



City of Casa Grande
Community Development
Block Grant (CDBG)

Consolidated Plan
PY 2025-2029

Executive Summary

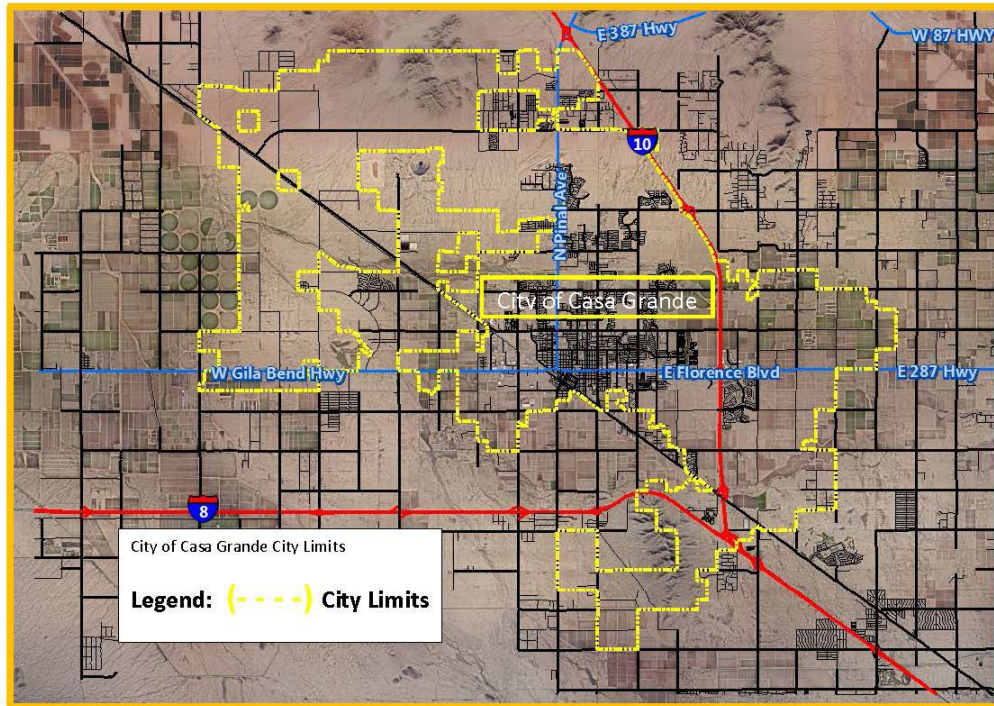
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is required every 5 years by the United States Department of Housing and Urban Development (HUD) for jurisdictions that receive a direct allocation of HUD formula funds from the HUD Office of Community Planning and Development (CPD). The City of Casa Grande Community Development Division is responsible for developing the Consolidated Plan which determines priorities, establishes strategic goals, and allocates resources for the HUD CPD programs administered by the City for the 5-year period beginning July 1, 2025, and ending June 30, 2030.

The primary purpose of HUD programs is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment and expanded economic opportunities for low-and-moderate income people, households, and communities. HUD's National Objectives must: 1) Benefit the Low to Moderate Income Persons, 2) Aid in the Prevention or Elimination of Slums or Blight, or 3) Meet a Need Having a Particular Urgency (Urgent Need).

The Consolidated Plan focuses resources on households at various income levels including: 1) extremely low-income households that have income at or below 30% of the area median income (AMI); 2) very low-income households that have income 31%-50% of AMI; and 3) low-and moderate-income households that have income 51-80% of AMI.



City of Casa Grande City Limits Map

City of Casa Grande City Limits

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

The objectives of the Consolidated Plan are based on housing market analysis, needs assessment, and citizen input. The City's established goals and objectives to address needs are summarized below:

1. Decent Affordable Housing
2. Neighborhood Revitalization
3. Homelessness
4. Public Facilities and Improvements
5. Public Services
6. Economic Development

7. Program Administration and Planning

3. Evaluation of past performance

The City of Casa Grande made significant progress towards many of the goals identified in its 2020-2025 Consolidated Plan. The City provided funding to local non-profits for Public Service activities for low to moderate income seniors, children, intellectually disabled, victims of domestic violence, and homeless. In addition, there were several public infrastructure projects such as sidewalk improvements, park improvements, and building improvements for non-profit organizations serving the disabled population. Neighborhood revitalization activities such as enhanced code enforcement activities in the low to moderate income neighborhoods as well as Owner-Occupied Housing Rehabilitation projects throughout the city.

4. Summary of citizen participation process and consultation process

To receive input into the community needs for the 2025-2029 Consolidated Plan, city staff held three (3) Focus Group Sessions, two (2) community outreach events, three (3) Public Meetings, and established an online survey to solicit input into the Consolidated Plan needs and priorities from both stakeholders and residents.

The Focus Group Sessions were attended by 36 various stakeholders representing the private and public agencies in the City. We held two public hearings at local community facilities in low to moderate income neighborhoods with 5 people in attendance.

A survey was available on the City's website to allow for convenient participation of the public. We received 889 online survey responses and additional survey responses in person during the focus groups and events.

Public hearings notices were published in the local newspaper, posted on public bulletin boards, and on the City website.

The draft 5- year Consolidated Plan with the Annual Action Plan, Analysis of Impediment, and Public Participation Plan were made available to the public for a thirty-day public comment period beginning April 14, 2025, and ending on May 13, 2025. Public hearing notices and a summary of the 5-year Consolidated Plan are posted on the City website, posted at the City Hall Bulletin Board, and display ad published in the local newspaper, Casa Grande Dispatch, at a minimum 15 days prior to the posting of documents and public meeting.

A public hearing will be conducted during the May 5, 2025, City Council meeting to adopt the Consolidated Plan.

5. Summary of public comments

A full spectrum of needs and priorities were discussed during the Focus Groups, Public Hearings, and the on-line survey the touched on all priority areas such as: affordable housing, homelessness, neighborhood revitalization, community facilities and infrastructure, economic development, and public services.

Most Common Comments:

Housing/homeless related included the need for more affordable/adequate housing for the low-income residents and/or homeless, need for workforce housing, and the need for a shelter.

Neighborhood revitalization related were the need for beautifying efforts in the blight areas and the need to keep this town cleaner.

Public Facilities and Improvements related were the need for expanded public transportation and street/sidewalk improvements.

Public Services related were the need for improved mental health and rehabilitation facilities to address addiction, services for the low to moderate income residents as well as veterans.

Poverty and Economic Development related were the need for job training for low to moderate income citizens, a need for better educated workforce, and labor careers that don't require college.

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

A summary of public comments received during the public comment period and at the public hearings and the city response to each will be included in the submission to HUD.

7. Summary

Priorities identified through focus groups, public meetings, and public survey were incorporated into goal setting for the Consolidated Plan and Annual Action plan. With the amount of input received and limited funding available, the City of Casa Grande identified actions that could have a positive impact on our community.

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.

Agency Role	Name	Department/Agency
CDBG Administrator	CASA GRANDE	Community Development

Table 1 – Responsible Agencies

Narrative

The Community Development Division of the City’s Planning and Development Department oversees the preparation for the Consolidated Plan and administration of the Community Development Block Grant.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Casa Grande considers public participation to be an integral component of its municipal operations. Community participation is not only a requirement by HUD but a desire by the city to gather input by our residents to help guide the outcomes of the Community Development Block Grant.

To receive input on the community needs for the 2025-2029 Consolidated Plan, city staff held three (3) Focus Group Sessions, two (2) community outreach events, three (3) Public Meetings, and established an online survey to solicit input into the Consolidated Plan needs and priorities from both stakeholders and residents.

The Focus Group Sessions were attended by 36 various stakeholders representing the private and public agencies in the City. We held two public hearings at local community facilities in low to moderate income neighborhoods with 5 people in attendance.

A survey was available on the City's website to allow for convenient participation of the public. We received 889 online survey responses and additional survey responses in person during the focus groups and events.

Public hearings notices were published in the local newspaper, posted on public bulletin boards, and on the City website.

The draft 5- year Consolidated Plan with the Annual Action Plan, Analysis of Impediment, and Public Participation Plan were made available to the public for a thirty-day public comment period beginning April 14, 2025, and ending on May 13, 2025. Public hearing notices and a summary of the 5-year Consolidated Plan are posted on the City website, posted at the City Hall Bulletin Board, and display ad published in the local newspaper, Casa Grande Dispatch, at a minimum 15 days prior to the posting of documents and public meeting.

A public hearing will be conducted during the May 5, 2025, City Council meeting to adopt the Consolidated Plan with Annual Action Plan, Analysis of Impediment, and Public Participation Plan.

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

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. City staff are members of the Casa Grande Helps Coalition (formerly known as the Mayor's Homeless Task Force) and the Pinal County to End Homelessness as part of the Arizona Balance of State Continuum of Care.

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

The City of Casa Grande is a member of the Pinal County Coalition to End Homelessness. This group works to prioritize the needs of the homeless through a coordinated entry system to facilitate timely referrals and appropriate housing options.

In addition to the PCCEH, city staff also participate in Mayor's Homeless Task Force that also addresses the homeless needs of our community.

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

NA

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

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Casa Grande
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Agency - Managing Flood Prone Areas Other government - Local Planning organization Civic Leaders Business and Civic Leaders Police, Community Services, Planning and Development, Public Works, and Economic Development Grantee Department Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Market Analysis

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	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City staff were vital in the creation of the ConPlan. City staff attended focus groups and participated in the needs analysis activity. The PD provided insight on crime prevention activities as well as homeless needs, Public Works provided insight on facility improvement needs, Community Services provided insight on parks, library, and senior needs. Planning Development offered information on OOHR activity needs and Code Enforcement needs. Economic Development also provided information regarding needs related to job training. The Transportation Department provided information on the new transit system and setting up affordable fares, hours of operation, and needed locations.</p>
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>CAHRA</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs</p>

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CAHRA provided data in HOMELESSNESS and provided valuable information regarding the needs of the community such as housing. CAHRA operates the CG Helps Resource Center. The City coordinates with CAHRA in the weatherization program and the Owner-Occupied Housing Rehabilitation program. The result of consultation is improved coordination and collaboration with the agency.
3	Agency/Group/Organization	Against Abuse
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Against Abuse staff attended a Focus Group Session and offered valuable insight into the housing needs of victims of domestic violence. Against Abuse also provides transitional housing services in addition to the domestic violence shelter.
4	Agency/Group/Organization	PINNACLE WEST, (ARIZONA PUBLIC SERVICE)
	Agency/Group/Organization Type	Utility Provider
	What section of the Plan was addressed by Consultation?	Utility Assistance
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Arizona Public Service provided information regarding services available for weatherization and utility assistance for the vulnerable populations.

