

City of Yuma

Yuma County HOME Consortium



CITY OF
Yuma

Neighborhood Services

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DRAFT

2024
CDBG & HOME
Annual Action
Plan

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Note on Formatting

The U.S. Department of Housing and Urban Development (HUD) requires recipients of HOME Investment (HOME), Community Development Block Grant (CDBG), and Emergency Solutions Grant (ESG) funding to submit the Five-Year Consolidated Plan and Annual Action Plan electronically, using an automated tool in a template prescribed by HUD. The following Plan is the downloaded version of that electronic template (with formatting improvements).

Executive Summary

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

1. Introduction

As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership funds, each year the City of Yuma, Arizona is required to submit an Annual Action Plan (AAP) under Federal Regulations at 24 CFR Part 91. The purpose of the Annual Action Plan is to describe the goals, objectives, and anticipated outcomes for the year. The Action Plan must detail the specific allocation and utilization of funds throughout the program year. For planning purposes, this draft was written using estimated allocation amounts and will be updated as soon as HUD provides allocation amounts.

The City of Yuma (City) is in the 4th year of implementation of the 2021-2025 Consolidated Plan. As a CDBG entitlement community, the City will receive an estimated \$890,871 from the Department of Housing and Urban Development (HUD) for Program Year (PY) 2024. These funds will be used to meet the goals and objectives established in the Consolidated Plan. The primary objective for the use of CDBG funds is to improve living conditions for low- and moderate-income (LMI) persons. CDBG funds must be used within the City of Yuma boundaries.

In 2017, the Yuma County HOME Consortium (YCHC) was approved by HUD as a participating jurisdiction to receive annual allocations of HOME Investment Partnership funds. The City of Yuma is the lead entity for the YCHC. The consortium includes the City of Yuma, Yuma County, City of Somerton, City of San Luis and the Town of Wellton. The consortium will receive an estimated \$378,564 in HOME funds. The primary objective for the use of HOME is to create affordable housing for LMI households throughout Yuma County.

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.

Goals for 2021-2025 Consolidated Plan

Goal 1. Increase affordable rental housing options through the creation of new units and tenant-based rental assistance.

Goal 2. Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications.

Goal 3. Facilitate homeownership options through down payment assistance, financial counseling, and/or support the creation of more diverse and affordable housing products.

Goal 4. Support low- and moderate-income families through public services including, but not limited to, childcare and afterschool programming, nutrition and food assistance, and public facility improvements.

Goal 5. Provide supportive services to low-income households, people with special needs, and the homeless.

Goal 6. Improve community infrastructure in qualified neighborhoods to support community revitalization and housing affordability.

Goal 7. Continue to improve the quality of neighborhoods with low-income concentrations.

With PY 2024-25 (Year 4 of the Consolidated Plan) funds, the YCHC and its partners plan to use HOME to accomplish the following throughout Yuma County:

- Develop 2 HOME-assisted rentals within a 60-unit apartment complex (if LIHTC is not awarded, funds will be added to owner occupied rehabilitation)
- Rehabilitate up to 6 owner-occupied homes
- Develop 1 CHDO housing unit

Using CDBG, the City of Yuma and its subrecipients plan to accomplish the following within the city:

- Rehabilitate up to 6 homes owner-occupied housing units
- Make minor improvements on 12 affordable rental units
- Administer a Homeless Outreach Program
- Conduct Fair Housing tests and enforcement; provide Fair Housing Counseling; hold Fair Housing clinics; and print and/or video public service announcements via social media and other media
- Provide Housing Counseling Services to prevent foreclosure and evictions
- Continue Mesa Heights Neighborhood Revitalization, including public infrastructure improvements to support the development of 80 affordable rental units, code enforcement and small business façade improvements. These activities will benefit all 4,770 people that reside in the Mesa Heights Neighborhood.
- Assist 4 microenterprises with business counseling and technical assistance

3. Evaluation of past performance

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

At the end of each program year, the City is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER summarizes the accomplishments made that year and the progress made towards the goals established in the Consolidated Plan. The CAPER submitted in September 2023 reported on PY 2022 (7/1/22 – 6/30/23). Tables A – C below summarize the accomplishments made with CDBG and HOME funds in PY 2022 as reported in the CAPER.

