

Executive Summary

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

1. Introduction

As a CDBG entitlement jurisdiction, Pinal County will receive an annual allocation of Community Development Block Grant (CDBG) funding from the US Department of Housing and Urban Development. Pinal County is required to prepare and submit a five-year consolidated housing and community development plan. The current five-year plan covers the fiscal years 2019-2023.

The county is also required to complete an Annual Action Plan which outlines how the allocation of funds will be used for the current fiscal year. This plan will cover year four of the Consolidated Plan which includes the fiscal year 2022.

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

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

To prepare the Annual Action Plan for year four, Pinal County convened public meetings throughout the county. The citizen participation process included the input of units of local government (ULGs), nonprofits, members of the public, county staff and elected officials, and other community partners. The attached 2022 Annual Action Plan is the result of these efforts based on the foundation of addressing housing and community development needs to benefit primarily low and moderate income residents of Pinal County.

Pinal County also extended an invitation to county communities to participate in the county's programs. During the qualifying period of FY22, 23, 24, three communities executed a cooperative agreement with Pinal County and became "participating communities". Each are required to submit an eligible project for funding. These communities are Eloy, Florence, and Mammoth.

Beginning in FY22, the City of Maricopa has attained entitlement status based on their population. However, Maricopa chose to execute a joint agreement with Pinal County which will secure their full allocation less the 20% administration and planning set-aside. The city is required to submit a project to be included in the annual action plan.

2. Summarize the objectives and outcomes identified in the Plan

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

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

Improve Public Facilities/Develop Infrastructure: CDBG funded

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

National CDBG Objectives: BENEFIT TO LMI PERSONS/HOUSEHOLDS, SLUM/BLIGHT

Increase Affordable Quality Housing: HOME funded

Pinal County will work to increase the supply of affordable quality housing throughout the county, through a combination of housing development activities to help low- and moderate-income families attain affordable housing.

National CDBG Objectives: BENEFIT TO LMI PERSONS/HOUSEHOLDS

Provide services to persons experiencing homelessness: ESG funded

Pinal County will use ESG funds to provide emergency shelter and case management services to benefit persons experiencing homelessness.

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

3. Evaluation of past performance

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

Program year 2019 was the first year Pinal County participated in the Entitlement Program. This first year proved daunting due to the learning curve of the program requirements. The county is working through developing processes, developing forms and agreements, and learning the environmental review process. The funding agreement between HUD and the county was signed and submitted in December 2019. The projects to be completed included owner occupied housing rehabilitation and a water line improvement project. While the water line improvement project has proceeded through design and engineering, the environmental review was completed in September 2020, and construction began in December 2020. This project is complete. The owner occupied housing rehabilitation program has been delayed due to the COVID-19 pandemic and the hesitation of public contact. An environmental review was complete in September 2020 with the project proceeding upon release of funds. Pinal County completed several amendments to the 2019 Action Plan to include the addition of projects including the design and engineering of sewerlines within the Colonial del Sol community and the addition of CDBG-CV funding and associated projects. The Colonial del Sol project is expected to be complete by June 30, 2022. The majority of the CV1 projects are complete with a few projects expected to be completed by September 2022. The CV3 funding to expand the Arizona City Library will be completed in the calendar year 2022.

The fiscal year 2020 Annual Action Plan was submitted in January 2021 under an approved extension received by HUD due to the COVID pandemic. The environmental reviews for all projects were anticipated to be completed by May 2021 in anticipation of immediate project start once a funding agreement is executed and a notice of release of funds is received. It is anticipated the fiscal year 2020 projects will occur under the program year 2021. However due to increased costs and high demand/short supply of product and materials, several projects will not be completed by June 30, 2022 but shortly thereafter.

As a newer recipient of HUD funds, Pinal County is working to get on track with project completions by the end of the program year. Pinal County feels confident this can happen with the FY22 funds for all projects to be completed by June 30, 2023.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The citizen participation process is outlined in the Citizen Participation Plan (CPP). Public notices were advertised in countywide printed and on-line newspapers including: Copper Basin, Superior Sun, San Manuel Miner, and Pinal Central Dispatch.

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

Public meetings in participating jurisdictions were held in December 2021. These meetings included: November 30, 2021 in Florence, December 9, 2021 in Maricopa, December 13, 2021 in Eloy, and December 16, 2021 in Mammoth.

Project applications were received by March 7, 2022 by four participating communities and one area non-profit.

Public hearings before the Board of Supervisors were held March 16, 2022 with final approval of the plan on May 4, 2022.

