All respondents were directed to answer the remaining questions. This question identifies how the respondents rank the most/least housing problems. The chart below shows that most believe that overcrowded housing conditions is the least common housing problem of those listed. Conversely, most believe that unsafe neighborhood conditions is the biggest housing problem in the City of Casa Grande.



Answer	1	2	3	4	5	Responses
Availability of affordable housing	71	58	64	56	31	280
Availability of affordable single family owner occupied housing	49	57	52	76	46	280
Overcrowded housing conditions	6	27	65	48	134	280
Unsafe/poor housing conditions/code violations	71	65	50	67	27	280
Unsafe neighborhood conditions	83	73	49	33	42	280

Click & drag the options below to rank the income group most affected by the above housing problems. (Rank these in order 1 through 4 with 1 being the group most affected)

The graph and chart below indicates that most respondents believe the extremely low income population is most affected by the housing conditions from the previous questions.

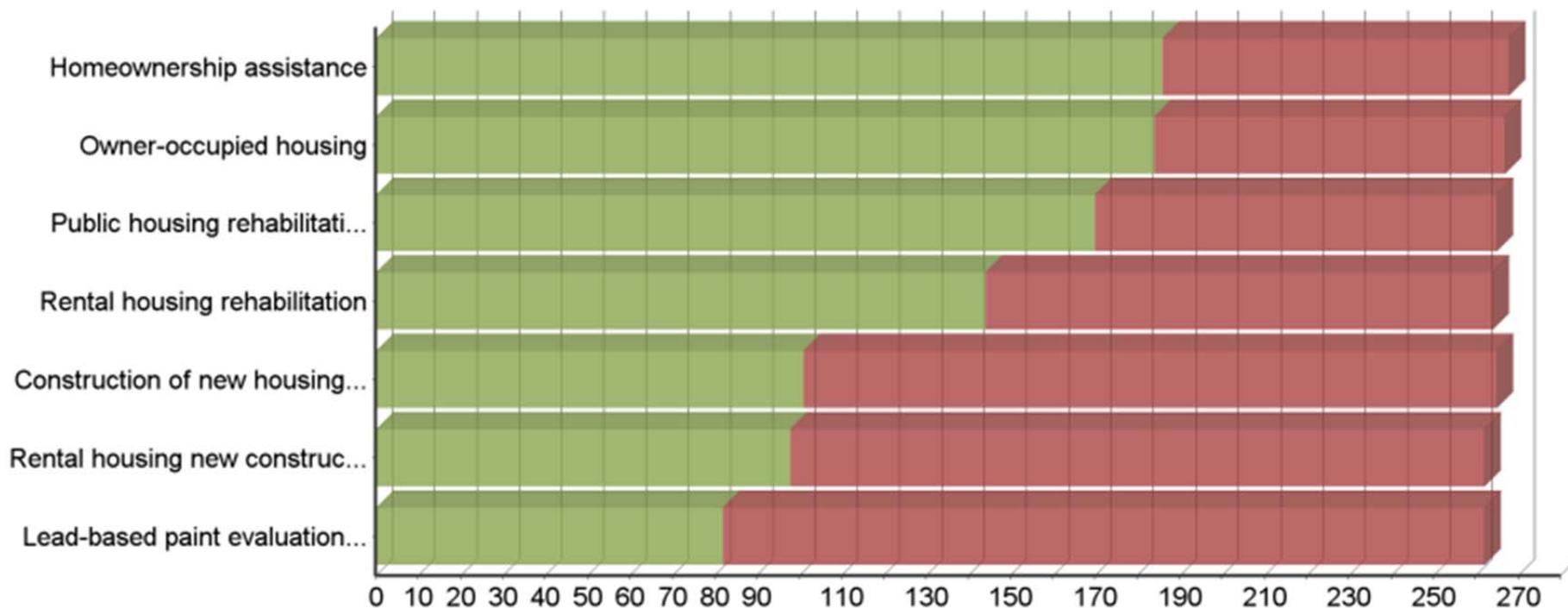


Answer	1	2	3	4	Responses
Extremely Low Income	95	32	26	43	196
Very Low Income	19	92	71	14	196
Low Income	31	54	86	25	196
Moderate Income	51	18	13	114	196

Click and drag the housing needs and rank them as high or low priority.

Respondents were then asked which of the following activities are considered to be a high/low priority. In terms of housing needs, 69% of respondents believe "Homeownership assistance" and "Owner-occupied housing" are a high priority. Other areas receiving greater than 50% were "Public housing rehabilitation & modernization" and "Rental housing rehabilitation".