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5	Agency/Group/Organization	Seeds of Hope
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment Regional organization after school care Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Seeds of Hope was consulted as a non-profit organization providing health care screening services, after school care, counseling, senior programs, hot lunch program for the homeless, and ministry. The outcome of the consultation is improved coordination with the organization.
6	Agency/Group/Organization	Arizona Home Pro
	Agency/Group/Organization Type	Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from Arizona Home Pro attended a focus group. Offered information on affordable housing and the rising costs to get new home buyers into a home they can afford.
7	Agency/Group/Organization	Sun Corridor Metropolitan Planning Organization
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sun Corridor Metropolitan Planning Organization staff attended a focus group meeting and participated in the needs analysis activity. City of Casa Grande has an established transit service now.
8	Agency/Group/Organization	Re/Max Casa Grande
	Agency/Group/Organization Type	Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from Re/Max attended a focus group. Offered information on affordable housing and the rising costs to get new home buyers into a home they can afford.
9	Agency/Group/Organization	Elliott D. Pollack & Company
	Agency/Group/Organization Type	Consultant
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Elliott D. Pollack & Company are consultants working with the City of Casa Grande to develop an Affordable Housing Plan. They will analysis data related to employment, demographics, and current housing data and provide a plan for the city council to adopt to address our affordable housing issues.
10	Agency/Group/Organization	St. Peter's Episcopal Church
	Agency/Group/Organization Type	Services-homeless Faith Based Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Laundry Love volunteers from St. Peter's Episcopal Church attended the focus group. Discussed the needs of the homeless in our community.

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11	Agency/Group/Organization	Keller Williams Legacy One Realty
	Agency/Group/Organization Type	Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from Keller Williams attended a focus group. Offered information on affordable housing and the rising costs to get new home buyers into a home they can afford.
12	Agency/Group/Organization	City of Casa Grande
	Agency/Group/Organization Type	Other government - Local Planning and Zoning Commission Members
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Mayor of City of Casa Grande and two members of the Planning and Zoning Commission were present. Discussed the need for affordable housing and services for the homeless.
13	Agency/Group/Organization	Arizona Complete Health
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	AZ Complete Health provides AHCCCS (Medicaid) and Behavioral Health services throughout the state of AZ, including Casa Grande. AZ Complete Health stated their providers offer peer support, daily living skills, group/individual therapy to all members of AZCH Housing.
14	Agency/Group/Organization	HOHP
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff members attended a focus group and discussed the need for additional housing vouchers for veterans in Pinal County. Veterans have unique needs and community support is greatly needed and appreciated.
15	Agency/Group/Organization	Casa Grande Elementary School District
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Education Elementary School District
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	School staff attended a focus group and discussed the need for housing services for families of school-aged children and how this affects their educational goals.
16	Agency/Group/Organization	Casa Grande High School District
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Education High School District
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with City of Casa Grande staff to discuss the needs of discussed the need for housing services for families of school-aged children and unaccompanied youth and how this affects their educational goals.

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17	Agency/Group/Organization	Real Estate Equities Agave House
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff members attended a focus group and discussed the new Low Income Tax Credit apartment complex that recently opened. Discussed the income guidelines and the niche of housing they are providing for the community.
18	Agency/Group/Organization	A New Leaf
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff members attended a focus group and discussed the housing services they provide for the low to moderate income residents.
19	Agency/Group/Organization	St. Anthony Catholic Church
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Laundry Love volunteer from St. Anthony's Catholic Church attended a focus group. Discussed the needs for the homeless in our community. An elder from the Jesus Christ of Latter-Day Saints also attended and is part of the Laundry Love efforts as well as the CG Helps Coalition.

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

Sunlife Health, Community Health Center, had two staff members attend the focus group to discuss their participants needs.

CenturyLink Lumen was also consulted through email regarding broadband availability and quality.

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 activities and programs.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Other agencies	The goals of the Strategic Plan are in alignment with the goals of the other plans.
City of Casa Grande 2030 General Plan	City of Casa Grande	General Plan guides the City's growth and development having a housing component to meet State's Smart Growth Principles.

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(I))

The City of Casa Grande works cooperatively with the Arizona Departments of Housing in the implementation of activities that address the housing and homelessness needs of Casa Grande residents.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Sp Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing General Public	A Public Hearing will be held May 5, 2025.	All comments received during the public involvement process resulted in the development of priority needs outlined in the Consolidated Plan.	All comments were considered. See Appendix A	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The first Public meeting was held on January 13, 2025 at Dorothy Powell Senior Center with three people in attendance. The second meeting was held on January 15, 2025 at Mondo Anaya Center with no one in attendance.	We solicited input on priority needs for the Consolidated Plan. They participated in an activity to prioritize needs for the community.	All comments were considered. See Appendix A.	

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3	Focus Groups	Stakeholders	<p>There were three focus group meetings held with a total of 36 stakeholders in attendance. They participated in an activity to prioritize needs for the creation of the Consolidated Plan.</p>	<p>Comments received from the public included the following: Need for affordable housing; Need for rental assistance and rental houses rehabilitation; Need jobs, create jobs, maintain jobs; Economic development services; Need to maintain neighborhoods; Need for more public services, services for homeless, services for seniors, public safety services and health care services; Need community facilities and supportive housing such as ADA/ROB improvement</p>	<p>All comments were considered. See Appendix A</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				s, assistance to Food Banks, homeless facilities, and shelters for disabled veterans; Need for public facilities and improvements, flood and drainage improvements; Need for Neighborhood Revitalization strategy plan, community development plans; Need for more Fire and Police equipment- Advancing fair housing.		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	All public hearings were published in the local newspaper in both English and Spanish version. See Appendix A	Not applicable.	Not applicable.	

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5	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>All Stakeholders</p>	<p>Online survey resulted to 889 responses.</p>	<p>Comments received from the public Housing/homeless related included the need for more affordable/adequate housing for the low income residents and/or homeless, barrier reductions for victims of domestic violence with felony, need for workforce housing, lack of housing inventory and the limited choices in apartments and homes, and the need for a shelter. Neighborhood revitalization related were the need for beautifying efforts in the blight areas and the need</p>	<p>All comments were accepted. See Appendix A.</p>	
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				<p>to keep this town cleaner. Public Facilities and Improvements related were the need for public transportation and street/sidewalk improvements. Public Services related were the need for improved mental health and rehabilitation facilities to address addiction. Poverty and Economic Development related were the need for job training for low to moderate income citizens, a need for better educated workforce skilled labor careers that</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				don't require college, and to lower the leasing and rental rates for businesses.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Casa Grande experienced population and income growth over five years. Casa Grande saw an 11% increase in population: from 57,232 in 2018 to a population of 63,737 (ACS 2023). During the same period, the Median Household Income in Casa Grande grew by 25% from \$49,069 to \$61,562 (ASC 2023).

The Census Bureau data shows 8,490 Casa Grande residents live below the poverty level. This data also reflects that 1,097 people under the age of 18 years old are below poverty level, and 5,834 residents 18-64 years old are below poverty level, and 1,559 of 65 years and older are below poverty level.

Affordable housing continues to be an issue in Casa Grande. Cost burdened homeowners face challenges maintaining the upkeep on their homes and leads to major housing issues such as roofing, foundation, electrical, plumbing, and HVAC. With rising housing costs, residents struggle with basic essentials such as food, transportation, childcare, and medical care.

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

Summary of Housing Needs

The 2018 American Community Survey estimated Casa Grande’s 2020 population increased by 15% from 2009 Base Year to 2020. There was a 25% increase in Median Income as well as a 9 % increase in households.

Various housing needs are identified during the need assessments and data from HUD. According to the 2016-2020 HUD Comprehensive Housing Affordability Strategy (CHAS) Data, there were 9,650 low-to-moderate households in Casa Grande with 3,095 being small family households. In addition, 2,340 of these households contain at least one person 75 or older and 2,180 households contain one or more children 6 years old or younger. (See Number of Household Table)

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	49,800	57,320	15%
Households	17,395	19,015	9%
Median Income	\$44,348.00	\$55,236.00	25%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2018: American Community Survey 5 year

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,465	3,210	3,975	2,425	6,950
Small Family Households	850	975	1,270	970	2,370
Large Family Households	215	515	550	475	1,125
Household contains at least one person 62-74 years of age	530	670	840	519	1,955
Household contains at least one person age 75 or older	535	565	1,240	360	930
Households with one or more children 6 years old or younger	565	890	725	470	625

Table 6 - Total Households Table

Data Source: 2016-2020 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	0	455	15	500	4	35	10	0	49
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	60	105	0	190	0	0	4	45	49
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	85	40	70	10	205	0	120	95	120	335
Housing cost burden greater than 50% of income (and none of the above problems)	695	400	4	0	1,099	725	215	40	0	980

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	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
Housing cost burden greater than 30% of income (and none of the above problems)	175	805	350	20	1,350	135	405	330	70	940
Zero/negative Income (and none of the above problems)	70	0	0	0	70	220	0	0	0	220

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	835	500	635	25	1,995	730	370	150	165	1,415
Having none of four housing problems	390	1,195	1,170	869	3,624	505	1,140	2,009	1,365	5,019
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Alternate Data Source Name:
2018: American Community Survey 5 year
Data Source
Comments:

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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
NUMBER OF HOUSEHOLDS								
Small Related	370	545	149	1,064	295	175	55	525
Large Related	125	195	30	350	65	160	90	315
Elderly	245	175	425	845	395	335	275	1,005
Other	245	365	165	775	100	80	19	199
Total need by income	985	1,280	769	3,034	855	750	439	2,044

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

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
NUMBER OF HOUSEHOLDS								
Small Related	0	0	140	140	255	50	0	305
Large Related	0	0	45	45	65	40	65	170
Elderly	180	50	0	230	310	80	30	420
Other	0	210	160	370	90	0	0	90
Total need by income	180	260	345	785	720	170	95	985

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

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
NUMBER OF HOUSEHOLDS										
Single family households	85	19	135	0	239	0	105	99	150	354

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	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
Multiple, unrelated family households	25	25	60	10	120	0	15	0	14	29
Other, non-family households	0	55	4	0	59	0	0	0	0	0
Total need by income	110	99	199	10	418	0	120	99	164	383

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

	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	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
2018: American Community Survey 5 year
Data Source
Comments:

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

According to the 2016-2020 CHAS data, the City has 239 low to moderate-income single-family renter households and 204 low to moderate income single family owner-occupied households experiencing overcrowding.

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.

According to the **2017-2021 CHAS** there are 2,340 household members that have ambulatory limitations and 1,365 are cost burdened and have one or more four housing unit problems.

There are 1,855 household members that have hearing or vision impairments and 725 are cost burdened plus have one or more four housing unit problems.

There are 2,125 household members that have cognitive limitations and 1,360 are cost burdened plus they have one or more four housing unit problems.

According Against Abuse Inc., a domestic violence shelter provider in Casa Grande, there are 18 shelter beds available for displaced domestic violence victims (women and children), and 5-10 beds in their transitional housing for victims of violence.

What are the most common housing problems?

HUD has identified four specific housing problems: (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.

According to the 2017-2021 Comprehensive Housing Affordability Strategy, there are 3,085 renter households with at least 1 of 4 housing problems and 2,785 owner households with at least 1 of 4 housing problems. There are 1,565 renter households and 1,750 owner households experiencing severe housing issues such as lacks kitchen, complete plumbing, and severe overcrowding.

An examination of the data presented shows that the “cost burden” category is also a housing problem in Casa Grande.

There are 755 extremely low-income renter households, 1,000 very low-income renter households, and 820 low-income renter households for a total of 2,575 renters facing a cost burden of greater than 30% of income. At the same time there are 815 extremely low-income owners, 835 very low-income owners, and 555 low-income owners for a total of 2,205 owner households facing a cost burden of greater than 30% AMI.