5. Summary of public comments

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

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During the citizen participation process, the public comments received from members of the public during the public meetings and hearings included only project ideas. No general comments were made. The projects proposed through citizen input included:

- Randolph sidewalks, waterlines, and fire hydrants
San Manuel Senior Center
Jones Park improvements (phase two)
Florence ADA compliant sidewalks
Mammoth Demolition and clearance of residential structures
Mammoth residential clean-up
Heritage District road improvements including curb, gutter, and sidewalks
Colonial del Sol sewerline installation
Mammoth booster pump improvements
Mammoth sidewalks, drainage, and HAWK light on Highway 77
Mammoth electric vehicle charging station
Mammoth home addressing
Mammoth bus stop
Eloy ADA sidewalks
Eloy fire hydrants
Maricopa park construction
Housing rehabilitation

During the March 16 and May 4 Board of Supervisors meetings, comments were received by the following agencies: the San Manuel Senior Center, Chicanos por la Causa, Higher Heights, and HOHP. All of these agencies thanked the Board for considering these projects under each of the funding sources.

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

Of the project ideas received, the following were not accepted:

- Colonial del Sol sewerline installation – this project is being considered under a different funding source, However once installed, CDBG funds will be used to do individual connects to the main system. Mammoth booster pump improvements – Mammoth is receiving funds under USDA for a complete system overhaul. This may be a project in the future. Mammoth sidewalks, drainage, and HAWK light on Highway 77 – this highway is not under the town’s jurisdiction and therefore was not prepared to get approvals for the state of Arizona prior to application due date. Mammoth electric vehicle charging station – this project does not benefit low and moderate income residents. Mammoth home addressing – this project could be funded under a different source. Mammoth bus stop – Mammoth does not have a public transportation system. Eloy ADA sidewalks – Eloy chose to finish the Jones park project. This project may be considered under future years. Eloy fire hydrants - Eloy chose to finish the Jones park project. This project may be considered under future years. Maricopa park construction – Maricopa could not demonstrate area wide benefit at this time. Housing rehabilitation – this program is already funded. Applicants are encouraged to reach out to the housing authority for an application.

The selected projects for the use of FY22 funds were:

- Randolph sidewalks, waterlines, and fire hydrants San Manuel Senior Center Jones Park improvements (phase two) Florence ADA compliant sidewalks Mammoth Demolition and clearance of residential structures/residential clean-up Heritage District road improvements including curb, gutter, and sidewalks

7. Summary

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	PINAL COUNTY	Finance Department
HOME Administrator	PINAL COUNTY	Finance Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Heather Patel

Grants Administrator

(520) 866-6422

heather.patel@pinal.gov

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

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

1. Introduction

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

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

Through periodic meetings with developers, affordable housing providers, and representatives from various public services agencies, the Housing Department seeks to identify opportunities for collaboration. The County also works through its planning department on zoning and planning issues to facilitate the development of housing. Through its work with the Pinal County Coalition to End Homelessness, the county seeks to enhance coordination with partner agencies in providing health, mental health, and other services to homeless, public and assisted housing residents, and other low- and moderate-income residents.

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

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

The proposed CDBG and HOME projects will not directly affect persons experiencing homelessness. However, through the ESG program, the Pinal County Coalition to End Homelessness, under the

umbrella of the State of Arizona Balance of State Continuum of Care, and in collaboration with various county partners and non-profits are working to address homelessness in Pinal County. Their current strategic goals include:

- Goal 1: Expand the coordinated entry system
- Goal 2: Improve case conferencing process
- Goal 3: Incorporate effective strategic planning
- Goal 4: Improve the point in time count process
- Goal 5: Successfully implement and comply with the annual Arizona Department of Housing planning grant
- Goal 6: Improve access to affordable housing

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

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

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

The county received ESG funding for the first time in FY2021. Pinal County is a member of the Balance of State CoC under the direction of the Arizona Department of Housing. This state office utilizes Federal and State dollars to fund homeless services statewide. The state's funding sources include the Emergency Solutions Grant (ESG), General Funding (GF), AZ State Lottery, Social Services Block Grant (SSBG) and Temporary Assistance for Needy Families (TANF). The CoC works with other CoCs throughout the state and provides data regarding the number of and needs of homeless people. The Balance of State CoC's strategic plan for the 2016-2018 period has as "Opening Door Goals:" Prevent and end homelessness among Veterans by 2015, Finish the job of ending chronic homelessness by 2017, Prevent and end homelessness for families with children and youth by 2020, Set a path to ending all types of homelessness.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Pinal County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Pinal County Housing Department/Public Housing Authority manages Pinal County Housing Rehabilitation Program. A portion of HOME funds will be used for an owner occupied housing rehabilitation project to benefit the entire Pinal County.
2	Agency/Group/Organization	CITY OF ELOY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Participating community
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As a Pinal County participating jurisdiction under the CDBG program communities are consulted for project ideas and needs.
3	Agency/Group/Organization	FLORENCE, TOWN OF
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Participating community