Goals	Performance Objective	Activity	5 Year Goals	2022 Goals	2022 Accomplishments	People Served Income Levels	Funds Expended 2022
Increase affordable rental housing options through the creation of new units and tenant-based rental assistance.	Provide Decent Affordable housing	Tenant Based Rental Assistance	60 households	30 households	17 households	7 Ext Low 10 Very Low	233,946
		Rental Housing Development (CHDO)	5 housing units	1 housing unit	Predevelopment process	0	0
Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications	Provide decent Affordable housing	Housing Rehabilitation	40 housing units	0 housing units	2 housing units	2 Low	59,861
Facilitate homeownership options through down payment assistance, financial counseling, and/or supporting the creation of more diverse and affordable housing products.	Provide decent affordable housing	Down Payment Assistance	20 households	0 households			0

Table A – PY 22/23 Summary HOME Goals and Accomplishments

Goals	Performance Objective	Activity	5 Year Goals	2022 Accomplishments	People Served Income Levels	Expended 2022
Increase affordable rental housing options through the creation of new units and tenant based rental assistance.	Provide decent affordable housing	Rental Housing Development	12 household units	Planning Underway		79,488

Table B – PY 22/23 Summary HOME-ARP Goals and Accomplishments

Activity	Performance Objective	National Objective	2022 Goals	2022 Accomplishments	People Served Income Levels	Funds Expended 2022
Safe House COVID-19 Prevention	Create suitable living environment	LMC	200 people	264 people	252 Ext Low 9 Low 1 Mod 2 Non-LMI	57,000
Adult Daybreak Facility Improvements	Create suitable living environment	LMC	54 people	68 people	68 Low	148,785

Table C – Summary CDBG-CV Goals and Accomplishments

Goals	Performance Objective	Activity	Nat'l Obj	5 Year Goals	2022 Goals	2022 Accomplishments	People Served Income Levels	Expended 2022
Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications.	Create Suitable Living Environment	Housing Rehabilitation	LMH	35 hsg units	6 housing units	4 housing units	3 Mod 1 Low	399,865
Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications. Support low and moderate-income families through public services including, but not limited to, childcare and after school programming, nutrition and food assistance and public facility improvements.	Create Suitable Living Environment	Housing Rehabilitation – Mesa Heights	LMH	5 hsg units	1 housing unit	2 housing units	1 Mod 1 Non-LMI	125,507
		Fair Housing Activities	N/A	6,000 people	6,000 people		N/A – Pln/Admin	19,416
Support low and moderate-income families through public services including, but not limited to, childcare and after school programming, nutrition and food assistance and public facility improvements. Improve community infrastructure in qualified neighborhoods to support community revitalization and housing affordability.	Create Suitable Living Environment	WACOG Housing Counseling	LMC	90 households	30 households	8 households	4 Ext Low 3 Mod 1 Non-LMI	5,121
		Crossroads Mission-Homeless Eating Healthy Program	LMC	500 People	500 People	2,192 People	2,192 Ext Low	40,000
		Mesa Heights Neighborhood Sports Program	LMA	100 People	100 People	718 People	2,180 LMI 1,675 Non LMI	62,000
		Carver Park Restrooms	LMA	4,950 people	4,950 People	Population –4,955 60.51% Low Mod	2,995 Low Mod Non-LMI 1,955	54,036
Improve community infrastructure in qualified neighborhoods to support community revitalization and housing affordability. Continue to improve the quality of neighborhoods with low-income concentrations	Create Suitable Living Environment	Joe Henry Park Restrooms	LMA	3,855 People	3,855 People	Population – 3,855 56.55% LMI	2,180 LMI 1,675 Non-LMI	113,903
		Code Enforcement/Rental Inspection Program	LMA	9,055 people	9,055 people	Population – 9,055, 57.92% LMI	5,245 LMI 3,810 Non-LMI	74,084
		Voluntary Demolition Program	SBS	5 hsg units	2 hsg units		N/A	0
Continue to improve the quality of neighborhoods with low-income concentrations. Provide Public Services for LMI people.	Create suitable Living environment	MHN Outreach	LMA	3,855 people	3,855 people	Population – 3,855 56.55% LMI	2,180 LMI 1,675 Non-LMI	255
		MHN Cleanup	LMA	3,855 people	3,855 people	Population – 3,855 56.55% LMI	2,180 LMI 1,675 Non-LMI	1,950
		MHN Façade Improvements	LMA	2 businesses	2 businesses	2 business	N/A	54,653
		SHINE Childcare Center	LMC	30 households	30 households	39 households	34 Ext Low 2 Low 3 Mod	4,498