■ High ■ Low

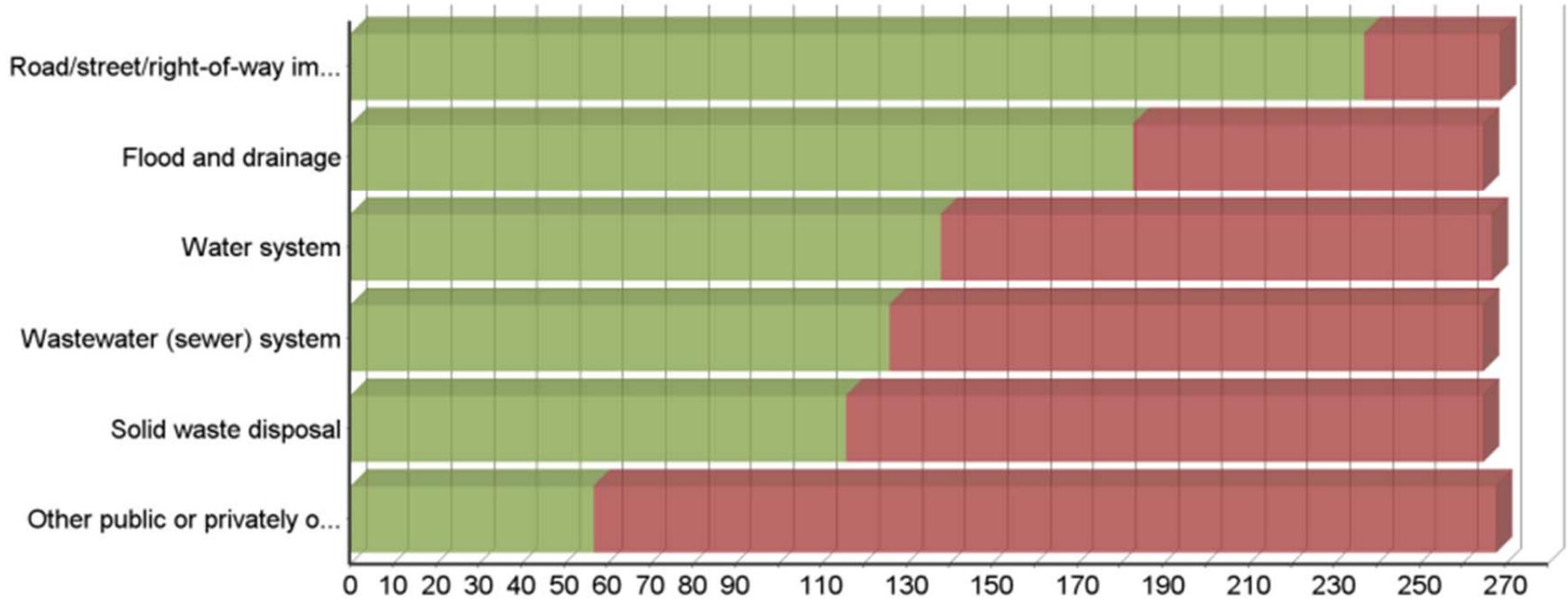


Answer	High	Low
Homeownership assistance	69%	31%
Owner-occupied housing	69%	31%
Public housing rehabilitation & modernization	64%	36%
Rental housing rehabilitation	55%	45%
Construction of new housing by a Community Based Development Organizations (CDBO)	38%	62%
Rental housing new construction	37%	63%
Lead-based paint evaluation/reduction	31%	69%

**What are the public facilities & improvements needs? (Rank as high or low priority)**

Considering all funding areas identified by the City of Casa Grande, "Road/street/right-of-way improvements" received the highest percentage of "High priority" votes at 88%. It is obvious that the residents of Casa Grande believe this area to be a great need. Over categories receiving over 50% of "High priority" votes are "Flood and drainage" and "Water system".