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As a Pinal County participating jurisdiction under the CDBG program communities are consulted for project ideas and needs.
4	Agency/Group/Organization	MARICOPA, CITY OF
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Participating community
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As a Pinal County participating jurisdiction under the CDBG program communities are consulted for project ideas and needs.
5	Agency/Group/Organization	Town of Mammoth
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Participating community
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As a Pinal County participating jurisdiction under the CDBG program communities are consulted for project ideas and needs.
6	Agency/Group/Organization	PINAL COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	identified community needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Under the Citizen Participation process Pinal County government offices, management, Board of Supervisors are consulted to identify project needs.
7	Agency/Group/Organization	San Manuel Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Senior services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The senior center submitted an application for assistance. Technical assistance was provided to submit the appropriate documentation.
8	Agency/Group/Organization	CHICANOS POR LA CAUSA
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CPL submitted an application for HOME funds. Several meetings were held with the organization to identify potential projects. CPLC also submitted their CHDO documentation for approval by the county.
9	Agency/Group/Organization	HABITAT FOR HUMANITY, VALLEY OF THE SUN
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat submitted an application for HOME funds. Several meetings were held to discuss their project.
10	Agency/Group/Organization	Honoring Hiring Helping Our Heroes of Pinal County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HOHP submitted and application for ESG funds. Meetings were held to identify eligible activities and to develop their project. Some activities were identified to be more in line with the HOME-ARP program and will be included in the Allocation Plan.

11	Agency/Group/Organization	Higher Heights
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HH submitted a request for ESG funds. Meetings were held to discuss their proposed project. Some activities were identified to be more in line with the HOME-ARP program and will be included in the Allocation Plan.

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The citizen participation process included the input of units of local governments (UGLGs), nonprofits, members of the public, county staff and elected officials, and other community partners. The 2021 Annual Action Plan is the result of these efforts based on the foundation of addressing housing and community development needs to benefit primarily low and moderate income residents of Pinal County.

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

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

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	During the February 8, 2021 public meeting, one member of the Pinal County staff, and two members of the City of Eloy staff were present.	Potential projects included ADA sidewalks, swimming pool improvements, bike path, housing rehabilitation, outdoor fitness equipment, emergency shelter, rapid rehousing, housing development.	All comments were accepted. The City of Eloy in consultation with staff and the City Council selected the project to proceed based upon time, funding, and need.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>During the February 16, 2021 public meeting, two members of the Pinal County staff, and one member of the City of Maricopa staff were present.</p>	<p>Potential projects included solar street lighting for the Heritage District and multi-use path, emergency shelter, rapid rehousing, housing development.</p>	<p>All comments were accepted. The City of Maricopa in consultation with staff and the City Council selected the project to proceed based upon the need. Ultimately, a different project, utility improvements was proposed at a future public meeting and was selected.</p>	
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>During the February 17, 2021 public meeting, two members of the Pinal County staff, and one member of the Town of Florence staff were present.</p>	<p>Potential projects included ADA sidewalks, emergency shelter, rapid rehousing, housing development.</p>	<p>All comments were accepted. The Town of Florence in consultation with staff and the City Council selected the project to proceed based upon the need.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>During the February 18, 2021 public meeting, two members of the Pinal County staff, and eight members of the Town of Mammoth were present.</p>	<p>Potential projects included creation of a youth center for tutoring, expansion of the library, lighting at the park, housing rehab, kitchen equipment at the Senior Center, water system improvements, and broadband wireless access, emergency shelter, rapid rehousing, housing development.</p>	<p>All comments were accepted. The Town of Mammoth in consultation with staff and the City Council selected the projects to proceed based upon the need. Ultimately, a different project proposed at a future public meeting was selected in addition to the construction of water system improvements proposed under FY2020.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>During the March 16, 2022 public hearing before the Board of Supervisors, one member of the public spoke.</p>	<p>1. Ms. Melena Hannah spoke on behalf of the San Manuel Senior Center. She spoke of the needs at the center for safety and ADA improvements. 2. Pinal County staff presented the projects to be included in the FY22 Annual Action Plan, emergency shelter, rapid rehousing, housing development.</p>	<p>All comments and projects presented were accepted and put forward to be included in the FY22 Annual Action Plan</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	A public hearing was held on May 4, 2022 to approve the proposed action plan.	<p>Comments were received from Higher Heights, San Manuel Senior Center, Chicanos por la Causa, and HOHP representatives. Each agency was requesting funding under the CDBG, HOME, or ESG programs and wished to share information about their project and thank the Board for their consideration.</p>	Not applicable	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,902,971	0	3,940,719	5,843,690	3,600,000	Funding based upon notice of award by HUD and the signed funding agreement. The anticipated remainder amount is based on assumptions of a similar award over the remaining years of the Con Plan. The prior year resources reflect the current unspent balance of FY19-FY21 awards.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	591,470	0	1,105,864	1,697,334	1,240,000	Funding based upon notice of award by HUD and the signed funding agreement. The anticipated remainder amount is based on assumptions of a similar award over the remaining years of the Con Plan. The prior year resources reflect the current unspent balance of FY20-FY21 awards.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	154,171	0	124,222	278,393	154,000	Funding is based upon notice of award from HUD and the signed funding agreement. The anticipated remainder amount is based on assumptions of a similar award.
Other	private	Housing Multifamily rental new construction New construction for ownership	147,868	0	0	147,868	147,000	Pinal County is required to contribute a 25% match to the HOME program. These funds may be in the form of cash, in-kind, or contributions from a community housing development organization, or housing developer.
Other	private	Housing Public Services	154,171	0	0	154,171	154,000	Pinal County is required to contribute a 1:1 match to the ESG program. These funds may be in the form of cash or in-kind.