There are 600 extremely low-income renter households, 415 very low-income renter households, and 820 low-income renter households for a total of 2, 575 renters facing a cost burden of greater than 30 to 50% of income. At the same time there are 725 extremely low-income owners, 240 very low-income owners, and 110 low-income owners for a total of 1,075 owner households facing a cost burden of greater than 30% AMI to 50%AMI.

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

In addition to the renters, homeowners, and elderly, the data indicates the small, related family households also experience cost burdens. Single family households also experience overcrowding.

Households with 1 or more housing problems:

- 120 American Indian or Alaska Native renter households,
- 119 Black or African American renter households,
- 430 Hispanic Owner-Occupied and 580 renter households,
- 710 White Owner-Occupied and 685 renter households,
- 435 households with an elderly occupant,
- 1075 households are less than 5 in a family,
- 800 households with more than 5 in a family

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:

N/A

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

The high cost of housing and the resulting housing cost burden combined with too few units to meet demand are the primary housing characteristics linked with instability and an increased risk of homelessness.

Discussion

The City will continue to implement the Owner-Occupied Housing Rehabilitation Program to address health and safety issues and to help maintain the affordable housing stock in the City. With other housing needs identified during the public participation process, the City will enhance collaboration with other agencies that are currently providing assistance to these special population group.

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

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

Introduction

HUD defines the four housing problems as:

1. Lacks complete kitchen facilities.
2. Lacks complete plumbing facilities.
3. More than one person per room (housing problem) or more than 1.5 persons per room (severe housing problem).
4. Cost Burden greater than 30% (housing problem) or cost burden greater than 50% (severe housing problem).

There are 1925 households with one or more of the four housing problems.

In the 0%-30% of Area Median Income (AMI) range 6% of those suffering from one of the housing problems are American Indian, 7% Black/African American (140 households), 39% White households (760 households), and 43% are Hispanic (840 Hispanic households). This data also shows that 150 White households and 115 Hispanic households have none of the four housing problems. (See 0%-30% of Area Median Income Table)

In the 30% -50% AMI range, 50% suffering from one of the housing problems are White households (845 households), 31% are Hispanic (525 households), 10% are American Indian (170 households), and 5% are Black/African American (90 households). (See 30% -50% of Area Median Income Table)

In the 50-80% AMI range, 41% suffering from one of the housing problems are Hispanic (710 households), 41% are White households (655 households), 7% are American Indian (120 households), and 5% are Black/African American (85 households), and). This data also shows that 1145 White households and 605 Hispanic households have none of the four housing problems. (See 50%-80% of Area Median Income Table)

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	1,925	280	340
White	760	150	195
Black / African American	140	0	20
Asian	15	0	0
American Indian, Alaska Native	130	0	0
Pacific Islander	0	0	0
Hispanic	840	115	125

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*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	1,680	793	0
White	845	488	0
Black / African American	90	0	0
Asian	20	4	0
American Indian, Alaska Native	170	25	0
Pacific Islander	20	0	0
Hispanic	525	255	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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	1,595	1,925	0
White	655	1,145	0
Black / African American	85	39	0
Asian	20	15	0
American Indian, Alaska Native	120	70	0
Pacific Islander	0	0	0
Hispanic	710	605	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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	305	1,704	0
White	225	964	0
Black / African American	0	19	0
Asian	0	0	0
American Indian, Alaska Native	4	115	0
Pacific Islander	0	0	0
Hispanic	74	575	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*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

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The data indicates a higher percentage of White and Hispanic experience one or more of the four housing problems.

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

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

Introduction

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a rate of 10 % or more than the income level as a whole. The tables identify the number of households experiencing one or more of the four severe housing problems by householder race, ethnicity, and income level. The four severe housing problems are: (1) severe cost burden (paying more than 50% of income for housing costs); (2) severe overcrowding (more than 1.5 persons per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

0%-30% of Area Median Income

Severe 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	1,640	565	340
White	680	235	195
Black / African American	120	15	20
Asian	0	15	0
American Indian, Alaska Native	100	29	0
Pacific Islander	0	0	0
Hispanic	695	260	125

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*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

Severe 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	765	1,703	0
White	440	893	0
Black / African American	10	80	0
Asian	10	10	0
American Indian, Alaska Native	35	160	0
Pacific Islander	20	0	0
Hispanic	245	535	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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

Severe 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	415	3,105	0
White	210	1,590	0
Black / African American	0	125	0
Asian	0	35	0
American Indian, Alaska Native	20	170	0
Pacific Islander	0	0	0
Hispanic	185	1,130	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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

Severe 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	110	1,909	0
White	70	1,114	0
Black / African American	0	19	0
Asian	0	0	0
American Indian, Alaska Native	4	115	0
Pacific Islander	0	0	0
Hispanic	24	625	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*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

Overall, CHAS 2016-2020 severe housing problem data indicates White and Hispanic have the highest number of Severe Housing Problems in all Area Median Income areas.

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:

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing cost burden or severe housing cost burden at a rate 10% or more than the income level as a whole. The data identifies the White population experience the most cost burden in all categories.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,935	2,995	2,475	350
White	7,565	1,245	1,290	195
Black / African American	220	270	115	20
Asian	130	50	0	0
American Indian, Alaska Native	340	275	80	4
Pacific Islander	0	0	20	0
Hispanic	3,465	1,140	915	125

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

All households in the extremely low-income category (<30% AMI) face a cost burden and are disproportionately represented. Cost burden is however most prevalent among White and Hispanic households.

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?

In the all the low to moderate Area Median Income (AMI) ranges-White and Hispanic households experience one or more housing problems.

For those families who have severe housing problems:

- In the 0-30% AMI ranges, 120 Black/African American households have one or more housing problems,
- In the 30-50% AMI ranges, 35 American Indian households have one or more housing problems,
- In the 50-80% AMI ranges, 20 American/Indian households have one or more housing problems, (see Area Median Income charts)

For those families with cost burden:

- American Indian and Black/African American households have the highest cost burden in all AMI ranges after White and Hispanic. (See Housing Cost Burden Table)

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

No additional needs identified.

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

The City does not have a public housing program. This program is administered by Pinal County Housing Authority.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	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

Alternate Data Source Name:
 2018: American Community Survey 5 year
 Data Source
 Comments:

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	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	

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	17	136	0	136	0	0
# 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

Alternate Data Source Name:
 2018: American Community Survey 5 year
 Data Source
 Comments:

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	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

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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 *
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

Alternate Data Source Name:
 2018: American Community Survey 5 year
 Data Source
 Comments:

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							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

Alternate Data Source Name:
 2018: American Community Survey 5 year
 Data Source
 Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list 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 196 HCV families with disabilities and 136 elderly HCV families (many of whom are likely to have some sort of disability). In total, there are over 504 families requesting housing with accessibility features. (See Characteristics of Residents Table)

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

N/A

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.

Discussion

Public Housing Units are managed and maintained by Pinal County Housing Authority (PCHA). PCHA also implements the Voucher program within the County. The City does not have a public housing program.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Casa Grande teamed up Community Action Human Resource Agency (CAHRA) in January 2025 to conduct Point in Time. This Point in Time only captures the homeless that we can locate and will voluntarily participate in the survey. There are many homeless people that are not visible to the public to provide outreach activities. We completed 84 surveys with a total of 84 in the homeless count. We had over 40 community volunteers. Although the official report has not been released by Arizona Department of Housing at the time of this document, our internal records indicate the majority of those homeless are between 35-44 years of age, 59 stated they have lived in Pinal County for more than 3 years and 11 stated they have been in Pinal County less than a year.

Many of the volunteers who provide services for the homeless continue to identify the needs and deliver essential services to homeless people 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 including services such as emergency housing, mental health counseling, employment training, substance abuse treatment, and case work services.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	84	0	0	0	0	0

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Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source
Comments:

Indicate if the homeless population is: Has No Rural Homeless population is:

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):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

The Arizona Department of Housing has not released the data for Point In Time so this information is not available.

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

The Arizona Department of Housing has not released the data for Point In Time so this information is not available.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The majority of unsheltered people surveyed during the Point In Time Count experiencing homelessness are adults in households without children. Chronic substance abuse and severe mental illness are common problems of people experiencing unsheltered homelessness. Overcrowding and family disputes are also common.

Against Abuse provides a homeless shelter for women and children who are victims of domestic violence. They provided 18 beds in their shelter and 5-10 beds in their transitional services.

Discussion:

According to the ***Homelessness in Arizona 2022 Annual Report***, the number of people experiencing homelessness in Arizona was 13,553, an increase of nearly 25% since 2020. The Homeless population has steadily risen in Arizona since 2017, with Unsheltered homelessness increasing by 62% since 2012. Housing insecurity and homelessness are exacerbated by the lack of affordable housing, mental illness, addiction, domestic violence, poverty, and other factors impacting rural and urban communities statewide.

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

Introduction:

Special needs populations are presumed low-income, and the majority are in need of services that support basic needs (e.g. food and clothing), employment and job training to the extent that employment is an option, access to health and mental health care, and housing that is affordable. Many particularly vulnerable populations need assistance with daily living and navigating complex healthcare and housing systems, advocacy, transportation, and opportunities for socialization to avoid isolation. Needs are determined HUD data and through consultation with stakeholders and citizens.

The City has various non-homeless special needs population who are developmentally disabled, physically disabled, frail and elderly, persons with alcohol and drug dependencies. There are local agencies that provide services to this special population.

Describe the characteristics of special needs populations in your community:

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 addictions.

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

What are the housing and supportive service needs of these populations and how are these needs determined?

For the following populations, the needs assessment was determined by historical data through our Owner-Occupied Housing Rehabilitation program and consulting with social service providers during the Public Participation Plan Process.

Elderly and Frail:

The elderly, 65 and over, constituted 19 percent of the total population in City of Casa Grande according to the 2018 ACS. The Frail Elderly, those 75 and over (8% of the population), may need additional assistance to live independently and have additional requirements for their housing, grab bars in the bathroom, and special types of kitchen and bathroom fixtures.

Disabled Persons

The 2023 ACS figures for disability status indicate 18,877 persons have hearing or vision impairment, ambulatory limitations, cognitive limitation, self-care or independent living limitations. These such impairments may need additional assistance to live independently and have additional requirements for their housing, grab bars in the bathroom, and special types of kitchen and bathroom fixtures

There are numerous housing programs for the developmentally disabled within the city administered by non-profit organizations. There are an estimated 4,151 individuals with cognitive difficulty which may need additional assistance to live independently and have additional requirements for their housing, for example supervised staff.

The number of people under the age of 18 with disabilities is 950, while the number of people aged 18 to 64 with disabilities is 4,907. The number of people 65 and over with disabilities is 4,077. These figures, based upon the Census Bureau definition of disability, include a wide range of disabilities and a precise figure for people with physical disabilities is difficult to determine.

Many needs additional assistance to live independently and have additional requirements for their housing, grab bars in the bathroom, and special types of kitchen and bathroom fixtures

The City has no direct data upon which to reliably estimate the number of persons with alcohol and/or other drug addiction problems although there are programs offering housing assistance along with treatment; 1) Home Of Hope is a residential shelter home with 50 beds offering help to women (18 years and older) who have addictive behaviors, who have been abused, or suffer with life-controlling problems, and women who have children (infants to 7 years of age), and 2) Community Bridges offers transitional housing for those in recovery. There are several behavioral health organizations providing outpatient services.