■ High ■ Low

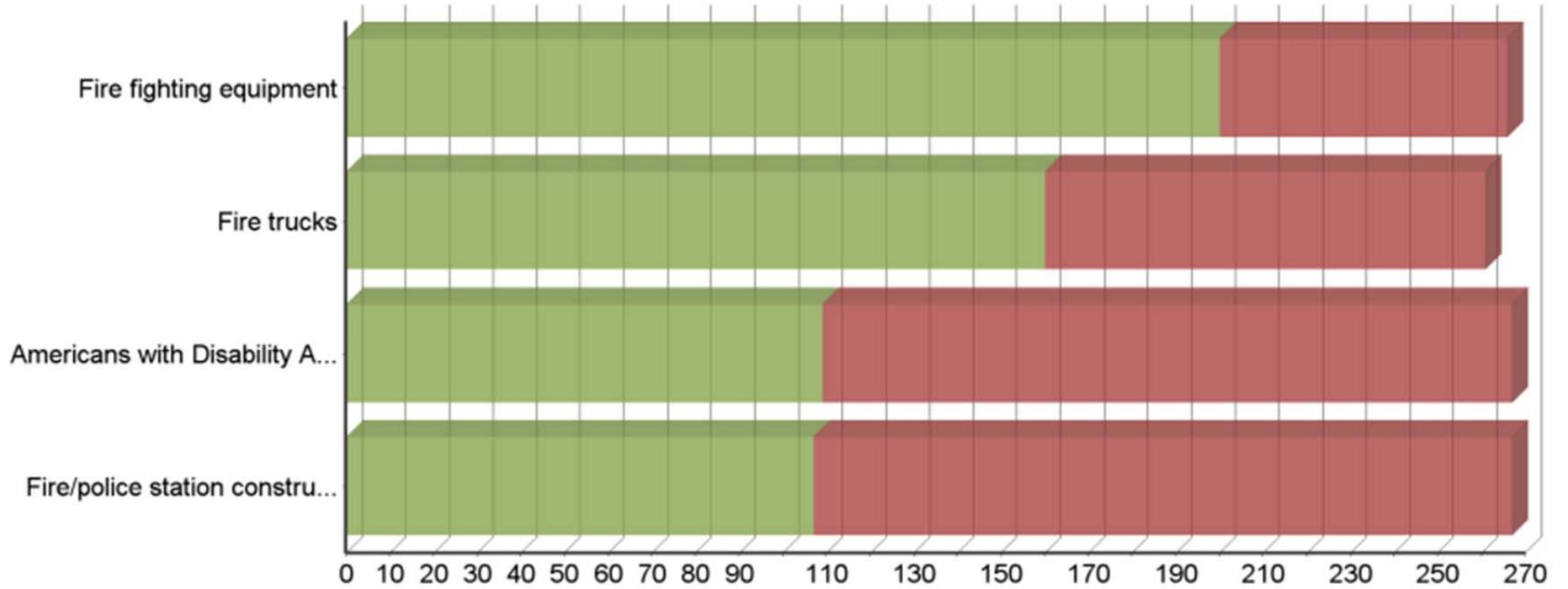


Answer	High	Low
Road/street/right-of-way improvements	88%	12%
Flood and drainage	69%	31%
Water system	52%	48%
Wastewater (sewer) system	48%	52%
Solid waste disposal	44%	56%
Other public or privately owned utilities	21%	79%

**What are the fire & police protection facility needs? (Rank as high or low priority)**

75% of the respondents believe "Fire fighting equipment" to be a high priority while 60% believe "Fire/police station construction" to be a low priority

■ High ■ Low

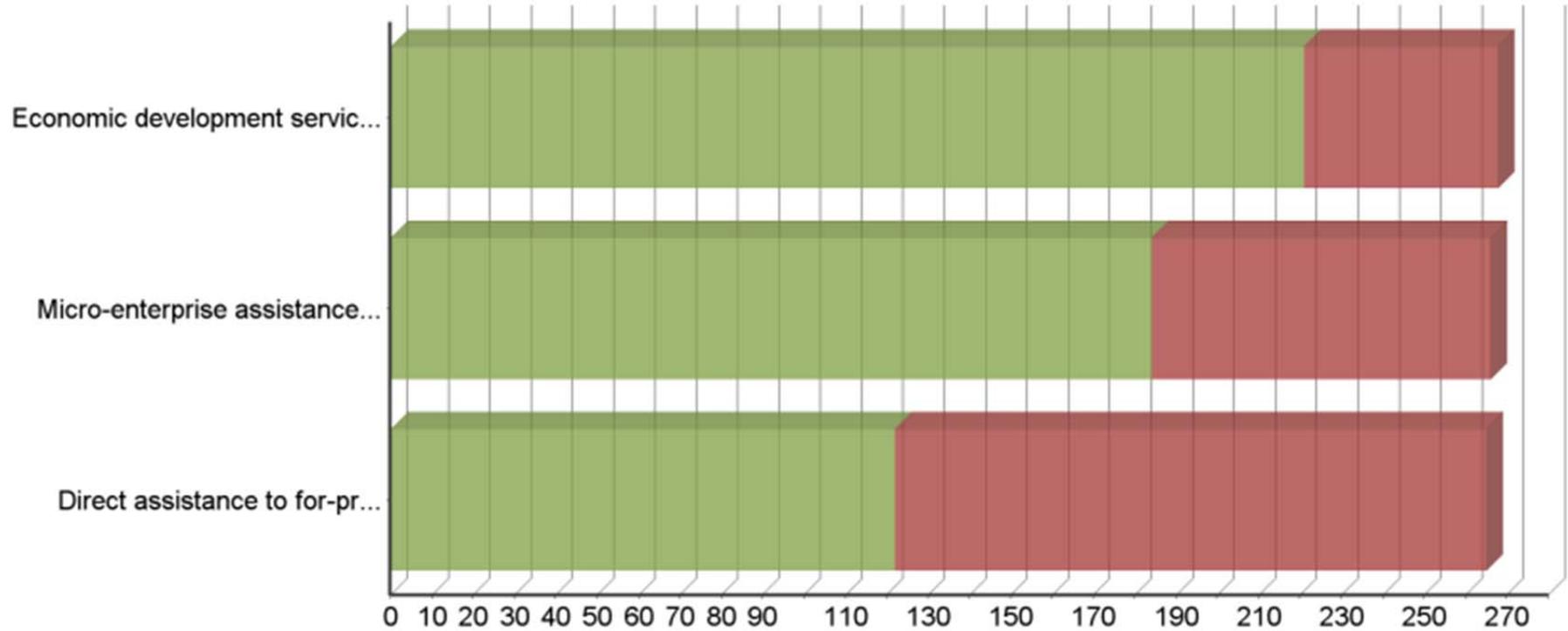


Answer	High	Low
Fire fighting equipment	75%	25%
Fire trucks	61%	39%
Americans with Disability Act/Removal of Barriers (ADA/ROB) accessibility improvements for Fire/Police Station facilities	41%	59%
Fire/police station construction	40%	60%

**What are the economic development needs? (Rank as high or low priority)**

In terms of Economic Development, 82% of respondents believe "Economic development services" is an area of high priority for the City. 69% believe "Micro-enterprise assistance" is a high priority.