Table 5 - Expected Resources – Priority Table

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

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

Pinal County will not use publicly owned land for the projects proposed within this plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Facilities/Develop Infrastructure	2019	2024	Non-Housing Community Development	Census Tract 9.01 County-wide City of Eloy Town of Mammoth City of Maricopa Heritage District	Non-Housing Community Development	CDBG: \$1,902,971	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12307 Persons Assisted
2	Increase Affordable Quality Housing	2019	2024	Affordable Housing	County-wide	Affordable Housing	HOME: \$591,470 In-kind Match: \$147,868	Rental units constructed: 4 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Assistance to Homeless and At-Risk Homeless People	2019	2024	Homeless	County-wide	Supporting Homeless People	In-Kind match: \$154,171	Homeless Person Overnight Shelter: 10 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Public Facilities/Develop Infrastructure
	Goal Description	Six projects located throughout the county will be completed. These projects will improve public facilities and develop infrastructure including installation park improvements, clearance of hazardous structures, ADA and safety compliance to a senior center, and installation of ADA compliant sidewalks and other infrastructure.
2	Goal Name	Increase Affordable Quality Housing
	Goal Description	The county will work to increase the supply of affordable housing throughout the county by developing affordable housing. The county will work with a community development housing organization to build rental units for low income households and a non-profit developer to build two homes for sale to income qualified low income households..
3	Goal Name	Assistance to Homeless and At-Risk Homeless People
	Goal Description	Pinal County will partner with area non-profits to provide emergency shelter services and the rehabilitation of a veteran shelter to assist persons who are experiencing homelessness.

Projects

AP-35 Projects – 91.220(d)

Introduction

Pinal County has four participating communities, each community identifies a project within their jurisdiction these communities are Eloy, Florence, Maricopa, and Mammoth. Additional projects are located within the unincorporated areas of Pinal County. For FY22, this area is Randolph. Pinal County non-profits may also submit a request. For FY22, the San Manuel Senior Center located within an unincorporated area, requested funding. Projects and project areas were identified based on project need, project readiness, and benefit to low income populations.

Projects

#	Project Name
1	FY21 CDBG Administration
2	Randolph Sidewalk Improvements
3	San Manuel Senior Center Improvements
4	Eloy Jones Park Improvements Phase 2
5	Florence ADA Sidewalk Improvements
6	Heritage District Roadway Improvements
7	Mammoth Demolition and Clearance Project
8	FY22 HOME Administration
9	Affordable Housing Development
10	Affordable Housing Development - CHDO set aside
11	ESG22 Pinal County

Table 7 - Project Information

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

Pinal County has four participating communities, each community identifies a project within their jurisdiction these communities are Eloy, Florence, Maricopa, and Mammoth. Additional projects are located within the unincorporated areas of Pinal County. For FY22, this area is Randolph. Pinal County non-profits may also submit a request. For FY22, the San Manuel Senior Center located within an unincorporated area, requested funding. Projects and project areas were identified based on project

need, project readiness, and benefit to low income populations.