Table D – Summary CDBG Goals and Accomplishments

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City provided several opportunities for consultation and input on the Action Plan, including notices published in the Yuma Sun and Bajo el Sol newspapers, posted on the City of Yuma website, and emailed to area nonprofit organizations and other interested parties. Additionally, there were public hearings and consultations with the CDBG Citizen Advisory Committee and Yuma County HOME Consortium board. See Table 4 in Section AP-12 for more detailed information.

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.

The following comments were received during the Citizen Participation process:

There is a lack of affordable rental housing. Recently there has been an increase in the elderly population needing rental assistance and help finding affordable housing.

Organizations that received federal funds to administer housing rehabilitation have found it very difficult to attract contractors to bid on projects. An increasing number of low-and moderate-income homeowners are requesting assistance with housing rehabilitation. There are approximately 120 homeowners on Yuma County's Rehabilitation Program waitlist and it is steadily growing. At least 40 applicants were added to the waitlist this year. Yuma County has noticed a growing need for housing rehabilitation and replacement of old mobile homes.

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

All comments received were taken into consideration when determining which applications to fund.

7. Summary

The 2024 Annual Action Plan addresses the goals and objectives in the Consolidated Plan for the use of CDBG and HOME funds. The City followed the Citizen Participation Plan and there were several opportunities for the public to provide input. The CDBG Citizen Advisory Committee and members of the Yuma County HOME Consortium were an integral part of the Citizen Participation process.

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Yuma, AZ	
CDBG Administrator	Yuma, AZ	Planning & Neighborhood Services Department, Neighborhood Services Division
HOME Administrator	Yuma, AZ	Planning & Neighborhood Services Department, Neighborhood Services Division

Table 1 – Responsible Agencies

Narrative

The lead agency that prepared the PY 2024 Annual Action Plan was the City of Yuma Planning and Neighborhood Services Department, Neighborhood Services Division. The Division is responsible for the administration of the City’s CDBG Program and the Yuma County HOME Consortium’s HOME Investment Partnership Program.

Consolidated Plan Public Contact Information

For questions regarding the PY 2024 Annual Action Plan, or questions relating to the CDBG or HOME Programs, contact the Program Administrator:

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

1. Introduction

This section describes the consultation efforts undertaken to: 1) Coordinate the development of the Annual Action Plan with the efforts of housing providers, social service providers, health care current providers, and relevant government agencies; 2) Coordinate the development of the Annual Plan with current Continuum of Care efforts; 3) Elicit public input.

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)).

The City of Yuma maintains partnerships with several nonprofit organizations and groups to implement the Consolidated Plan goals. Yuma is a relatively small community with limited resources, so local nonprofit organizations work closely together to reduce duplication of services.

The Yuma Coalition to End Homelessness (YCEH) holds bi-monthly meetings at Yuma City Hall. They are well attended by social service, housing, mental health, and veteran service providers, along with local government representatives. The meetings offer opportunities for: discussions on homeless prevention strategies; networking on homelessness issues; receiving updates on new services; and staying informed on funding opportunities. ACHIEVE Human Services coordinates the YCEH. City staff serves on the Strategic Planning Committee and participates in the Point-in-Time count.

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

The YCEH is a member of the Arizona Balance of State Continuum of Care (BOSCoC). Members of YCEH that have access to the Homeless Management Information System (HMIS) meet regularly for case conferencing. These meetings coordinate efforts between homeless service providers, mental health, veterans, housing, and other social services agencies to determine what services are needed by homeless people.

