

***City of Casa Grande  
Community Development Block Grant  
Consolidated Annual Performance Evaluation Report  
PY 2024 (July 1, 2024-June 30, 2025)***

Each year, the City of Casa Grande receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. As an entitlement Grantee, the City is required to publish a Consolidated Annual Performance and Evaluation Report (CAPER) detailing accomplishments achieved through CDBG program activities. The report provides an opportunity to measure the City's progress in meeting the priority needs, goals and strategies described in the 2020-2025 Five-Year Consolidated Plan and PY 2024 Annual Action Plan and to share successes with the community.

***<sup>1</sup>Goals and Outcomes***

The City of Casa Grande's Five-Year Consolidated Plan for the period PY 2020-2025 identified several strategies to address:

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.

To address the highest priority needs, the City identified the following goals in the PY 2024 Annual Action Plan:

1. Decent Affordable Housing through the Owner-Occupied Housing Rehabilitation Program,
2. Neighborhood Revitalization through Code Enforcement Activities,

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3. Public Services to address Homeless Services, Child Care, and Senior Services,
4. Public Infrastructure Improvements.

Goal	Unit of Measure	Program Year Actual
Homeless Prevention	Persons Assisted	84
Homeowner Housing Rehabilitated	Household Housing Unit	6
Public Services	Persons Assisted	251
Public Facilities and Improvements	Persons Assisted	63
Code Enforcement	Persons Assisted	13,000

## Racial and Ethnic Composition of Families Assisted

According to the 2023 American Community Survey, the City's racial/ethnic composition is primarily White at 79.2% followed by Black or African American at 7.52% and American Indian at 6.1%. It is important to note that 43.1% of the City of Casa Grande's population is of Hispanic or Latino origin.

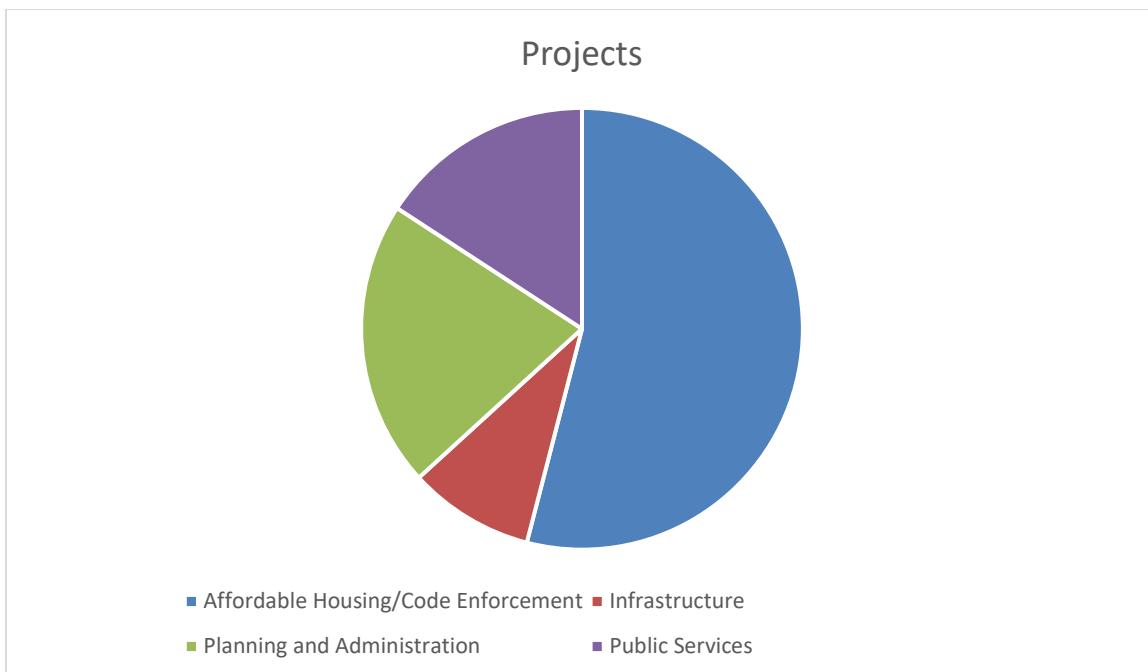
Based on data collected from the programs, beneficiaries were: 352-White, 77-Black or African American, 3-Asian, and 53-American Indian/American Native/Pacific Islander, and 39-multi racial. In addition, 236 persons were Hispanic.