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

Detailed information on this subject is not available at this time.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

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.

The preferred housing options for the developmentally disabled are those that present a choice and integrate them into the community. This includes supervised apartments, supported living, a skills development home, housing facility or family care homes.

The City has developed 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.

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

Describe the jurisdiction’s need for Public Facilities:

The need for public facilities in Casa Grande is diverse. Public facilities, including community centers, parks and recreation facilities, libraries, child-care centers, health clinics, public safety facilities and equipment, and nonprofit facilities are essential in providing services in our community. These facilities are important gathering points and provide essential services that can serve a variety of community needs.

How were these needs determined?

Public facilities needs were determined through consultation with focus groups, on-line surveys, public hearings, and reviewing past uses of funds.

Describe the jurisdiction’s need for Public Improvements:

The needs for public improvements in Casa Grande identified through consultation process included such things as parks and playground equipment, street improvements, sidewalks and related improvements, food banks, libraries, historic preservation, and flood drainage improvements, solid waste disposal, and removal of abandoned buildings.

How were these needs determined?

Public improvement needs were determined through consultation with focus groups, on-line surveys, public hearings, and reviewing past uses of funds.

Describe the jurisdiction’s need for Public Services:

The need for public services in Casa Grande was highlighted during the public participation process. Priorities were senior services, services for the homeless, child-care, emergency assistance (utility, rent, mortgage), health care, public safety, domestic violence, transportation, substance abuse, employment training, food banks, and neighborhood clean ups.

How were these needs determined?

Public Services needs were determined through consultation with focus groups, on-line surveys, public hearings, and reviewing past uses of funds.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Casa Grande is one of the largest and most populated cities in Pinal County. The City of Casa Grande experienced population and income growth over five years. Casa Grande saw an 11% increase in population: from 57,232 in 2018 to a population of 63,737 (ACS 2023). During the same period, the Median Household Income in Casa Grande grew by 25% from \$49,069 to \$61,562 (ASC 2023).

The Census Bureau data shows 8,490 Casa Grande residents live below the poverty level. This data also reflects that 1,097 people under the age of 18 years old are below poverty level, and 5,834 residents are below poverty level, and 1,559 of 65 years and older are below poverty level.

Affordable housing continues to be an issue in Casa Grande. The Comprehensive Housing Affordability Strategy identified 1,215 homeowners and 1,045 renters have a household income less than 30% HUD Area Median Family Income (HAMFI). There are 1,615 homeowners and 1,215 renters above 30% HAMFI but below 50% HAMFI and 2,250 homeowners and 2,145 renters above 50% but below 80% HAMFI. In addition, there are 5,134 residents that experienced housing cost burden.

Cost burdened homeowners face challenges maintaining the upkeep on their homes and leads to major housing issues such as roofing, foundation, electrical, plumbing, and HVAC. With rising housing costs, residents struggle with basic essentials such as food, transportation, childcare, and medical care.

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.

A variety of housing types are necessary to meet the diverse needs and desires of both owners and renters. The types of housing in a community are driven largely by demand. However, many other factors influence housing variety including public policy such as zoning and building requirements, the availability and cost of infrastructure, community character, and the cost of construction and availability of construction labor.

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

Introduction

A variety of housing products are necessary to meet the diverse housing needs and preferences of both owners and renters. There is an indisputable relationship between the economy and its housing character and condition. Housing options for all income ranges and family size are needed for the community to thrive. Public policy and zoning requirements also play a major role in housing developments.

According to Elliott D. Pollack (ACS 2022 5-year estimate), Casa Grande and Pinal County have less housing diversity compared to the state. They have a higher percentage of single-family homes and lower percentages of traditional apartment units. Casa Grande has a homeownership rate that is higher than the statewide average. There are 13,979 Owner-Occupied units at 69.8% compared to 66.3% in Arizona. In 2020 and 2021, Casa Grande saw an increase in single family permits with 1,083 and 1,536 issued respectfully. Location could play a major role since we are located between the two largest counties; Maricopa and Pima.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,530	64%
1-unit, attached structure	595	3%
2-4 units	715	3%
5-19 units	1,460	6%
20 or more units	1,555	7%
Mobile Home, boat, RV, van, etc	3,945	17%
Total	22,800	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	115	1%	240	4%
1 bedroom	714	6%	844	12%
2 bedrooms	2,750	22%	3,025	45%
3 or more bedrooms	8,675	71%	2,650	39%
Total	12,254	100%	6,759	100%

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

The City of Casa Grande does not have a public housing program. This program is under the Pinal County Housing Authority (PCHA). According to PCHA, there are 268 Housing Choice Vouchers participants residing in Casa Grande. There are 12 VASH vouchers in use in Casa Grande. There are 52 public housing units in Casa Grande. There are 47 units occupied at this time. There are 23 2-bedroom units, 18 3-bedroom units, and 8 4-bedroom units located throughout Casa Grande. There are 4,368 applicants on the waiting list for Housing Choice Vouchers across the county.

There were five Low Income Housing Tax Credit (LIHTC) complexes that serve the low to moderate income residents from 1997-2012. Two of complexes target the elderly/physically disabled and three complex target families. Fortunately, Casa Grande has three new LIHTC complexes; two that recently opened and one in the construction phase. These new apartments will offer affordable options for residents. The Agave House has 216 units, the Roers Project has 200, and Cottonwood Ranch Apartments will have 300 units.

Homeless prevention services and domestic violence shelter assistance was identified as a Public Service need during the city's public participation process. We anticipate assisting with homeless prevention services for at least 50 low-income individuals/families per year. We also anticipate supporting the domestic violence shelter with advocacy services for approximately 20 low-income victims annually. We expect to provide Owner Occupied Rehabilitation Services to approximately 8 low-income homeowners annually that will provide a safe and livable environment.

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

There are three LIHTC complexes that are due to expire in the next few years; one in 2026 and two in 2029. That potentially means 212 units may be lost from the affordable housing inventory.

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

The City of Casa Grande completed a Housing Demand Study in 2023. Based on growth estimates, by 2023-2030, the city will need an additional 4,065 Single Family Homes, 1,435 Multi-Family Units, 1,658 Manufactured/Park Homes, and 840 Build to Rent homes.

The City of Casa Grande is preparing an Affordable Housing Plan through a consultant to address housing gaps and analysis of our housing needs. This plan is expected to be completed and adopted by city council by August 2025.

Describe the need for specific types of housing:

There is an increasing need for affordable housing. There is a demand for low to moderate income households and housing demands for the workforce households.

Discussion

There are a limited number of affordable homes for purchase by low-and-moderate income households, and the choice of home type is also limited. The number of rental units available to renters at different income levels is important to understanding potential demand for units at various rental rates and the amount of rental assistance needed to assist low-and moderate, income renters. The city has a considerable number of homes that are older. There are approximately 23,360 housing units in Casa Grande; 5,300 Owner-Occupied homes were built in before 1980 or earlier and most likely need more repairs to sustain the existing housing stock.

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

Introduction

Both owners and renters choose to occupy housing for a variety of reasons; location, availability, access to services, proximity to family, schools and employment, anticipated income increases, and housing quality are just some of the complex factors that impact housing choice. The value (cost) of housing drives whether households can afford to purchase and maintain ownership. Rents impact location choice, mobility, and the ability to save for home purchase.

Housing is considered affordable when a household pays less than 30% of household income for all housing costs. Households paying over the 30% threshold are considered cost burdened and over the 50% threshold is considered severely cost burdened.

Home prices and rent have increased significantly since 2009 in Casa Grande. Based on the 2016-2020 ACS data, the median home value increased 44% from 2009 to 2020. The median rent also increased from \$712 to \$808 from 2009 to 2020; a 13% increase. According to other data sources, these values have changed significantly since 2020.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	112,500	162,000	44%
Median Contract Rent	712	808	13%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,284	19.0%
\$500-999	3,985	58.9%
\$1,000-1,499	1,405	20.8%
\$1,500-1,999	80	1.2%
\$2,000 or more	4	0.1%
Total	6,758	100.0%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	425	No Data
50% HAMFI	1,850	2,110
80% HAMFI	4,600	4,569
100% HAMFI	No Data	6,274
Total	6,875	12,953

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,530	1,679	1,950	2,624	2,934
High HOME Rent	1,150	1,233	1,482	1,703	1,880
Low HOME Rent	900	963	1,157	1,336	1,491

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is not enough supply of affordable housing for the low to moderate income households in Casa Grande. There has been an increase in population with new employment opportunities and the need for housing at all levels is needed. Casa Grande has seen an increase in rent to build apartment complexes, and new subdivisions with the goal of providing housing options for the community.

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

The rental and purchase affordability are expected to continue to decline over the next several years. As supply increases, housing values and rents may stabilize. As mentioned before, Casa Grande has three new LIHTC properties as well as other housing options to meet the demand. Interest rates have fluctuated in the last couple of years, impacting on the ability of some to purchase a home.

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

According to the ACS 2023 data, the median gross rent in Casa Grande for a no bedroom is \$1,136, a 1-bedroom at \$1,023, a 2-bedroom at \$1,303, and 3-bedroom unit at \$1,529, and 5-bedroom unit is \$1,779. These rates appear to be within the Fair Market Rent amounts. The Fair Market Rents for Casa Grande are based on the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area.

Discussion

Our community is aware of the need for more affordable housing units in Casa Grande. The Planning and Development Division, along with the Economic Development Department, continually work with potential housing developers to bring in affordable housing products to meet all income level needs.

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

Introduction

The condition of housing units throughout the city is determined by factors such as age of the housing stock, vacancy rates, and existing of housing problems.

HUD defines the four housing problems as:

1. A home which lacks complete or adequate kitchen facilities
2. A home which lacks complete or adequate plumbing facilities
3. A home which is overcrowded (having more than one person per room)
4. A household that is cost burdened (paying 30% or more of their income towards housing costs)

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

In this plan, a unit is considered to be in “standard condition” if it complies with the local building code, which is based on the International Building Code. Substandard housing is defined as any housing unit that has one or more serious code violations. For this analysis, the absence of complete plumbing or a fully equipped kitchen will also indicate substandard housing. Units are classified as being in “substandard condition but suitable for rehabilitation” when they do not comply with one or more code standards, yet it is both financially and structurally viable to rehabilitate them

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,315	19%	2,790	41%
With two selected Conditions	215	2%	630	9%
With three selected Conditions	0	0%	30	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,730	79%	3,310	49%
Total	12,260	100%	6,760	99%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,264	59%	2,550	38%
1980-1999	2,435	20%	2,004	30%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	2,279	19%	2,070	31%
Before 1950	275	2%	130	2%
Total	12,253	100%	6,754	101%

Table 34 – Year Unit Built

Data Source: 2016-2020 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	2,554	21%	2,200	33%
Housing Units build before 1980 with children present	2,275	19%	1,160	17%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:
2013-2017 5-Year American Community Survey
Data Source Comments:

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

There are 4,376 owner-occupied housing units at risk of lead-based paint hazards based on the year it was built, before 1980. Also, 1,355 units are renter-occupied units with children. All of the owner-occupied housing units rehabilitated by the City's OHR program undergo LBP testing and if tested positive, the unit will be remediated and cleaned. (See Risk of Lead Based Paint Hazard Table)

Discussion

Casa Grande has 3,333 housing units that are vacant, 1.3% are Owner-Occupied Vacancy and 10.1% Rental Vacancy, as of the 2022 ACS figures. Please note that these are Census Bureau figures, not current data from local sources.