The City supports homeless service providers with CDBG and HOME funding. This year, CDBG funds will be used for a Homeless Outreach Program administered by Crossroads Mission. The objective of the program is to establish rapport with unsheltered people to encourage participation in services and case management to ultimately get them into permanent housing. Catholic Community Services and the Housing Authority of the City of Yuma will continue to use HOME funding to provide Tenant-Based Rental Assistance to people experiencing homelessness or at risk of becoming homeless.

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

Not applicable. The City does not receive ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Please see the following table for agencies, groups, committees, and organizations who participated in the process and consultations.

1	Agency/Group/Organization	ACHIEVE Human Services
	Agency/Group/Organization Type	Housing, Services – Persons with Disabilities, Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment, Homeless Needs – Chronically Homeless, Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through dialogue at Yuma Coalition to End Homelessness (YCEH) meetings.

2	Agency/Group/Organization	Catholic Community Services
	Agency/Group/Organization Type	Services-Housing, Services-Victims of Domestic Violence, Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with children, Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through continuous staff dialogue and participation at bi-monthly YCEH meetings.
3	Agency/Group/Organization	Yuma Coalition to End Homelessness (YCEH)
	Agency/Group/Organization Type	Services – Homeless, Planning Organization, Regional Organization COC
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless, Homeless Needs – Veterans, Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was provided during bi-monthly YCEH meetings.
4	Agency/Group/Organization	Yuma County
	Agency/Group/Organization Type	Other Government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through attendance at a public hearing and ongoing staff dialogue.
5	Agency/Group/Organization	City of San Luis
	Agency/Group/Organization Type	Other Government – Local
	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?	Consultation at Yuma County HOME Consortium meetings concerning affordable housing needs throughout Yuma County.
6	Agency/Group/Organization	City of Somerton
	Agency/Group/Organization Type	Other Government – Local
	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?	Consultation at Yuma County HOME Consortium meetings concerning affordable housing needs throughout Yuma County.
7	Agency/Group/Organization	Town of Wellton
	Agency/Group/Organization Type	Other Government – Local
	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?	Consultation at Yuma County HOME Consortium meetings concerning affordable housing needs throughout Yuma County.

8	Agency/Group/Organization	Western AZ Council of Governments (WACOG)
	Agency/Group/Organization Type	Housing, Services – Housing, Services – Children Services – Elderly Persons, Services - Education Services – Fair Housing, Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Homelessness Strategy, Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through staff dialogue and consultation during bi-monthly YCEH meetings.
9	Agency/Group/Organization	City of Yuma Housing Authority
	Agency/Group/Organization Type	Housing, PHA, Services – Housing, Services – Education, Services – Employment
	What section of the Plan was addressed by Consultation?	Public Housing Needs, Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing staff dialogue. Staff also provided input by email.
10	Agency/Group/Organization	National Community Health Partners (NCHP)
	Agency/Group/Organization Type	Housing, Services – Persons with Disabilities, Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Non-Homeless Special Needs, 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?	Consultation was provided during bi-monthly YCEH meetings.
11	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Services – Housing, Services – Children, Services – Elderly Persons, Services – homeless
	What section of the Plan was addressed by Consultation?	Homeless Special Needs, Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was provided during bi-monthly YCEH meetings.
12	Agency/Group/Organization	Crossroads Mission
	Agency/Group/Organization Type	Services – Housing, Services – homeless, Services – Education, Services – Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless, Homeless Needs – Families with children, Homeless Needs – Unaccompanied youth, Homelessness Strategy, Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Crossroads Mission was consulted through staff dialogue, and participation in the YCEH meetings.

Table 2 – Agencies, groups, organizations who participated

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

All known local social service and housing organizations were invited to public hearings and to submit CDBG and HOME grant applications. No relevant agencies were intentionally excluded from the consultation process.