■ High ■ Low

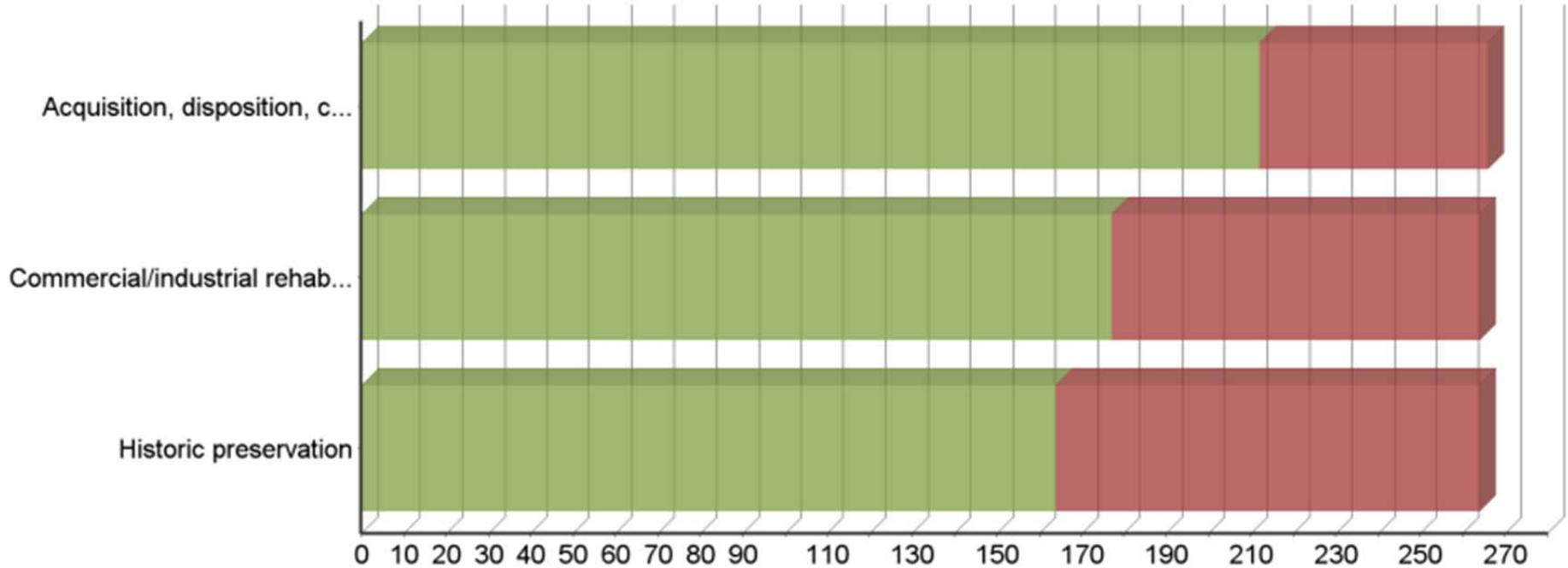


Answer	High	Low
Economic development services (employment support services, outreach, job placement, etc.)	82%	18%
Micro-enterprise assistance (loans, business plan development, peer support, etc.)	69%	31%
Direct assistance to for-profit businesses	46%	54%

**What are the neighborhood revitalization & redevelopment needs? (Rank as high or low priority)**

All three funding areas in the "Neighborhood revitalization & redevelopment" category received greater than 50% support to be considered a high priority. Acquisition, disposition, clearance, or demolition of real property received the greatest amount of support at 80%.