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

Introduction

The City of Casa Grande does not have a public housing program. This program is under the Pinal County Housing Authority. According to Pinal County Housing Authority, as of December 2024, there are 268 Housing Choice Voucher participants, 12 VASH vouchers in use in Casa Grande, and there are 52 Public Housing Units in Casa Grande. Unfortunately, there are 4,368 applicants on the Housing Choice Voucher waiting list through the Pinal County Housing Authority.

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 37 – 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:

As mentioned in the introduction, the City of Casa Grande does not have public housing program and does not monitor the conditions of the 52 units scattered in Casa Grande.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

N/A

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

The Pinal County Housing Authority: The Housing Department provides and maintains temporary safe, decent, and sanitary standardized housing for qualified low-income people; assists individuals in becoming independent by giving opportunities for education, training, counseling, and support; and helps residents remain independent and maintain their personal dignity as long as possible

Discussion:

Public housing is an important element of affordable housing in the community. There is a need of more public housing units in Casa Grande accommodating the elderly, disabled individuals and family with children. The City's population has doubled in size since the year 2000, and the total number of public housing units remained the same, which created the need of public housing units in the City.

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

Introduction

The needs of homeless people are complex and require a wide range of specialized services. At this time, there are no homeless shelters for the general population in Pinal County. A Against Abuse provides a homeless shelter for women and children who are victims of domestic violence. They provided 18 beds in their shelter and 5-10 beds in their transitional 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)	18	0	10	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source

Comments:

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

There are numerous providers in the city that provide services to the homeless that participate in the CG Helps Coalition as well as Pinal County Coalition to End Homelessness (PCCEH). Both coalitions help connect those in need with local organizations that have resources to assist. Organizations that participate include but not limited to; Community Action Human Resource Agency, Against Abuse, Casa Grande Alliance, Horizon Human Services, Pinal County Health Department, Salvation Army, Honoring, Hiring, Helping our Heroes of Pinal County, AZ Complete Health, St. Vincent de Paul, and Seeds of Hope to name a few. They provide services geared toward assisting homeless people with rental assistance, emergency shelter, substance abuse services, mental health services, health services, veterans' services, and food.

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.

Emergency and transitional housing shelters and permanent supportive housing facilities provide support services for the individuals and families that they assist. The approach to services provided in permanent supportive housing varies considerably and includes on-site or coordinated services for mental health, substance and alcohol use, health, independent living skills, employment, peer support, and community involvement and engagement. Current data indicates that both additional beds and additional services are necessary to meet the full spectrum of housing and services needs of individuals and families experiencing homelessness, especially given increasing rents and the need for rental units affordable to extremely low income households.

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

Introduction

There are a broad range of services and facilities that assist vulnerable populations such as elderly, victims of abuse, persons with disabilities, and people experiencing mental health and substance abuse. Housing and services are provided by nonprofit, for-profit, local government, and faith-based organizations.

Including the elderly, frail elderly, people with disabilities (mental, physical, developmental), people 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

Supportive housing needs for the special needs population can vary depending on their specific needs. The elderly often need supportive housing such as assisted living to provide assistance with the activities of daily living, feeding, dressing, walking, toileting, bathing. There are several assisted living facilities in the community as well as long-term care facilities for those in need of that level of care. There are non-profit organizations that are able to assist with food insecurities, socialization, and health and safety education.

There are several organizations housing persons with substance abuse addictions as well as severely mentally ill. Those individuals receive services such as counseling, medication management, group therapy, transportation, and job training.

There are several non-profit organizations providing housing options to people with intellectual or developmental disabilities, elderly, severely mentally ill, and women who have addictive behaviors. Most of these settings are in a group home setting or residential shelter setting.

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)

The primary need is for housing that is decent, safe and sanitary. To address this need, the City of Casa Grande will support and administer the following activities:

- Owner-occupied housing rehabilitation, including disability accessibility improvements,
- CDBG improvements to public facilities, infrastructure, and public services.
- Homeless prevention services for emergency shelter, short-term rental assistance and utility assistance.

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))

As mentioned before, the City has plans to continue with the Owner-Occupied Housing Rehabilitation Program, facility improvements, and fund homeless prevention services through public services.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Permit fees, code requirements, and higher quality construction requirements tend to drive up the cost of housing. Requirements for various kinds of building permits also increase the cost of a housing unit. Similarly, zoning requirements that define or exclude certain types of housing can reduce the opportunity to develop a range of housing choices for individuals across the community.

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

Introduction

Economic development is a major contributor to Casa Grande's standard of living and quality of life. In considering location, most businesses at a minimum evaluate the community's workforce, education levels, workforce housing availability, and entertainment options. There are grassroots dedicated to working with education, government, business and other interested community partners to develop a competitive workforce for future jobs by improving educational attainment and developing a qualified workforce. Efforts to fulfill a rich-qualified worker pipeline are critical in anticipation of the arrival of new employees.

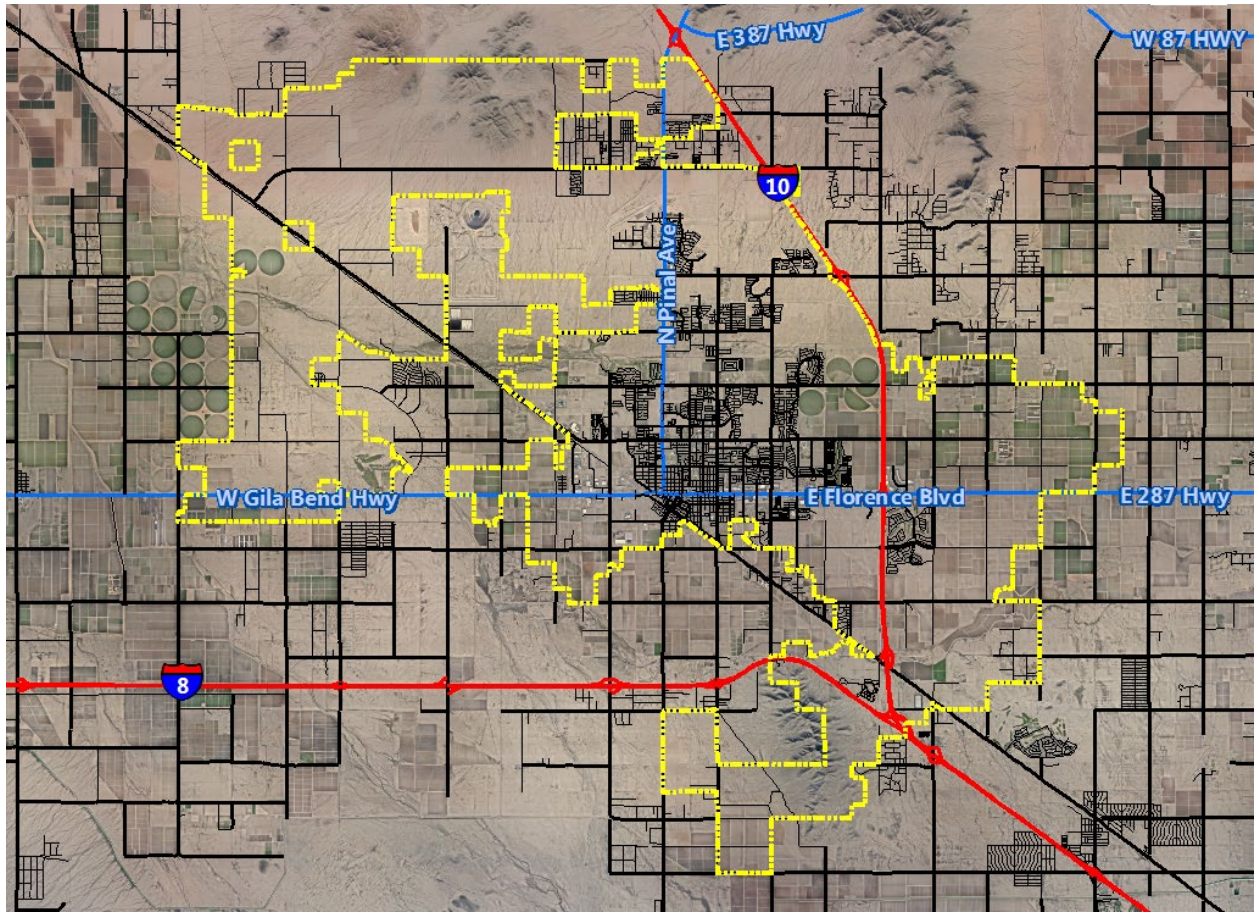
Economic Development Market Analysis

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	440	401	3	3	0
Arts, Entertainment, Accommodations	2,452	2,101	15	15	0
Construction	1,080	328	7	2	-5
Education and Health Care Services	3,195	2,485	19	18	-1
Finance, Insurance, and Real Estate	1,052	472	6	3	-3
Information	285	205	2	1	-1
Manufacturing	2,066	2,435	13	18	5
Other Services	567	431	3	3	0
Professional, Scientific, Management Services	1,048	791	6	6	0
Public Administration	0	0	0	0	0
Retail Trade	3,089	3,412	19	25	6
Transportation and Warehousing	625	188	4	1	-3
Wholesale Trade	620	504	4	4	0
Total	16,519	13,753	--	--	--

Table 40 - Business Activity

Data: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)
 Source:



City Map

Labor Force

Total Population in the Civilian Labor Force	24,875
Civilian Employed Population 16 years and over	23,205
Unemployment Rate	6.71
Unemployment Rate for Ages 16-24	17.21
Unemployment Rate for Ages 25-65	4.22

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	3,835
Farming, fisheries and forestry occupations	840
Service	2,910
Sales and office	5,450
Construction, extraction, maintenance and repair	1,980
Production, transportation and material moving	1,840

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,813	72%
30-59 Minutes	4,365	20%
60 or More Minutes	1,875	9%
Total	22,053	100%

Table 43 - Travel Time

Data Source: 2016-2020 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	2,390	285	1,395
High school graduate (includes equivalency)	5,575	300	2,495
Some college or Associate's degree	6,765	445	1,690
Bachelor's degree or higher	3,300	50	705

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	115	140	110	774	1,030
9th to 12th grade, no diploma	1,090	1,030	690	1,315	435
High school graduate, GED, or alternative	2,335	2,485	2,270	3,610	3,545
Some college, no degree	1,885	1,900	1,455	2,475	2,860
Associate's degree	360	1,065	765	1,245	710
Bachelor's degree	75	530	525	1,605	1,790
Graduate or professional degree	0	355	465	640	955

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,664
High school graduate (includes equivalency)	36,044
Some college or Associate's degree	34,509
Bachelor's degree	40,652
Graduate or professional degree	58,155

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The major employment sectors in Casa Grande are 1) Education and Healthcare Services, 2) Retail, 3) Arts, Entertainment, Accommodations, 4) Manufacturing, 5) Construction. Casa Grande has seen a growth in manufacturing in the past several years and additional companies opening soon.

Describe the workforce and infrastructure needs of the business community:

The greatest need for the City of Casa Grande in terms of economic development is the attraction of new businesses to the city that offer high wage-paying jobs. The majority of workers travel less than 30 minutes to work.