AP-38 Project Summary
Project Summary Information

1	Project Name	FY21 CDBG Administration
	Target Area	County-wide
	Goals Supported	Improve Public Facilities/Develop Infrastructure Increase Affordable Quality Housing Assistance to Homeless and At-Risk Homeless People
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$200,000
	Description	Per 24 CFR 570.206 program administration including project administration, reporting, financial administration, environmental reviews, contract compliance, subrecipient management, and other duties. Administrative cost include consultant services to prepare the FY24-28 Consolidated Plan. Matrix Code 21A.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Administrative work is performed at 31 North Pinal Street, Building A, Florence, Arizona 85132.
	Planned Activities	Administration
2	Project Name	Randolph Sidewalk Improvements
	Target Area	County-wide
	Goals Supported	Improve Public Facilities/Develop Infrastructure
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$893,249

	Description	Pinal County will make public facility improvements to the Randolph community for the purpose of improving and providing safe accessible access within the community. Improvements include the installation of 8,228 sq. yards of 5' sidewalks, 14,811 l.f. of rolled concrete curb and gutter, and asphalt. The design/Engineering and construction of the sidewalks, curb & gutter will be completed with approximately \$1,200,000 of FY22 - 23 CDBG funding. This project will serve the Randolph community and its 2310 residents of which 63% are low and moderate income. This project will provide accessibility by addressing the goal of improving public facilities and developing infrastructure for non-housing community development needs. 24 CFR 570.201(c) National Objective LMA, Matrix codes 03 including 03L, 03K, and 03J.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Project will served 2310 residents of who 63% are low or moderate income.
	Location Description	Randolph CT 12, BG 2
	Planned Activities	Design, engineering, and construction of sidewalks.
3	Project Name	San Manuel Senior Center Improvements
	Target Area	County-wide
	Goals Supported	Improve Public Facilities/Develop Infrastructure
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$96,896

	Description	To competitively procure construction services to make improvements to the San Manuel Senior Center located at 210 Avenue A, San Manuel, Arizona 85631. Improvements include:1. \$48,000 for an ADA compliant parking lot. 2. \$5,357 for ADA compliant sidewalk and ramp to the building. 3. \$5,511.20 for exterior wall repair and installation of a retaining wall to address drainage. 4. \$5,012 for interior insulation and drywall, and a counter between the kitchen and activity area. 5. \$4,400 for four windows. 6. \$10,550 for electrical rewiring. 7. \$5,540 for hard surface flooring. 8. \$2,635 for cabinetry.9. 10% contingency.10. \$1,082 for painting.This project will serve the San Manuel community and its 60 seniors who attend the facility regularly, of which 100% are low and moderate income. This project will provide accessibility by addressing the goal of improving public facilities and developing infrastructure for non-housing community development needs. 24 CFR 570.201(c) National Objective LMC, Matrix code 03A.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 60 persons of whom 100% are low to moderate income.
	Location Description	210 Avenue A, San Manuel, Arizona 85631
	Planned Activities	Construction of facility improvements.
4	Project Name	Eloy Jones Park Improvements Phase 2
	Target Area	City of Eloy
	Goals Supported	Improve Public Facilities/Develop Infrastructure
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$230,000
	Description	Per 24CFR570.201c The proposed project is Phase 2 of the Jones Park Improvement Project. The project will include the installation of approx. 5,000 s.f. of 4" sidewalks, a 5,000 s.f. basketball court concrete slab, six basketball goals and backboards, and the installation of two pole lighting systems. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements. MATRIX CODE: 03F
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit approx. 9610 persons of whom 69.25% are low to moderate income.
	Location Description	421 East 1st Street, Eloy, Arizona 85131
	Planned Activities	Construction
5	Project Name	Florence ADA Sidewalk Improvements
	Target Area	Census Tract 9.01
	Goals Supported	Improve Public Facilities/Develop Infrastructure
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$130,000
	Description	Per 24CFR570.201c To competitively procure a contractor to design and construct 13 ADA compliant ramps, 14 driveways, and 135 l.f. of sidewalk along East 8th Street, North Pinal Street, East Butte Avenue, and North Bailey Street. National CDBG Objectives: LMA BENEFIT TO LMC PERSONS/HOUSEHOLD -- Public Facilities and Improvements. MATRIX CODE: 03L
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Although the sidewalks are a public facility for all to use, the need for the removal of barriers will specifically benefit approx. 235 seniors or persons with disabilities of whom 100% are considered low to moderate income.
	Location Description	Florence, Arizona Census Tract 9.01 Block Group 1.
	Planned Activities	Construction
6	Project Name	Heritage District Roadway Improvements
	Target Area	Heritage District
	Goals Supported	Improve Public Facilities/Develop Infrastructure
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$222,826