■ High ■ Low

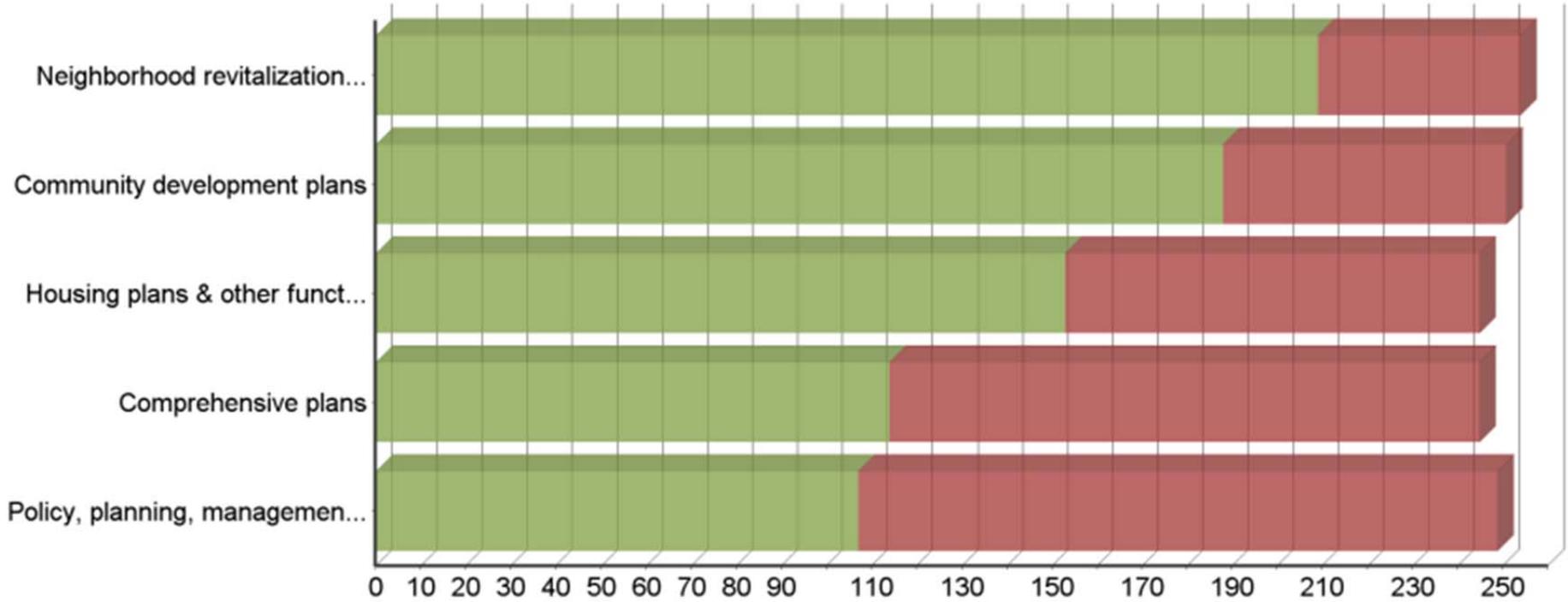


Answer	High	Low
Acquisition, disposition, clearance, or demolition of real property	80%	20%
Commercial/industrial rehabilitation	67%	33%
Historic preservation	62%	38%

**What are the planning & capacity building needs? (Rank as high or low priority)**

82% of respondent believe "Neighborhood revitalization strategy" is the hight priority in the "Planning & capacity building" category. Other areas that receive greater than 50% support are the "Community development plans" and "Housing plans & other functional plans in certain areas"

■ High ■ Low

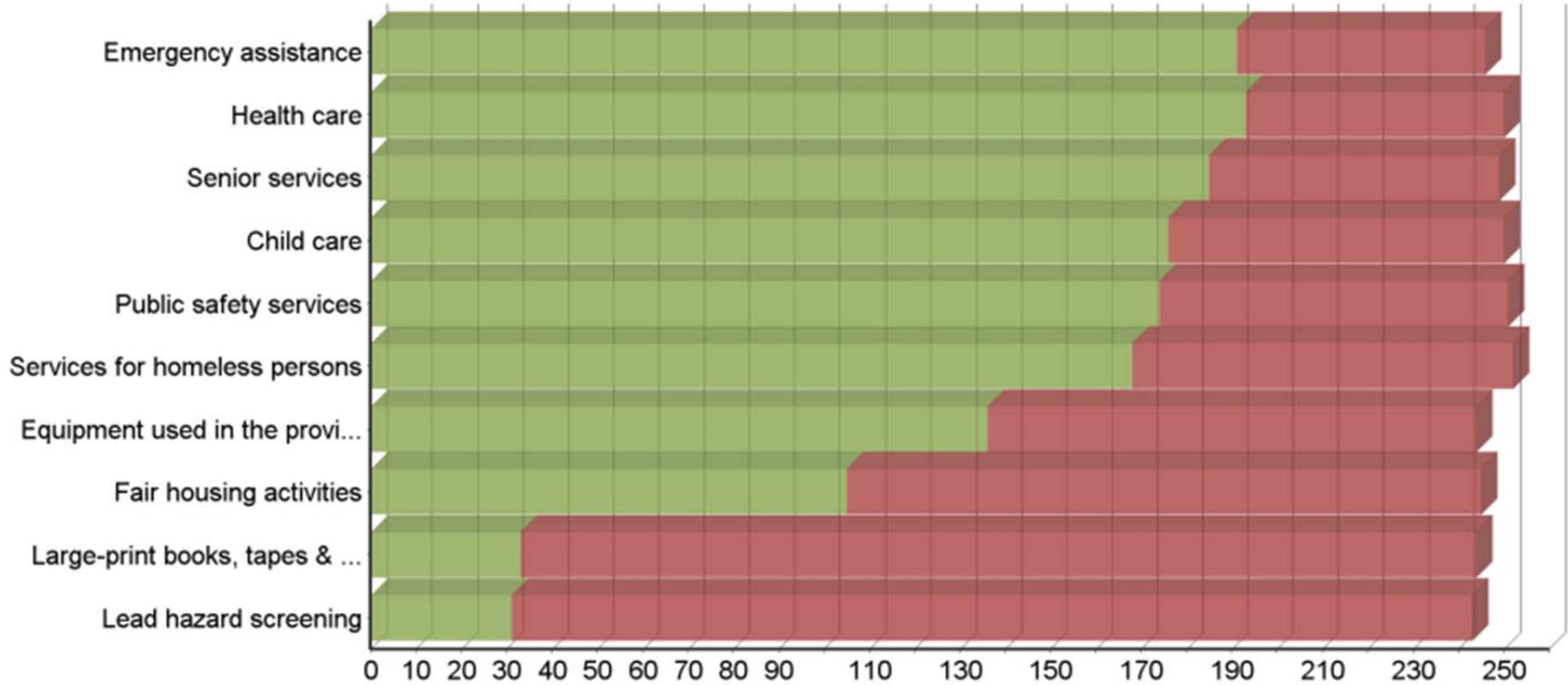


Answer	High	Low
Neighborhood revitalization strategy	82%	18%
Community development plans	75%	25%
Housing plans & other functional plans in certain areas	62%	38%
Comprehensive plans	47%	53%
Policy, planning, management, & capacity building activities	43%	57%

**What are the public service needs? (Rank as high or low priority)**

In terms of Public service needs, 78% believe "Emergency assistance" is a high priority. 77% believe "Health care" is a high priority. Others receiving more than 50% support are "Senior services", "Child care", "Public safety services", "Services for homeless persons" and "Equipment used in the provisions of any of the above services".