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?
General Plan – Housing & Redevelopment Elements	City of Yuma	Many of the goals in the City’s General Plan align with the Consolidated Plan - the need for affordable housing, housing rehab, neighborhood revitalization, and code enforcement.
Analysis of Impediments to Fair Housing Choice	City of Yuma	Reduce impediments to fair housing choice for residents by aligning its fair housing efforts with recommendations made in the AI.
Continuum of Care	AZ Dept of Housing, Yuma Coalition to End Homelessness	The City of Yuma aligned its homeless strategies with the Balance of State’s homeless strategies.

Table 3 – Other local / regional / federal planning efforts

Narrative

The City solicited public comments on the PY 2024 Action Plan in accordance with its Citizen Participation Plan. Public notices were published in English in the Yuma Sun and in Spanish in the Bajo el Sol. Public hearings and meetings were held both virtually and in person to gather input from citizens, nonprofit organizations, and public agencies. The CDBG Citizens Advisory Committee reviewed applications, heard applicant presentations, and provided recommendations for staff to present to the City Council. The Yuma County HOME Consortium reviewed applications and held discussions before determining funding allocations.

AP-12 Participation - 91.401, 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 City provides several opportunities for input from citizens, local governmental agencies and nonprofit organizations, including homeless providers, housing agencies, mental health agencies, education, senior care, and other social service agencies. To ensure broad citizen participation, the community was given various opportunities to comment while the plan was being developed.

The draft was available for comment for more than 30 days. Notices were published in English in the Yuma Sun and in Spanish in the Bajo el Sol newspapers. Consultation included: public hearings; flyers emailed to 87 organizations, residents, and stakeholders that have shown interest in the program and to all YCEH members. Flyers were posted at City Hall and the Housing Authority of the City of Yuma.

Accommodations were made available for disabled people and those with Limited English Proficiency to provide input. Spanish-speaking staff was available for translation during meetings. Meetings were held at a time of day that would enable working members of the public to participate.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (if applicable)
1	Other Direct Emailing	Other Nonprofit Organizations and other interested stakeholders	Flyers sent to 87 parties on the CDBG/HOME email list and to the YCEH email lists, and public agencies to post in their facilities. Flyers included the schedule, available funding, invitation to apply for grant funds and participate in the process.	To be determined	N/A	
2	Newspaper Ad	Non-targeted/ broad community Non-English Speaking: Spanish	Public Notices in English and Spanish newspapers announcing public hearings, one-on-one application technical assistance and how to provide comments on the Action Plan.	To be determined	N/A	
3	Public Hearing	Non-targeted/broad community	At the beginning of the process, the City held a virtual and in-person public hearing to solicit input on the development of this Action Plan. There were three attendees.	There is a shortage of affordable rental units, lack of affordable housing for the elderly, and difficulty getting enough contractors to bid on housing rehabilitation programs.	N/A	
4	Public Meeting	Non-targeted/ broad community	Held one-on-one HOME and CDBG application technical assistance.	To be determined	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (if applicable)
5	Public Meeting	Non-targeted/ broad community	Staff will give a presentation to City Council on the Action Plan including funding proposals and recommendations for CDBG and HOME. The meeting was open to the public, televised and live-streamed. The public could participate in-person or virtually.	To be determined	N/A	
6	Newspaper Ad	Non-targeted/ broad community Non-English Speaking- Spanish	A summary of the draft AAP and opportunity to give input and an invitation to a Public Hearing was published in the Yuma Sun & Bajo el Sol (Spanish). The draft plan was available on the City website and hard copies were placed in locations throughout Yuma County for public review.	To be determined	N/A	
7	Public Hearing	Non-targeted/ broad community	A public hearing was held to give a summary of the draft AAP. Attendees were given opportunity to comment on the draft.	To be determined	N/A	
8	Public Meeting	Non-targeted/ broad community	Staff presented the final Action Plan to City Council for approval. The meeting was televised, live-streamed and available virtually. Comments could be provided virtually or in-person.	To be determined	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