	Description	Per 24CFR570.201c To competitively procure design services and construction services to construct 1,935 s.y. of roadway, 1,709 l.f. of 4" rolled concrete curb & gutter, 6,520 s.f. of 5' sidewalks, 6 ADA compliant ramps, and lighting on Heritage Lane and Cesar Chavez Lane. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements. MATRIX CODE: 03K
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 76 persons of whom 100% are low to moderate income.
	Location Description	Heritage District, Maricopa, Arizona
	Planned Activities	Design and construct
7	Project Name	Mammoth Demolition and Clearance Project
	Target Area	Town of Mammoth
	Goals Supported	Improve Public Facilities/Develop Infrastructure
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$130,000
	Description	Per 24CFR570.201d To competitively procure a contractor to demolish and clear ten unoccupied residential properties, and clear, and paint the exterior of five occupied residential properties. All properties are owned by low and moderate-income residents. National CDBG Objectives: LMA BENEFIT TO LMI PERSONS/HOUSEHOLD -- Public Facilities and Improvements; Private/Public Owned Utilities. MATRIX CODE: 04
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 16 households of whom 100% are low to moderate income.
	Location Description	Mammoth, Arizona Census Tracts 24 and 22. Locations TBD
Planned Activities	Demolition and clearance	
8	Project Name	FY22 HOME Administration
	Target Area	County-wide
	Goals Supported	Increase Affordable Quality Housing

	Needs Addressed	Affordable Housing
	Funding	HOME: \$59,147
	Description	Per 24CRF92.207(a)(1), the county will fund program administrative costs for project management.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Countywide benefit, project locations TBD
	Planned Activities	Administration
9	Project Name	Affordable Housing Development
	Target Area	County-wide
	Goals Supported	Increase Affordable Quality Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$443,603 In-Kind match: \$147,868
	Description	Per 24 CFR 92.205, the county will work with a housing developer to increase the availability of affordable housing through new construction. The projects will include a rental development and the construction of two homes for sale to low income qualified households.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	6 units 100% LMI
	Location Description	County wide - locations TBD
	Planned Activities	Construction of affordable housing
10	Project Name	Affordable Housing Development - CHDO set aside
	Target Area	
	Goals Supported	Increase Affordable Quality Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$88,721

	Description	Per 24CFR92.208, the county will work with a Community Housing Development Organization to build affordable housing unit(s).
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 unit 100% LMI
	Location Description	Countywide - location TBD
	Planned Activities	Construction of affordable housing
11	Project Name	ESG22 Pinal County
	Target Area	County-wide
	Goals Supported	Assistance to Homeless and At-Risk Homeless People
	Needs Addressed	Supporting Homeless People
	Funding	In-Kind match: \$154,171
	Description	Per 24CFR 576.102, 107, and 108, the county will use the funds for emergency shelter renovations and rapid rehousing for persons experiencing or at-risk of homelessness. This project will include administrative expenses and HMIS licenses.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	10 households of which 100% are LMI
	Location Description	Countywide benefit 5497 West McCartney Road, Coolidge, Arizona
Planned Activities	Activities include:Rapid rehousing = \$60,000Improvements to a shelter providing emergency shelter to veterans = \$92,484Administration = \$1,687	

AP-50 Geographic Distribution – 91.220(f)

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

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

The county's projects, focused on the unincorporated areas and those communities who are part of the county program. These communities include Eloy, Florence, Mammoth, and Maricopa.

The HOME projects do not use geography as the basis for targeting funds. It is intended resources will be utilized throughout the county's jurisdiction to benefit low and moderate income households and people. With the exception of the housing rehabilitation program. These funds will only be used in unincorporated Pinal County and the participating communities.

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

Randolph: 60% of the funds to benefit 2,310 persons of whom 63% are low and moderate income. 30% of the residents within Randolph are Hispanic. This project will benefit the entire community.

San Manuel: 5% of the funds to benefit 60 seniors of whom 100% are presumed to be low and moderate income. This project will benefit the seniors who attend the facility.

Mammoth: 7% of the funds will benefit 16 households persons of whom 100% will be determined low and moderate income. 66% are Hispanic, 17% under the age of 18, and 20% over the age of 65. This project will benefit the entire community.

Eloy: 13% of the funds will benefit 9,610 persons of whom 69% of the residents of this community are low and moderate income. 57% are Hispanic, 12% are under the age of 18, and 26% are over 65. The project will benefit the entire community, however the project involves ADA compliance thus addressing a targeted population.

Florence: 7% of the funds will benefit 235 persons. The project is an ADA compliance project and will benefit a targeted population of residents including seniors and persons with disabilities. 39% of the residents within the census tract are Hispanic, 21% are under the age of 18, and 15% over the age of 65.