■ High ■ Low

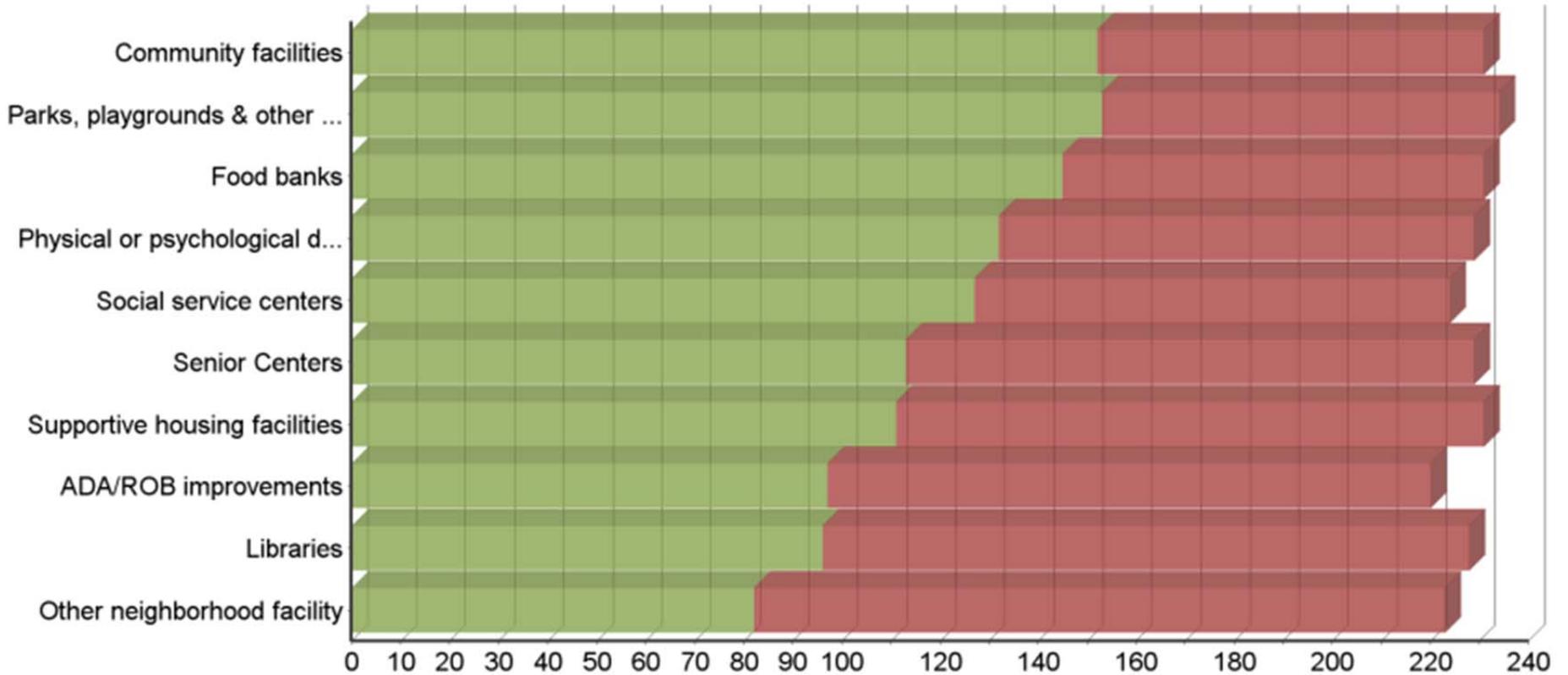


Answer	High	Low
Emergency assistance	78%	22%
Health care	77%	23%
Senior services	74%	26%
Child care	70%	30%
Public safety services	69%	31%
Services for homeless persons	67%	33%
Equipment used in the provisions of any of the above services	56%	44%
Fair housing activities	43%	57%
Large-print books, tapes & audio visual for adults with severe disabilities	14%	86%
Lead hazard screening	13%	87%

**What are the Community/Supportive Housing Facilities needs? (Rank as high or low priority)**

Areas within the "Community/Supportive housing facilities" category, "Community facilities", "Parks, playgrounds & other recreational facilities", "Food banks", "Physical or psychological disability facilities" and "Social service centers" received greater than 50% support for high priority.