Infrastructure needs of businesses include quality roadways to accommodate the safe flow of traffic for not only manufacturing companies but also residents. Well-maintained roads are important to transportation which plays a large part in economic development.

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.

The City has seen growth in manufacturing in the past 5 years. Lucid Motors, an electric car manufacturing company, built a 5 million square foot facility. It is estimated Lucid employs approximately 2,200 direct jobs and additional indirect jobs. The educational needs will be engineering, HR, finance, certifications, warehousing operations-related training, i.e., heavy equipment operators, maintenance, etc.

Kohler Company also opened a new manufacturing facility in Casa Grande which produces bath and shower fixtures.

To assist the manufacturing companies, several warehouse distribution facilities also opened.

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

In reviewing the data, it is clear that the higher the educational attainment, the higher the wages. We need to increase the educational attainment to a minimum of Associate's Degree or higher to increase the median income and increase the standard of living. The number of unemployed have a high school education or less.

The City of Casa Grande is partnering with workforce development organizations to not only increase educational attainments, but to also match the skill levels required by the local companies.

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.

The City is actively involved in workforce training initiatives. Central Arizona College created an Advanced Industrial Technology pathway which prepares students to install, adjust, troubleshoot, and repair a variety of industrial machinery used in manufacturing settings. Students gain high-tech skills related to electrical, electronics, mechanics, and computerized systems. Central Arizona College also administers the Arizona@Work for Pinal County.

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

No

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

Economic development is about creating places where people want to invest, work, live and connecting people, companies, institutions, and communities. For the most robust environment, the educational attainment and skilled labor force must match the need of the workforce of the community. The City of Casa Grande is working towards that goal.



Lucid Plant

MA-50 Needs and Market Analysis Discussion

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

The definition of **Concentration**: A group of the same or similar elements gathered or occurring closely together; a bunch. There is no data to support the locations of households with multiple housing problems are concentrated within the neighborhoods. It can be assumed that the older neighborhoods may have issues with overcrowding, cost burden, and having more severe housing problems such as kitchen and plumbing issues.

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

There is no data to support the locations of households with ethnic minorities are concentrated.

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

There are pockets of older housing, often in need of repair or renovation. Single-family-owner units in these areas are available at relatively low prices, but the market is weak because of the need for extensive and expensive renovation in many of the structures, as well as stricter loan standards and higher down payment requirements that limit the number of potential buyers. More affluent buyers will tend to favor newer construction in other more attractive neighborhoods.

The rental market in these neighborhoods is strong in the face of increased demand, especially for more modern or better kept buildings. Rents tend to increase, even for poorer buildings, exacerbating the cost burden issue for low-income households.

Are there any community assets in these areas/neighborhoods?

The City has concentrated on maintaining and improving housing conditions and to provide community facilities and infrastructure in the low/moderate neighborhoods. As noted, the needs are great and diverse and the resources available are limited. The Len Colla Recreation Center is located in one of these neighborhoods and the Boys and Girls Club provides many great services to the surrounding neighborhood. It is a multi-purpose recreation center that includes a full-size gymnasium, multi-purpose/game room, computer lab/meeting room and an arts and crafts room. The Len Colla Recreation Center also houses the After-School Kids Club which provides homework help, reward programs and a variety of activities.

The Mondo Anaya Center is in a low to moderate income neighborhood near a city park. This Center provides numerous services such as a senior program during the morning hours, after school program for children (free of charge), adult and children tutoring, and a free medical clinic monthly.

Are there other strategic opportunities in any of these areas?

There are needs to provide affordable housing opportunities to the low-moderate income in different neighborhoods throughout the city.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the 2023 ACS, of the estimated 20,816 households, 19,034 have an internet subscription and 15,575 have broadband such as cable, fiber optic, or DSL. 1,346 have satellite internet service. It appears most households in the different income brackets have a broadband internet subscription; 80% of the less than \$20,000 income, 89% in the \$20,000-\$74,999 income, and 96% of the \$75,00 or more income. With many new broadband options coming to the market, there is less of a need to have hard wiring to achieve internet services in homes. Many services now offer wireless internet capabilities for many homeowners. The market seems to show trends leaning toward wireless services.

CenturyLink Lumen's broadband coverage in Casa Grande has 29,219 total fabric locations. They provide internet speeds of 10/1 Mbps (download speed of 1 megabit per second and upload speed of 1 megabit per second) to 140/20 Mbps (download speed of 140 megabits per second and upload speed of 20 megabits per second).

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Currently, there are several internet providers operating in Casa Grande city limits: Century Link, Cox, and Casa Grande Internet, Verizon Wireless, AT&T, and Air Beam. Having numerous providers in our area ensures there are options for all households.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The most likely natural hazard risks associated with climate change are increased heat, drought that result in more wildfires, declining water supplies, reduced agricultural yields, and flooding and erosion. The Floodplain Administrator for the City of Casa Grande was consulted during the ConPlan preparation. All CDBG Owner Occupied Housing Rehabilitation and Public Facilities Improvement Projects go through an environmental process that will determine if flood mitigation is required and the acceptable method of mitigation.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The low and moderate income, elderly, young children, and those with compromised health conditions are at risk due to the extreme summer heat. Summer temperatures average 101-110 degrees each day from June through September. Many households lack working air conditioners, creating a very dangerous environment. Flood mitigation is required for Owner Occupied Housing Rehabilitation projects in flood prone areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Casa Grande's 5-year Strategic Plan for the use of HUD Community Development Block Grant (CDBG) resources was based on consultation with residents and stakeholders and analysis of the housing market and community needs.

Eligible activities are implemented through collaboration with city departments, nonprofit organizations, and local utility companies. The City's 5-year Strategic Plan includes the following priority needs and related

goals and activities to address needs:

1. Decent Affordable Housing.
2. Neighborhood Revitalization.
3. Homelessness
4. Public Facilities and Improvements.
5. Public services.
6. Economic Development.
7. Program Administration and Planning.

Improvements to facilities and housing generally include energy-efficiency and disability accessibility improvements. Priority is given in many projects and programs to special needs populations.

High priority activities are those that are most likely to be funded using limited Consolidated Plan resources. Low priority activities are those that may be funded as appropriate opportunities arise or that are particularly challenging to implement using Consolidated Plan resources. Not all activities will be implemented annually.

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

Geographic Area

Table 47 - Geographic Priority Areas

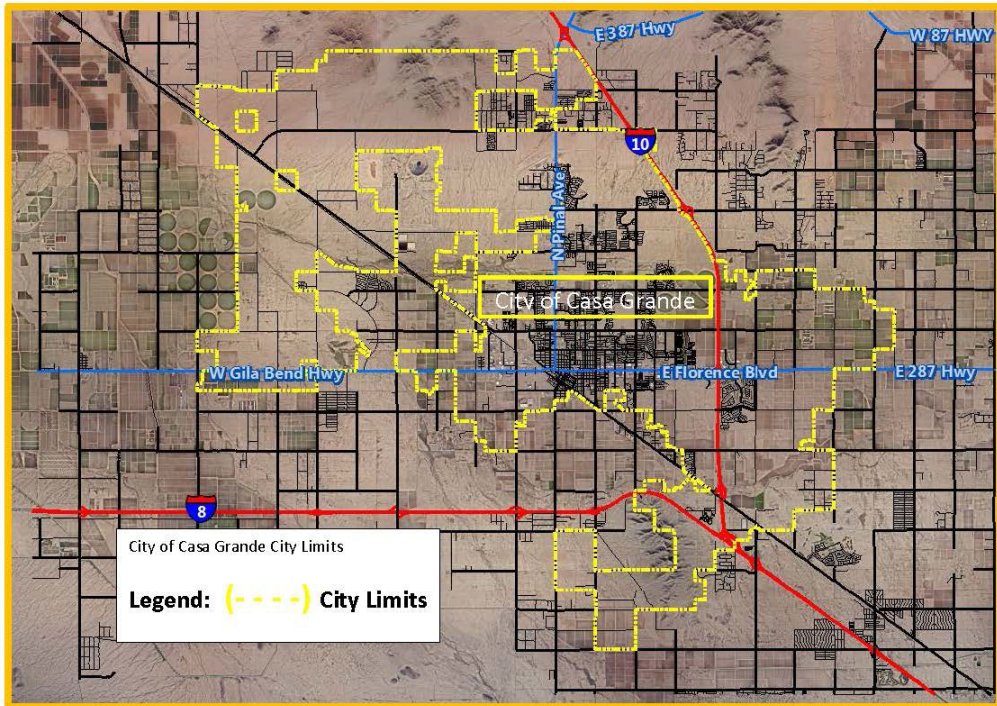
1	Area Name:	CDBG Target Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Code Enforcement, Historic Preservation
	Identify the neighborhood boundaries for this target area.	The Low to Moderate Income Areas are outlined on the CDBG Target Areas Map based on Census data. We targeted 5 areas within the city.
	Include specific housing and commercial characteristics of this target area.	These neighborhoods are in the low to moderate income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	During the public hearing process, several public service organizations stated there is a need for services such as homeless prevention, senior services, Owner Occupied Housing Rehabilitation, Enhanced Code Enforcement, Crime Prevention, and Facility Improvements.
	Identify the needs in this target area.	There is a need for services such as homeless prevention, senior services, Owner Occupied Housing Rehabilitation, Code Enforcement, Child Care, Homeless Prevention, Public Improvements, and Facility Improvements.
What are the opportunities for improvement in this target area?	Services that could be provided include senior services, Owner Occupied Housing Rehabilitation, Code Enforcement, Crime Prevention, and Facility Improvements.	
Are there barriers to improvement in this target area?	The neighborhoods have been accepting the services provided. The amount of funding available to meet all the desired needs are lacking.	
2	Area Name:	City of Casa Grande City Limits
	Area Type:	Service Area

Other Target Area Description:	Service Area
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	City limits
Include specific housing and commercial characteristics of this target area.	Includes older neighborhoods, low to moderate neighborhoods, employment areas.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area identified through Census Map.
Identify the needs in this target area.	Affordable Housing; homelessness, all public services.
What are the opportunities for improvement in this target area?	Housing rehabilitation; Accessibility for disabled homeowners; Neighborhood Revitalization; Public improvements.
Are there barriers to improvement in this target area?	Funding limitations.