Maricopa: 14% of the funds will benefit 76 persons of whom 100% are low and moderate income. 27%

of the residents within the Heritage District are Hispanic, 32% are under the age of 18, and 6% over the age of 65.

100% of the HOME funds will be to develop affordable housing. The proposed projects will be located on the western portion of Pinal County. All housing projects will be income based and provide benefit only to low and moderate income households.

100% of the ESG funds will be used to benefit persons experiencing homelessness.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 9.01	7
County-wide	60
City of Eloy	13
Town of Florence	
Town of Mammoth	7
City of Maricopa	
Census Tract 9.02	
Heritage District	14

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

When Pinal County became an entitlement community, invitations were extended to local jurisdictions to join the effort. The Pinal County Board of Supervisors held numerous meetings to discuss how those communities might receive funds. Although a calculation was originally created based upon housing conditions and low income population figures, the communities ultimately requested an equal distribution of funding based upon their proportionate share contributed to the total Pinal County allocation as determined by HUD.

However, due to high construction costs, beginning in the FY22, Pinal County advised the participating communities, we preferred to see larger projects with greater impact and would not require the equal distribution of the funds. In addition, the City of Maricopa qualified for entitlement status. However, they do not have the capacity to manage a program on their own. Therefore, in lieu of a participation agreement, Maricopa executed a Joint Agreement with Pinal County which secured the full amount of their allocation less the administrative and planning set aside.

Each community was still required to submit an eligible project by March 7, 2022. These communities identified their projects under the citizen participation process and their local governing boards made

final decision. These projects were to have met the CDBG program requirements and provide benefit to low and moderate income persons.

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

Pinal County also issued an RFP for housing development projects. Three projects were submitted and evaluated for funding under the FY20, 21, 22, and 23 years. Based on the proposed projects and timeline for completion projects were allocated accordingly.

Pinal County accepted requests for funding under the ESG program. Requests were to be submitted by March 7, 2022. Two projects from two partnering nonprofit agencies were submitted and determined eligible. Pinal County will provide funding for these projects.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	6
Special-Needs	0
Total	6

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	6

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

Discussion

Low-income families, particularly people with disabilities or elderly citizens, live in substandard housing conditions. Blight is a significant issue throughout the county; of 1,200 cases that went to county hearings for code violations, approximately 200 were those of elderly people who cannot afford to fix their homes. The county's rehabilitation program will offer support to citizens.

Under the requirements of the HOME program, 15% of the funding will go to working with a Community Housing Development Organization. Pinal County issued an RFP for housing development projects. Three projects were submitted and evaluated for funding under the FY20, 21, 22, and 23 years. Based on the proposed projects and timeline for completion projects were allocated accordingly.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

The Pinal County PHA is not a troubled agency.

Discussion

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

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

Introduction

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

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

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

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

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

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

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

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

individual needs

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In addition to offering a preference point for homeless public housing applicants, the County's Housing Department is applying for the Veteran Affairs Supportive Housing (VASH) funding for homeless veterans. The county is also restarting a pilot VASH program in Pinal with four VASH cash vouchers from

Tucson. There are currently seven qualified veterans on the waitlist for this funding; in year one, at least four will get vouchers once the MOU with Tucson is finalized.

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

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

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

Discussion

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

The county's Housing Department is a member of several coalitions that work together to improve the lives of homeless and low- to moderate-income people in the community. Through these partnerships and networks, the county can help multiply the benefits individual agencies can offer.

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

can adapt practices to the unique needs of the county.

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

Pinal County's one-year goals to address homelessness include: improve existing shelter facilities by funding a project under FY22 ESG; provide emergency shelter funding with FY22 ESG funds; expand the coordinated entry system by creating public information materials, evaluate HMIS data, and increase the number of access points; improve case conferencing process by evaluating and updating procedures and processes; and improve access to affordable housing by funding affordable housing activities with FY22 HOME and FY21 HOME-ARP funds.

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

Introduction:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discussion:

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

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

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

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

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

1. GOAL: Increase capacity for and coordination of affordable housing programs and projects. Evaluate and establish processes, Create formal and informal organizational structures to support housing policies and activities, Develop education materials and outreach activities to support housing policies and action, and Support processes, organizational structure and education efforts through continued evaluation of housing conditions.

1. GOAL: Increase the availability of and access to a variety of funding resources. Increase the amount of non-local funding sources invested in housing, and Reduce reliance on non-local funding sources by establishing local funding sources and mechanisms.