■ High ■ Low



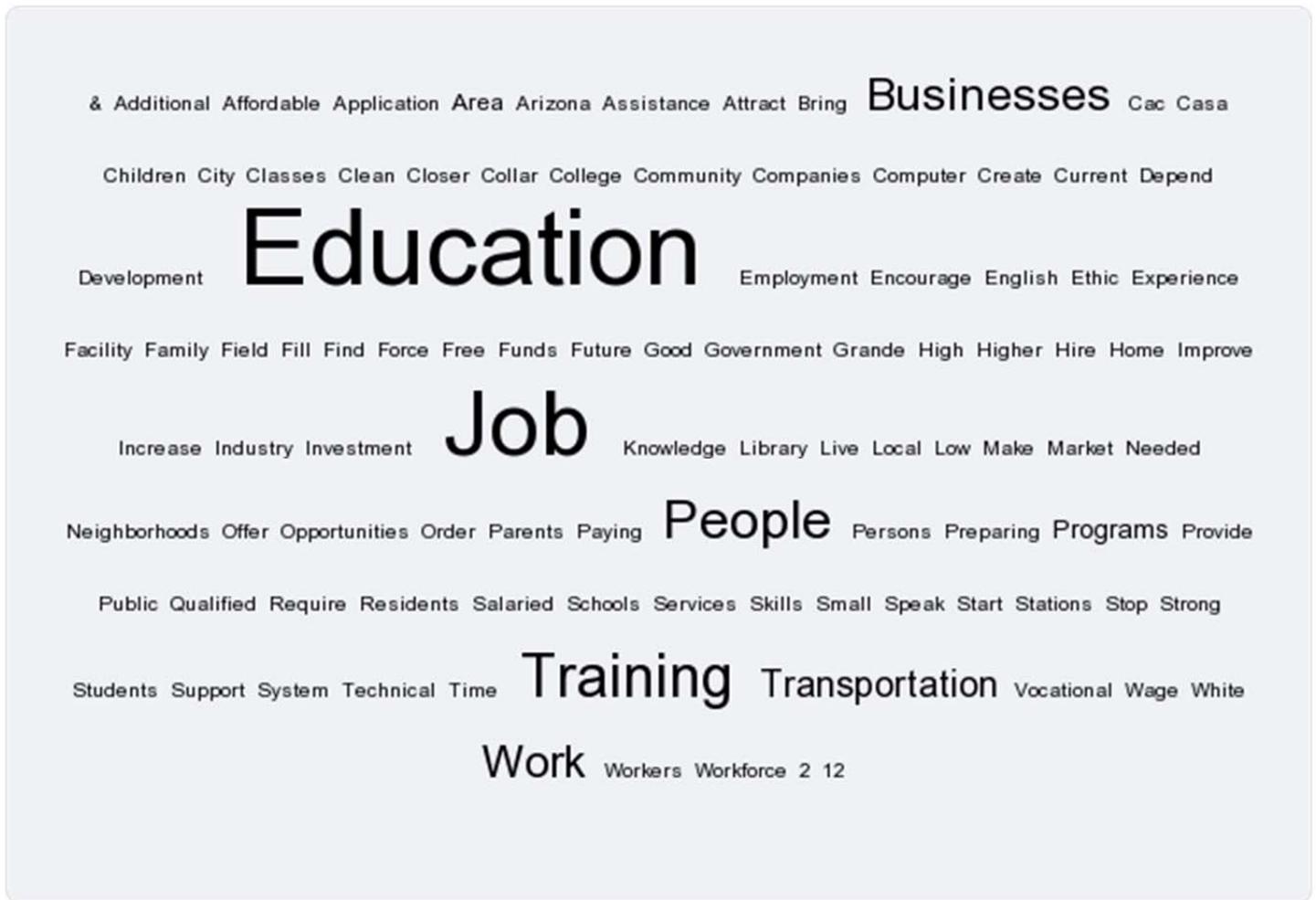
Answer	High	Low
Community facilities	66%	34%
Parks, playgrounds & other recreational facilities	65%	35%
Food banks	63%	37%
Physical or psychological disability facilities	58%	42%
Social service centers	57%	43%
Senior Centers	49%	51%
Supportive housing facilities	48%	52%
ADA/ROB improvements	44%	56%
Libraries	42%	58%
Other neighborhood facility	37%	63%



The image above does a great job of displaying the wide range of comments that were written in response to the questions on effects of public policies on affordable housing. However, it is hard to write a summary that encapsulates all the opinions that were expressed due to the diversity of the comments.

Many expressed the views that the city should not be in the business of affordable housing and let the free market rule. However, an equal number expressed that there isn't enough affordable housing in the City or they did not know where to find it. Others expressed there is too much paperwork involved and too many rules and regulations.

There are many other views associated with this question but overall it was difficult to determine a theme or common thread through out the comments.



For this question, it was easy to identify a common theme throughout the comments and the image above correctly illustrates that theme.

Most respondents stated that more educational opportunities and job training would greatly enhance the City's ability to create a strong workforce to attract employers.

Another strong theme was the availability of transportation that would allow more people to get to their jobs each day.