General Allocation Priorities

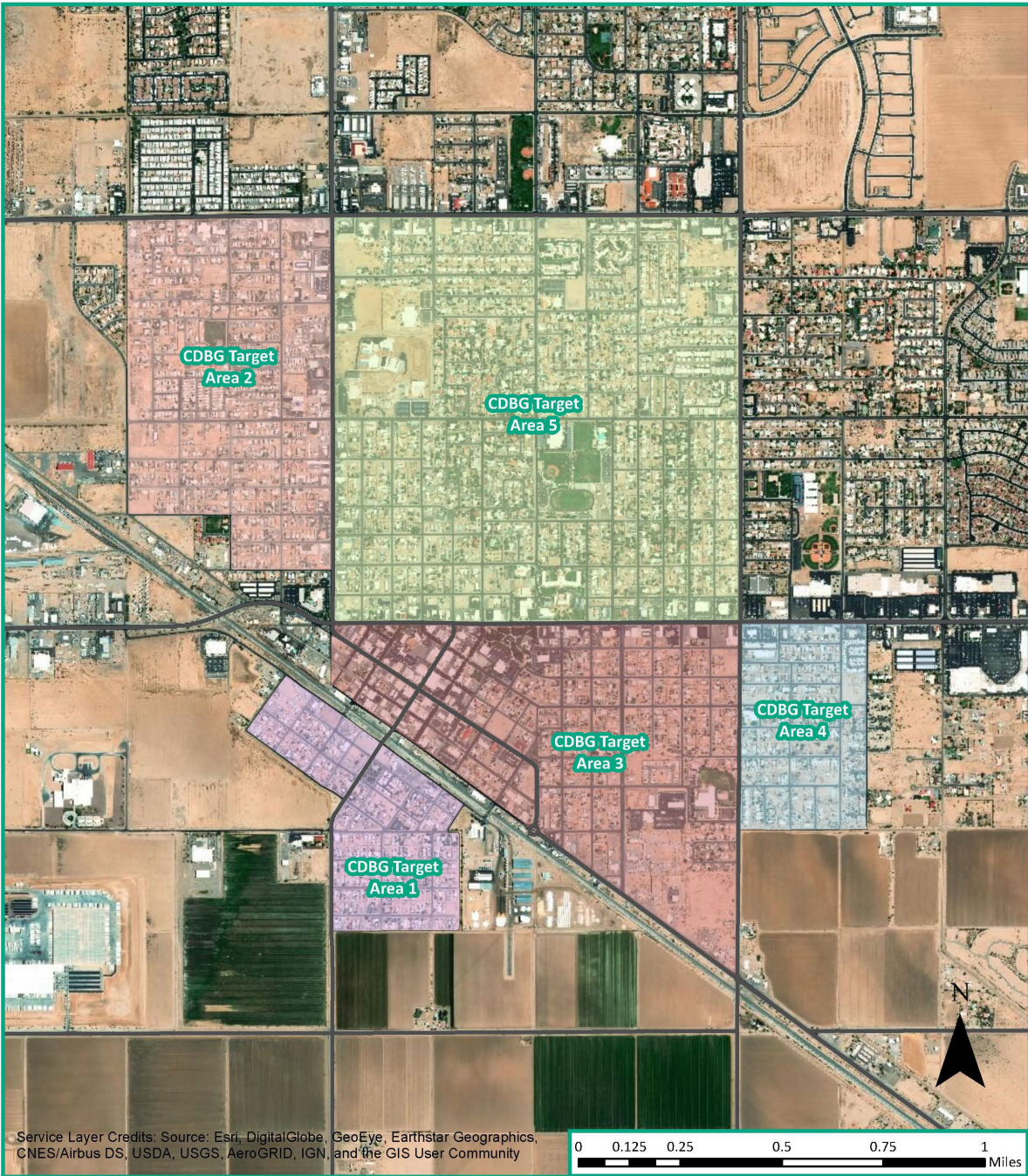
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Community Development Block Grant funds will fund projects that have been approved by the council and will serve the low-moderate income.



City of Casa Grande City Limits Map

City of Casa Grande City Limits



CDBG Target Areas



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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Homeless Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Service Area
	Associated Goals	Decent Affordable Housing Program Homelessness Program Administration and Planning Public Services Programs

	Description	Rent, mortgage, and utility assistance, emergency and transitional shelter, additional beds and essential services to secure and maintain housing stability and prevent homelessness. Assistance needed to address homelessness through the public service providers. Provision of programs and services to persons or households experiencing or about to become homeless.
	Basis for Relative Priority	The needs assessment and public and stakeholder outreach identified homelessness as a high priority need.
2	Priority Need Name	Public Facilities and Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG Target Area

	Associated Goals	Public Facilities and Improvements
	Description	CDBG funds for development of/ improvements to facilities and infrastructure; clearance and demolition or movement of buildings to other sites; acquisition of real property to be developed for a public purpose; cleanup of contaminated sites. Includes disability accessibility and energy efficiency improvements. Improvement of public facilities may include parks, replacement of old playground equipment, ADA sidewalks, community center, homeless shelter, etc.
	Basis for Relative Priority	Prior use of CDBG funds and public and stakeholder input demonstrate significant need for public facilities and improvements.
3	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	Service Area
	Associated Goals	Homelessness Public Services Programs
	Description	<p>Services designed to assist but not limited to the following needs:</p> <ul style="list-style-type: none"> • Emergency assistance to homeless persons/families; • Victims of abuse or violence; • Public safety and crime prevention; • Senior program and services; • Recreation program; • Job training; • Child care; • Food banks.
	Basis for Relative Priority	Prior uses of CDBG funds and public and stakeholder outreach point to a significant need for public services.
4	Priority Need Name	Decent Affordable Housing
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development Other</p>
<p>Geographic Areas Affected</p>	<p>CDBG Target Area Service Area</p>
<p>Associated Goals</p>	<p>Decent Affordable Housing Program Homelessness Neighborhood Revitalization Public Services Programs</p>

	Description	<p>Services such as:</p> <ul style="list-style-type: none"> • Rehabilitation of existing housing units. • Acquisition of existing units. • Homeless prevention.
	Basis for Relative Priority	LMI individuals and families are challenged to secure and maintain affordable housing leading to significant numbers of households experiencing severe cost burden, increasing rates of chronic homelessness, and inability of homeowners to afford maintenance and repairs.
5	Priority Need Name	Neighborhood Revitalization and Redevelopment
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	CDBG Target Area
Associated Goals	Decent Affordable Housing Program Homelessness Neighborhood Revitalization

	Description	<p>The following are the needs identified under Neighborhood Revitalization and Redevelopment:</p> <ul style="list-style-type: none"> • Code Enforcement and Blight Removal • Acquisition, disposition, clearance or demolition of real property that is dilapidated subject to redevelopment. • Historic Preservation • Commercial Rehabilitation • Neighborhood revitalization efforts
	Basis for Relative Priority	<p>The needs assessment and public and stakeholder outreach identified the need for neighborhood improvements. There is a need to focus on older neighborhoods and concentrate on areas that needed revitalization and improving the appearance of the community by enticing homeowners and renters to take pride of their neighborhoods.</p>
6	Priority Need Name	Economic Development
	Priority Level	High
	Population	<p>Extremely Low Low Moderate Large Families Families with Children Rural Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development</p>
	Geographic Areas Affected	Service Area

	Associated Goals	Economic Development Program Public Services Programs
	Description	The following are the needs identified under Economic Development: <ul style="list-style-type: none"> • Job creation • Transportation to work • Assistance to startup businesses • Job training
	Basis for Relative Priority	The needs assessment pointed to the need to increase job training and support small businesses.
7	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Service Area
	Associated Goals	Decent Affordable Housing Program Economic Development Program Program Administration and Planning Public Services Programs
	Description	Needs identified under planning and capacity building may include the following: <ul style="list-style-type: none"> • Implementation of the CDBG Program • Neighborhood Revitalization Strategy; • Community Development Plans; • Formulation of Plans and Reports.

Basis for Relative Priority	Funding will be used for the formulation of Consolidated Plan, Annual Action Plan, Analysis of Impediments for Fair Housing Choice, Public Participation Planning and the overall implementation and management of the CDBG Entitlement Program.
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Narrative (Optional)

There are several needs and priorities identified during the needs assessment, but not all of the needs are ranked high. The main priorities of this Consolidated Plan although not necessarily in particular order are as follow:

1. Homeless Services
2. Public Facilities and Improvements
3. Public Services
4. Decent Affordable Housing
5. Neighborhood Revitalization and Redevelopment
6. Economic Development
7. Planning and Administration

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)	Increasing rents and maintaining housing stability is less costly than stabilizing individuals or families experiencing homelessness.
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	Need for approximately more affordable rental units renting for severely cost burdened renters and increase of affordable homes for purchase.
Rehabilitation	Need for safe and affordable homes for elderly, physically disabled, and families with children.
Acquisition, including preservation	Need to maintain housing stock and for safe and affordable homes for elderly, physically disabled, and families with children.

Table 49 – Influence of Market Conditions

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

Introduction

The City's CDBG Entitlement program receives a yearly allocation from the Federal Office of Housing and Urban Development (HUD) to address the priority needs of the community. The CDBG funds are principally used to benefit the low- and moderate-income population of the City. CARES funds will also be used to prevent, prepare for, and respond to the coronavirus for the low to moderate income residents.

The City also seeks additional funding from the State and other sources to supplement the Affordable Housing Program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	435,872	15,000	0	450,872	0	CDBG funds will cover for all programs. Other funds for the Affordable Housing Program will come from various sources such as the State Housing Trust Fund - HOME and the City's Revolving Loan Fund-Program Income.

Table 50 - 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 federal funds will be used for the matching requirements of the housing program when applying for grants with the State Housing Funds- HOME. We will also use Program Income from the Owner-Occupied Housing Rehabilitation Program to leverage with CDBG funds.

We will partner with non-profits agencies that provide public services to homeless, senior citizens, victims of domestic violence and the low to moderate income residents.

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

Not applicable.

Discussion

The City will evaluate if any of the publicly owned land or property can be used for the proposed program year activities.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CASA GRANDE	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Community Action Human Resources Agency	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Against Abuse	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Seeds of Hope	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
The Opportunity Tree	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Casa Grande has the capacity to implement the CDBG Entitlement program. Various departments will be supporting the implementation, administration, financial monitoring and record keeping of the program.

Departments within the City that will be involved are:

- Planning and Development

- Finance
- City Manager
- Public Works
- Fire and Police Department
- Community Services Department

The City of Casa Grande will coordinate with local nonprofit organizations to meet the needs of the community. Public Service organizations provide valuable services such as homeless prevention, senior services, childcare, and domestic violence services.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - 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)

The City does not have direct services for homeless persons and those with HIV. Non-profit organizations and agencies that are aiding with homeless person/families and disabled Veterans. The Community Action Human Resources Agency (CAHRA), Against Abuse Inc., and Community Bridges provide transitional housing services that include housing, counseling, and job services coordination as individuals needs present themselves. The City participates in a monthly Pinal County to End Homelessness and the Homeless Prevention Task Force. During these meetings, organizations which provide a variety of housing and homeless services discuss strengths and gaps in the delivery system. The City is a key player and collaborates with these organizations to overcome the needs of the community.

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

The agencies providing services to the population have the capacity and strength to deliver the services. The City will partner with non-profit organizations that provide services for these special needs population and persons experiencing homelessness.

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, through its Community Development Division of the Planning and Development Department, will implement the CDBG Entitlement program. The City collaborates with other service providers both internally and externally in order to maximize its program delivery and address the community's needs effectively. The CDBG Program allocated up to 15% of its annual allocation to public service providers to address the homeless population needs in the community.