## Resources and Investments

The total amount of Community Development Block Grant funding allocated from PY 2024 was \$434,580. In addition, the City earned approximately \$35,830.55 in Program Income from the Owner-Occupied Housing Rehabilitation Program's Revolving Loan Fund over the same period.

In PY 2024, a total of \$351,728.91 was expended on the following activity groups:

- \$38,136 for Public Infrastructure,
- \$65,459 for Homeless Service/Public Services,
- \$87,451.51 for Code Enforcement,
- \$136,438.04 for Owner Occupied Housing Rehabilitation, and
- \$86,935.45 for Planning and Administration.



For PY 2024, the CDBG Entitlement funds were used in combination with \$209,716 State Housing Trust Funds/ HOME funds for the completion of seven Owner-Occupied Housing Rehabilitation projects.

During the program year, the City anticipated utilizing 50% of its HUD allocation in the CDBG Target Areas and 50% for Service Area for Low to Moderate Income in city Limits.

Services provided in the CDBG Target Area included Police Department Homeless Intervention Outreach, Code Enforcement activities, Child Care provided by the Boys and Girls Club, and Senior Services provided by Seeds of Hope were provided in the east and west side neighborhoods.

Services for the Low to Moderate Income in city Limits include Owner Occupied Housing Rehabilitation, Planning and Administration, Rental and Utility Assistance provided by Community Action Human Resource Agency (CAHRA), Advocates for Homeless Domestic Violence Victims provided by Against Abuse, Inc (AAI), Developmental Disability services provided by The Opportunity Tree.

The City of Casa Grande seeks to leverage grant funds with other public and private resources to meet the needs of the community. Although leveraging is not required, many of the Public Service agencies provide additional resources for a successful program delivery. The City of Casa Grande leverages other funding sources such as the State Housing funds/HOME, City's Program Income Fund and Community Action Human Resource Agency Weatherization

Program to maximize the use of the CDBG Entitlement Funds for Owner Occupied Housing Rehabilitation Program. The City of Casa Grande has leased a city owned property to CAHRA for a minimal fee for the Casa Grande Resource Center that serves the low to moderate income residents as well as the homeless.



## HOUSEHOLDS/PERSONS

The Community Development Block Grant activities are available to extremely low, low, and moderate-income persons who meet eligibility requirements for each activity.

Number of Persons Served	CDBG Actual
Extremely Low-income	412
Low-income	76
Moderate-income	33
<b>Total</b>	<b>521</b>

Income data is obtained to determine eligibility for the following services: CAHRA, City of Casa Grande Owner Occupied Housing Rehabilitation Program, Seeds of Hope, Boys and Girls Club, The Opportunity Tree, Boys and Girls Club, and Against Abuse, Inc.

Other service eligibility for Public Infrastructure, Homeless Intervention and Outreach, and Code Enforcement activities are based on Census Tract data.

## Affordable Housing

The City of Casa Grande continued to work on meeting goals identified in the PY 202 Annual Action Plan. Goals for PY 2024 were either exceeded or close to being met and all funds have been committed or expended as appropriate.

The City of Casa Grande made tremendous progress in bringing many activities and projects to completion during PY 2024. Homeless services were provided to low-to-moderate income population by Community Action Human Resource Agency (CAHRA). CAHRA assisted 52 families/ individuals with rental and utility assistance to prevent homelessness and Against Abuse provided 35 persons with shelter housing services.

## Public Services

The Boys and Girls Club provided childcare/after-school care for 40 youth, The Opportunity Tree provided services to 28 individuals with cognitive disabilities, the Casa Grande Police Department provided Homeless Outreach services, and Seeds of Hope provided services to 56 seniors.

## Homeless and Other Special Needs

The City of Casa Grande participates in the local Pinal County Local Coalition to End Homelessness/Continuum of Care (CoC). A primary means by which the agencies reach out to homeless persons, identifies individual needs is through efficient data collection and analysis through the HMIS system. Numerous city staff, including Community Development Division staff, participates in the CG Helps Coalition to End Homelessness.



City staff coordinated with Community Action Human Resource Agency to conduct the official HUD Point in Time from January 23, 2025 through January 28, 2025, to identify the number of individuals experiencing homelessness and are unsheltered. There were 74

surveys completed in Casa Grande. The survey also collected information on others who slept in the same location on the night of question but may have not completed the survey. Some individuals did not answer all survey questions; therefore, some data points were not collected. In addition, the data collected is self-reported by those surveyed.