1. GOAL: Increase the availability and dedication of land for future affordable housing production. Acquire and contribute land as a mechanism to ensure housing availability and affordability, and Expand the potential for privately-owned parcels to contribute to housing availability and affordability.

1. GOAL: Incorporate affordable housing and housing affordability into planning and zoning processes and decisions. Establish processes to promote housing quality, variety, and affordability, Continually examine housing affordability through assessment of policies and standards, Incorporate policies and mechanisms that promote housing availability and affordability into local/county codes, standards, and related requirements, Expand the potential for additional housing availability and affordability through cooperation and expedition, Provide for a variety of uses that promote housing availability and affordability through zoning, Identify incentives to encourage housing availability and affordability, and Encourage affordable housing development.

1. GOAL: Encourage private investment in affordable housing. Encourage partnerships that will lead to additional affordable housing development and investment, Create incentives for private-sector investment in affordable housing, and Provide opportunities for private-sector investment and development.

1. GOAL: Develop and deliver community-based programs. Create administrative structures that support and encourage housing variety, quality, and affordability, Develop and implement programs to serve households in need of quality affordable housing, and Support and sponsor activities that expand household capacity to become self-sufficient.

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

Actions planned to foster and maintain affordable housing

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

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

projects, e.g. tiny home project, Habitat for Humanity.

Actions planned to reduce lead-based paint hazards

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

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

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

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

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

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

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

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

Discussion:

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

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

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	89.00%

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

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

Pinal County will work with developers to build affordable housing. A requirement is the developer must provide match to the project in the form of cash or in-kind.

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

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

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

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

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

FY2020 is the first year Pinal County will receive HOME funds. Policies and procedures for recaptured funds under the affordable housing development project have been developed.

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

Recapture Provision - If the homeowner sells the property during the affordability period, some or all of the HOME direct subsidy assistance provided to the homebuyer may be recaptured by the County. A direct subsidy consists of any financial assistance that reduces the purchase price from fair market value to an affordable price, or otherwise directly subsidizes the purchase (e.g. down payment or closing cost assistance).

Direct subsidy financial assistance shall be in the form of a Forgivable Deferred Payment Loan (FDPL) for the full amount of direct assistance provided to the homeowner. The loan shall be non-interest bearing and shall be secured with a deed of trust and promissory note (lien on property) to be recorded by the Pinal County Recorder, and in effect for the duration of the affordability period.

In the event the homeowner sells the HOME assisted property during the period of affordability, the County shall require repayment of the entire amount of direct subsidy provided to the homebuyer at the time of purchase. However, if there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the County shall only recapture the amount of the net proceeds, if any. Net proceeds of a sale are the sales price minus non-HOME loan repayments and any closing costs.

At the conclusion of the affordability period, the full amount of the loan will be forgiven and the County will record a release of lien with the Pinal County Recorder.

Only direct financial assistance provided to the homebuyer at the time of purchase may be recaptured.

Development subsidies are not subject to recapture.

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

Pinal County does not plan to use HOME funds to refinance existing debt under the FY2022 AAP.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

ESG written standards can be found at:

<https://www.pinalcountyz.gov/GRANTS/Pages/NoticesDocuments.aspx>

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Pinal County's Coalition to End Homelessness annually adopts Coordinated Entry Procedures. The Coordinated Entry System is made up of five agencies providing eight public access points. Persons experiencing homelessness may receive services at any of the access points. There are five phases to the CE system. Phase 1: pre-screening, phase 2: diversion, phase 3: initial assessment, completion of the VI-SPDAT, and referral, phase 4: prioritization and inclusion on the by-name-list, and finally phase 5: entry into housing programs and services. The priorities of the PCCEH for receiving services are based on 1) chronic homelessness, 2) length of time homeless, and 3) VI-SPDAT score. The PCCEH has also established procedures for victims of domestic violence.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Pinal County posted a letter of interest for any area non-profit, unit of local government, or faith-based organization who serve the homeless to submit a request for funding. Based on applications received, projects were identified.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Pinal County is the lead agency and administrator for the Pinal County Coalition to End

Homelessness. Within this coalition, several organizations have employees or participants who are currently or formerly homeless. They participate in all activities of the coalition including but not limited to consultation when Pinal County established the ESG guidelines.

5. Describe performance standards for evaluating ESG.

Pinal County, when funding a subrecipient to complete specific activities with ESG funds, will conduct site visits, require quarterly reports, and will monitor the progress of the activity. A subrecipient agreement will be executed prior to the start of the project and will include specific tasks required to be completed including participation in the Pinal County Coalition to End Homelessness, the use of the Arizona Department of Housing HMIS system, and other methods to be able to track outcomes as a result of the project.