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
1	Homelessness	2025	2029	Affordable Housing Homeless	City of Casa Grande City Limits	Decent Affordable Housing Homeless Services Neighborhood Revitalization and Redevelopment Public Services	CDBG:	Public service activities for Low/Moderate Income Housing Benefit:
2	Decent Affordable Housing Program	2025	2029	Affordable Housing Homeless Accessibility for Disabled Persons	CDBG Target Area City of Casa Grande City Limits	Decent Affordable Housing Homeless Services Neighborhood Revitalization and Redevelopment Planning and Administration	CDBG: \$88,537	Homeowner Housing Rehabilitated:
3	Public Services Programs	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Casa Grande City Limits	Decent Affordable Housing Economic Development Homeless Services Planning and Administration Public Services	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit:
4	Public Facilities and Improvements	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	CDBG Target Area City of Casa Grande City Limits	Public Facilities and Improvements	CDBG:	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:
5	Program Administration and Planning	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Further Fair Housing	CDBG Target Area City of Casa Grande City Limits	Homeless Services Planning and Administration	CDBG:	Homeowner Housing Rehabilitated:
6	Economic Development Program	2025	2029	Non-Housing Community Development	City of Casa Grande City Limits	Economic Development Planning and Administration	CDBG: \$0	Jobs created/retained:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Neighborhood Revitalization	2025	2025	Affordable Housing Homeless Code Enforcement, Historic Preservation	CDBG Target Area	Decent Affordable Housing Neighborhood Revitalization and Redevelopment	CDBG:	Housing Code Enforcement/Foreclosed Property Care:

Table 53 – Goals Summary

Goal Descriptions

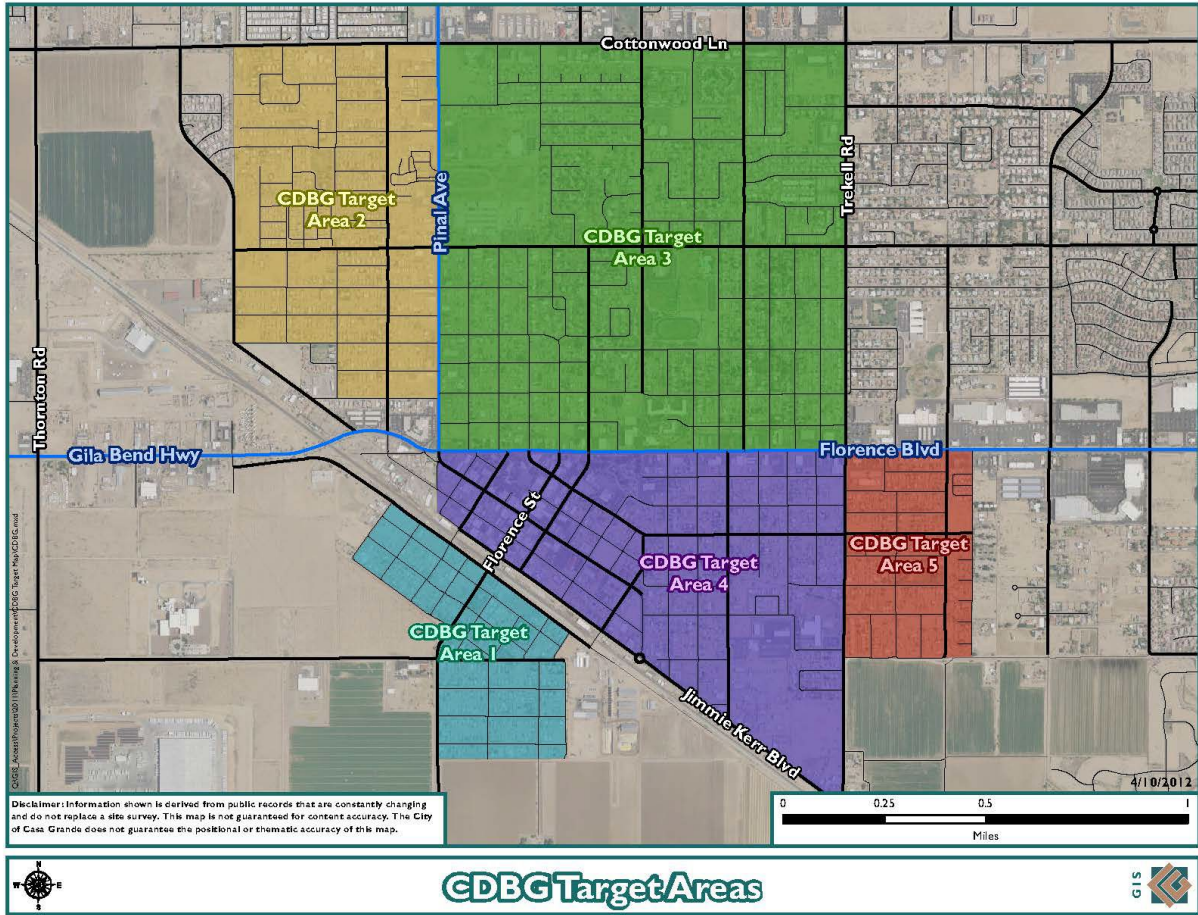
1	Goal Name	Homelessness
	Goal Description	<p>This program will fund service providers for services such as:</p> <ul style="list-style-type: none"> Assisting the homeless population of the community through case management; and Rapid rehousing, emergency housing, or tenant-based rental assistance.
2	Goal Name	Decent Affordable Housing Program
	Goal Description	<p>This is a program aimed to improving the quality of existing housing stock through the housing rehabilitation to help the community sustain its affordable housing stock by allowing the current residents to afford their homes. Preserving an existing housing unit helps the low-income homeowner from losing his/her home due to unsafe living conditions, which can also result to homelessness. Maintaining a better quality of housing stock can sustain a neighborhood from becoming a slum or blight. Furthermore, the rehabilitation of existing homes help provides for accessibility for disabled member(s) of the household.</p>

3	Goal Name	Public Services Programs
	Goal Description	<p>This program involves various public services provided by community partners including but not limited to the following:</p> <ul style="list-style-type: none"> • Assistance to individuals, families or youth experiencing homelessness. • Assistance to victims of violence and abuse. • Public awareness to help reduce crime rates. • Children, seniors or adults services. • Food Banks. • Tenant-based rental assistance or rapid rehousing. • Child Care.

4	Goal Name	Public Facilities and Improvements
	Goal Description	<p>This program includes activities aimed at improving public infrastructure such as the following:</p> <ul style="list-style-type: none"> • Streets. • Sidewalks. • Curbs and gutters. • Parks. • Playgrounds. • Flood and Drainage Improvements; and • ADA improvements for the elderly and disabled individuals. <p>This program also includes Public Facilities such as include the following:</p> <ul style="list-style-type: none"> • Library. • Firehouses. • Shelter for people who have special needs; and • Transitional facilities/housing for the homeless. <p>NOTE: Public facilities must be open for use by the general public. CDBG funding may not be used for facilities/buildings which house administrative functions of the government with one notable exception.</p> <p>Exception: CDBG funds may be used to remove from such buildings material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons.</p>
5	Goal Name	Program Administration and Planning
	Goal Description	<p>This program is the overall administration of the CDBG Entitlement program. It funds activities such as housing studies, surveys benefiting the Low- to Moderate- Income, community development plan, formulations and amendments of plans required by HUD for the program, and environmental report review of projects funded with federal grants.</p>

6	Goal Name	Economic Development Program
	Goal Description	Activities may include but not limited to the following: <ul style="list-style-type: none"> • Micro-Enterprise • Job Creation activities • Job Trainings
7	Goal Name	Neighborhood Revitalization
	Goal Description	Neighborhood Revitalization will include removing slum and blight and improving the appearances of neighborhoods through Code Enforcement, Neighborhood Clean Ups, and etc.

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)



Target Areas - Older Neighborhoods

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, the Public Housing Authority is administered by Pinal County. There is, however, a number of public housing units located within the City which are managed by the Pinal County Housing Authority.

Activities to Increase Resident Involvements

N/A

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

N/A

Plan to remove the ‘troubled’ designation

N/A

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

Barriers to Affordable Housing

Permit fees, code requirements, and higher quality construction requirements tend to drive up the cost of housing. Requirements for various kinds of building permits also increase the cost of a housing unit. Similarly, zoning requirements that define or exclude certain types of housing can reduce the opportunity to develop a range of housing choices for individuals across the community.

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 owner properties to keep persons in their homes.

SP-60 Homelessness Strategy – 91.215(d)

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

The needs of homeless people 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 evolves, the City is collaborating with other service providers 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. The City does not have services targeted to homeless person and persons with HIV. There are other non-profit organizations and agencies in the County that are providing assistance to homeless person/families and disabled veterans with which the City will partner by funding part of their services. CAHRA, Against Abuse Inc., and Community Bridges provide transitional housing services that include housing, counseling, and job services coordination as individuals' needs present themselves. During monthly homeless preventions meetings, organizations who provide a variety of housing services discuss strengths and gaps in the delivery system. The City will coordinate with these organizations to overcome special needs housing issues. The City also actively participates in the Point-in-Time process to assess the number of homeless persons in the City.

Addressing the emergency and transitional housing needs of homeless persons

The City collaborates with non-profits for rapid rehousing programs. The City has funded the Community Action Human Resource Agency for emergency housing program as well as provided a city owned building for a nominal fee for the CG Helps Resource Center. We currently do not have an emergency shelter in Pinal County.

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.

The City refers homeless persons to other agencies which provide homeless shelter and have programs in preventing individual and families from being homeless.

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 City does not have homeownership program or other types of housing program aside from the OOHR. However, the City continues to refer walk-in customers in need of assistance and guidance to other agencies that provide assistance to individuals and families to prevent homelessness or assist the homeless persons.

Staff provides contact information to individuals and families for housing (other than OOHR), health, social services, employment, education, or youth needs.

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

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

Actions taken in the Owner-Occupied Housing Rehabilitation Program included:

- 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 built before 1978 receiving HUD-funded rehabilitation/homebuyer assistance;
- Treatment of lead hazards on HUD-funded rehabilitation projects as mandated by HUD and the Environmental Protection Agency (EPA) regulations and requirements; and
- Ensuring that all contractors are in compliance with the most recent regulatory changes.

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

Since the 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.

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 5,266 housing units built before 1979 and potentially having lead-based paint in them. The bulk of the total housing units were constructed after 1980 and has the lowest possibility of lead-based paint.

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 the 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.

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

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

In order to move families out of poverty, the city recognizes that stabilization of people in crisis is required, Our antipoverty strategy focuses on creating stable and sustainable family and community environments. By providing programs they provide decent, safe housing, we can achieve stable and sustainable family environments. Housing stability offers opportunities for low-income households to maintain employment, integrate into a variety of community settings, and maintain a stable education environment for children. Public service providers offer food and clothing programs, job training and employment services, transportation, and activities for youth and special populations that encourage their participation in the community and expose them to models of economic success. Because the nature of poverty is complex and multi-faceted, the City will continue to allocate CDBG funds for services to very low-income households that have a direct impact on lowering the poverty rate for family households.

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 relates 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 which nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life.

CDBG can provide funding to meet 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

The City of Casa Grande is responsible for monitoring activities to ensure successful implementation of the plan and program requirements are met. CDBG projects are properly procured and local businesses, particularly minority-owned businesses, are given the opportunity to bid on projects as applicable. The City of Casa Grande monitors progress of the ConPlan through the Consolidated Annual Performance Evaluation (CAPER) annually and presents to the Casa Grande City Council. Community Development staff complete site visits for all funded projects annually to inspect their records and meet with program staff to evaluate progress. Final reports are required.

Staff refers issues of fair housing to the Arizona Attorney General and Southwest Fair Housing Council and retains a register of fair housing complaints. Staff attend a minimum of one training a year to stay current with fair housing requirements.