# Business

& Affordable Area Attract Awareness Big Bring Building

Casa Cg

Citizens City Class Clean Companies Consumers Cost Crime Customers Development Downtown Drive Economic

Educated Employees Families Food Force Fund Future Good Grande Health High House Improve Incentives Income

Increase Industry Jobs Large Light Loans Local Lot Low Lower Make Marketing Money Move North Offer Open

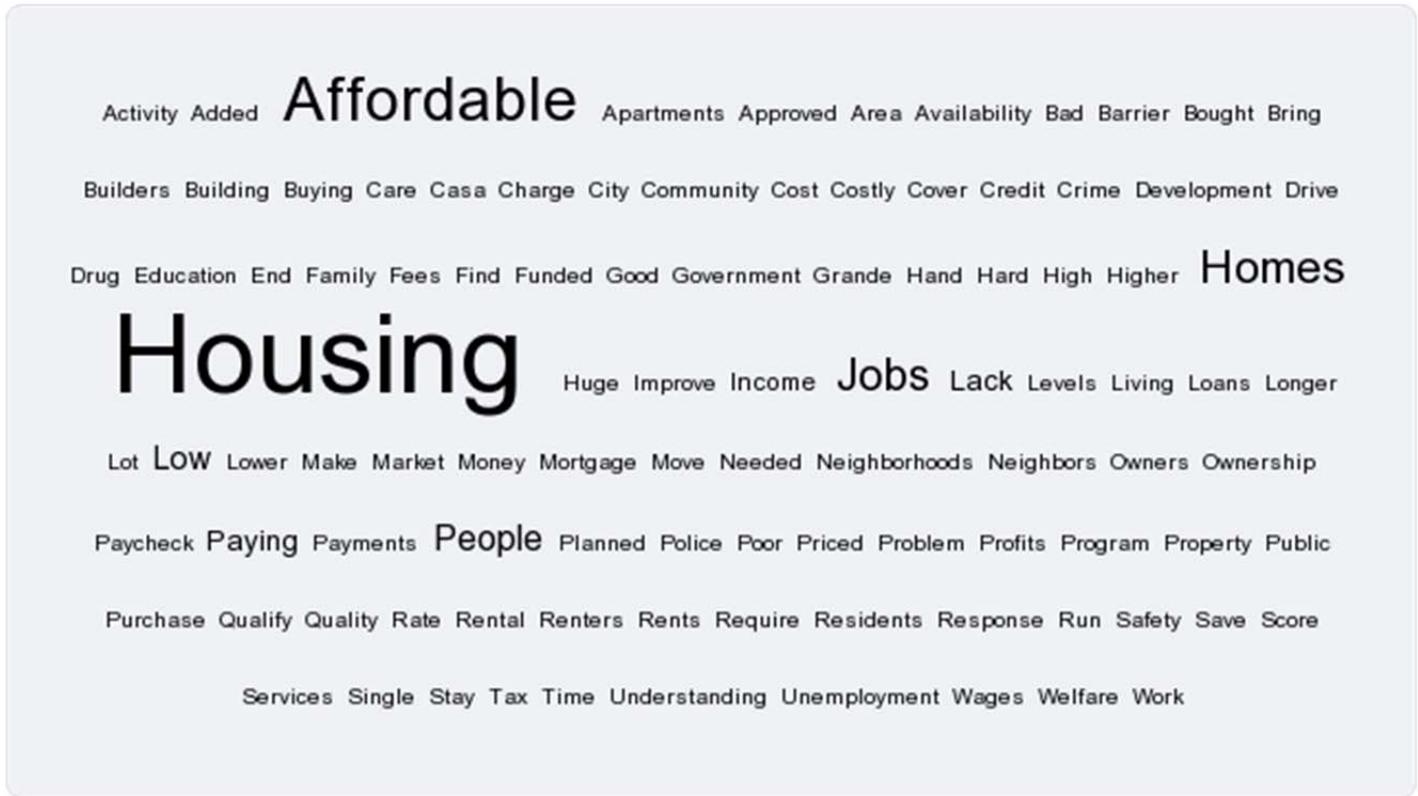
Opportunity Parks People Phoenix Pinal Place Population Potential Prices Programs Provide Public Put Rent Require

Residents Roads Sales Services Shop Small Space Spend State Stores Streets Summer Support System Tax Time

Town Traffic Training Transit Transportation TrekeII Tucson Type Vacant Variety Water Work Workforce 1

The responses to this question were very similar to the responses from the previous question. Transportation improvements, job training and more education.

Other suggested a greater variety of employers, more activity in the downtown area, and a reduction in crime. Others stated to offer businesses more incentives to try to attract a higher income level to the City.



As displayed in the image above, many respondents stated that low income levels contributed to the availability of affordable housing. Many stated the difficulty in saving for a down payment on a house and the inability to find a high paying job as barriers to affordable housing. Others struggle with rent payments and say the rents are too high and the living conditions are substandard.

& = Accessible Activities Adults Affordable Aid Area Assistance Benefits Business Car Care Career Casa

Centers Children Citizens City College **Community** Continually Cost Cover Create Day Desire Drug

**Education** Employment Encouraging Families Find Food Free Full Funding Generation Goals Good

Grande Health High Higher Home Homeless Housing Idea Improve Incentive Income Increase Industry

**Jobs**

Kids Learn Listing Living Low Make Members Money Needing Offer Opportunities

Parents **Paying People** Person Poor Positions Poverty Productive Programs Providing Public Qualified

Reduce Require Residents School Services Skills Starts State Stop Support System Taxes Teachers Thing

Time Town **Training** Transportation Wage Welfare Win **Work** Workers Youth

This responses to this question are very similar to the previous questions. An overwhelming majority desire a higher paying job. The respondents identified the need for greater education, job training, more job opportunities and higher paying jobs in order to reduce poverty in the City.