In PY 2024 (Year 4 of the 2021-2025 Consolidated Plan), the City of Yuma expects to receive \$890,871 in CDBG and \$53,347 from previous years is being re-programmed. The YCHC expects to receive \$378,564 in HOME funds and \$197,854 in HOME from previous years is being re-programmed.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income: \$	Prior Year Resources:	Total: \$		
CDBG	Public - Federal	Admin & Planning Housing Public Services Public Infrastructure	890,871 estimate	0	53,347	944,218	890,871 estimate	CDBG will be used for housing rehabilitation, code enforcement, public infrastructure, public services, and microenterprise assistance
HOME	Public - Federal	Admin & Planning New Rental Construction	378,564 estimate	0	197,854	576,418	378,564 estimate	HOME will be used for affordable rental housing development and housing rehabilitation

Table 2 - Expected Resources – Priority Table

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

The City of Yuma will leverage a combination of federal, state, local and private funds to address priority needs and objectives identified in this Action Plan. The City will provide over \$444,060 of the City's general fund to support Neighborhood Services operations to implement goals outlined in the Consolidated Plan. The City will also provide City general funds totaling \$94,880 to Catholic Community Services Safe House to assist victims of domestic violence, the Crossroads Mission Detox Program, and Amberly's Place Victims Advocacy Center to assist abused victims.

HOME Match Requirements – The YCHC has received a 100% match reduction each year since its first allocation in 2017 and expects to receive the same for 2024. This means that HUD waived 100% of the match requirements for the YCHC. Subrecipients and Community Housing Development Organization's (CHDO) are encouraged to provide matching funds, despite the waiver. Any HOME-eligible match that is provided this year will be "banked" for a future year.

In PY 2018, the YCHC allocated HOME funds to the Arizona Housing Development Corporation (AHDC) to acquire property to construct three rental homes on Magnolia Avenue. AHDC received \$572,043 from Cenpatico (now called Arizona Complete Health) to construct the units. If the YCHC does not receive a 100% match reduction this year, a portion of these matching funds will be used to satisfy the PY 2024 match obligation.

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

The City owns three properties on Arizona Avenue in the Mesa Heights NRSA. The first is a 15-unit apartment complex 20th Street and a triplex at 23rd Street. Both are managed by the Housing Authority of the City of Yuma (HACY) and are used for affordable housing. Planning is underway to rehab these units using non-federal funds to continue to provide rental affordable housing.

The City recently conveyed surplus property on the corner of 18th Street and Arizona Avenue to the Arizona Housing Development Corporation (AHDC) for the development of affordable housing. AHDC proposes to build 6 units on this property, plans were recently submitted for plan review. The units will only be available to low to moderate income households that receive varying types of tenant based rental assistance. Construction drawings are currently under review for permit approval.

Discussion

The City continuously explores new grant opportunities, partnerships, and private investment to supplement HOME and CDBG funds to address the needs outlined in the 2021-2025 Consolidated Plan and to continue revitalization efforts in the Mesa Heights Neighborhood Revitalization Area.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improvements to Existing Rental and Owner Housing	2021	2025	Affordable Housing Non-Homeless Special Needs	City of Yuma: Citywide	Housing Repairs and Accessibility Modifications	CDBG - \$436,044 HOME - \$281,777	Homeowner Housing Rehabilitated – 6 Housing Units Rental Housing Rehabilitated: 12 Housing Units
2	Improvements to Low-income Neighborhoods	2021	2025	Non-Housing Community Development	Mesa Heights Carver Park Yuma High Neighborhoods	Community Development & Neighborhood Revitalization	CDBG - \$75,000	Housing Code Enforcement/ Foreclosed Property Care – 4,375 Household Units
3	Increase Affordable Rental Housing	2021	2025	Affordable Housing	Yuma County	Affordable Rentals	HOME - \$200,000	Rental units constructed: 60 Household Housing Units
4	Public Services for LMI Families	2021	2025	Non-Housing Community Development	City of Yuma: Citywide	Public Services	CDBG - \$90,000	Public service activities other than LMI Housing Benefit – 98 Persons Assisted
5	Supportive Services for Low-income households	2021	2025	Homeless, Non-Homeless Special Needs, Non-Housing Community Development	City of Yuma: Citywide	Public Services	CDBG - \$40,000	Public service activities other than LMI Housing Benefit – 200 Persons Assisted
6	Improvements to Community Infrastructure	2021	2025	Non-Housing Community Development	Mesa Heights	Affordable Rentals and TBRA	CDBG - \$130,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 80 Households Assisted
7	Administer CDBG/HOME & Fund Planning/Fair Housing	2021	2025	Administration & Planning	City of Yuma: Citywide Yuma County	N/A	CDBG - \$173,174 HOME - \$37,856 estimates	CDBG includes Fair Housing