**REASONS FOR CURRENT HOMELESSNESS:** When asked for Reasons for Current Homelessness, there were many different reasons. Family issues, loss of job, alcohol and substance abuse, can't find affordable housing, divorce, domestic violence, prison, lack of education, lack of transportation, fire destroyed home, unable to pay rent, and choice.

Funding was provided to Community Action Human Resource Agency and Against Abuse, Inc. to provide emergency and transitional housing. 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.

## **Addressing Barriers to Affordable Housing**

Affordable housing is a challenge faced nationwide. It is important to foster and maintain affordable housing to keep the housing market balanced and fair. The City of Casa Grande is committed to maintaining housing opportunities and to eliminating barriers to affordable housing. The City's Community Development Division completed a 2025 Analysis of Impediments to Fair Housing Choice that highlights some of the potential barriers Casa Grande homebuyers may face. The analysis focuses on impediments that disproportionately impact low-income, minority, and special needs populations.

The City's 2030 General Plan outlines Goals and Action Steps that Promotes Fair Access to Quality Housing for all residents and Neighborhood Revitalization:

Housing: H-7: Seek resources to increase the City's supply of affordable housing. H-8: Strive to meet the housing needs of senior citizens and other special needs populations by encouraging different levels of residential care homes in accessible locations, close to demanded facilities and amenities. H-9: Increase awareness, outreach, and education for the City's active fair housing program. H-10: Increase homeownership opportunities for low-income residents. H-11: Continue the City's Efforts to Rehabilitate Housing and Replace Substandard Housing. H-12: Promote the construction of new residential dwellings on vacant infill lots. H-13: Raise community awareness of programs and laws that enable residents to resolve structural deterioration and property maintenance issues.

The City of Casa Grande has hired a consultant to conduct an Affordable Housing Plan to identify types of housing needed for:

- 1) Residents across all income levels,
- 2) Expected employment growth,
- 3) Identify housing initiatives to reduce housing barriers,
- 4) Increase the production of housing for the jurisdiction,
- 5) Conduct Community Outreach, and
- 6) Create an Action Plan to implement the initiatives.

## **Actions Taken to Reduce Lead-Based Paint Hazards.**

The City incorporates all HUD requirements concerning lead-based paint abatement into its Housing Rehabilitation Programs, ensures program participants are informed about lead-based paint hazards and certify all abatement work is undertaken by qualified contractors.

## Impediments to Fair Housing Choice

Casa Grande promotes fair housing choices for all persons, including protected classes, as well as providing opportunities for racially and ethnically inclusive patterns of housing occupancy, identifying structural and systemic barriers to fair housing choice, and promotes housing that is physically accessible and usable by persons with disabilities. We foster compliance with the nondiscrimination provisions of the Fair Housing Act by referring discrimination related complaints to the Arizona Department of Housing and the Arizona Attorney General

The City of Casa Grande collaborates with Southwest Fair Housing Council to provide annual fair housing training to City staff, area realtors, property management staff, public, and other municipalities. The City of Casa Grande also proclaims April to be Fair Housing Month and distributes and displays Fair Housing flyers and posters.

The City is making a great effort to market the Owner-Occupied Housing Rehabilitation Program to reach out to all homeowners in the City limits.

## Monitoring

The goal of monitoring is to improve the delivery of services by ensuring that activities are carried out in accordance with administrative, financial, and programmatic requirements. During the year, the City performs on-going monitoring including fiscal audits, desk audits, and formal on-site visits.

Written agreements are entered into with both City and non-profit organizations (sub-recipients). Written agreements include measurable objectives, monthly reporting reports, and reimbursement process. City staff review reports and source documents for accuracy, cost allowability, and cost reasonableness prior to reimbursement. Site visits were conducted with four of the subrecipients. On-going communication and desk monitoring was done with all City departments.

## Citizen Participation Plan

The Consolidated Annual Performance Evaluation Report (CAPER) was made available for review electronically on the City's website and a hard copy was also available in the Community Development Division.

The City of Casa Grande conducted a 15-day Public Comment Period and Public Hearing for the CAPER. The 15-day Public Comment Period was from August 31, 2025, through September 14, 2025. A public hearing will be held on September 15, 2025, during the City Council meeting. The public hearing notices included the meeting location, date, time and topics to be considered as well as the beginning and end dates of public comment period. This notice was posted in the Casa Grande Dispatch on August 31, 2025.