Goal Descriptions

1	Goal Name	Improvements to Existing Rental and Owner Housing
	Goal Description	Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications.
2	Goal Name	Improvements to Low Income Neighborhoods
	Goal Description	Continue to improve the quality of neighborhoods with low-income concentrations. This will include code enforcement, rental inspection, neighborhood clean-up, and property improvement programs in neighborhoods with more than 51% LMI people. The City is making targeted efforts to improve the safety and security of these areas.
3	Goal Name	Increase Affordable Rental Housing
	Goal Description	Increase affordable rental housing options through the creation of new units.
4	Goal Name	Supportive Services for Low Income Households
	Goal Description	Provide supportive services to low-income households, people with special needs, and the homeless.
5	Goal Name	Supportive Services for Low Income Households
	Goal Description	Provide supportive services to low income households, people with special needs, and the homeless.
6	Goal Name	Improvements to Community Infrastructure
	Goal Description	Improve community infrastructure in qualified neighborhoods to support community revitalization and housing affordability.
7	Goal Name	Administer CDBG/HOME & Fund Planning/Fair Housing
	Goal Description	Administer CDBG and HOME and fund planning and fair housing activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

CHDO funds will be set-aside for an affordable housing project. Fortuna Palms will use HOME funds to develop 60 affordable housing units that will be rented to low-income households.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section describes the projects that the City of Yuma and the HOME Consortium will undertake with CDBG and HOME funds. The PY 2024 CDBG allocation is estimated to be \$890,871. Any CDBG program income collected will be reported and allocated to CDBG-eligible activities. The Yuma County HOME Consortium expects to receive \$378,564. The required 15% CHDO set-aside is \$56,784.60. No program income is expected.

#	Project Name
1	Housing Rehabilitation – City of Yuma
2	Code Enforcement/Rental Inspection – City of Yuma
3	Achieve, LNR1-Apartment Window Replacement
4	Mesa Heights Neighborhood Infrastructure - Supporting Housing Development – Vistara
5	Homeless Outreach Program - Crossroads Mission
6	Housing Counseling - WACOG
7	Arizona Western College-SBDC
8	CDBG Program Administration – City of Yuma
9	Fair Housing – Southwest Fair Housing Council
10	Affordable Housing Development Project
11	Fortuna Palms Apartments-Danco Communities
12	Housing Rehabilitation – Yuma County
13	HOME Planning & Administration – City of Yuma

Table 3 – Project Information

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

The allocation priorities are outlined in the 2021-2025 Consolidated Plan and are being implemented in the 2024 Action Plan. These priorities were developed with input from citizens, local public agencies, and nonprofit organizations based on what their clients are experiencing. The City and the YCHC are committed to meeting the underserved needs in the community.

The primary obstacle to meeting needs is insufficient funding for housing and non-housing activities. In May of 2021, HUD staff notified the City that there was an error in the 2017-2020 HOME formula. HUD fixed the formula for 2021 allocations. From 2017-2020 HUD over-allocated HOME to the YCHC. In 2022, HUD Headquarters staff explained that they were required to recapture the overages, which caused the YCHC's allocation to be reduced for four years (2022 – 2025). The past three HOME allocations were: 2022 - \$411,329; 2023 - \$378,564; and 2024 estimate - \$378,564. These reductions have eviscerated the primary tool needed to address the affordable housing issue in Yuma County.

The funding requests exceeded estimated amount by a significant margin. After setting aside a 10% for Planning & Administration, only \$340,708 was available for HOME projects. The YCHC board decided to allocate funds to the Fortuna Palms affordable rental project and housing rehabilitation. Since the CHDO set-aside is so small this year, the CHDO set-aside will be combined with next year's set-aside to develop one affordable housing unit.

Other obstacles include:

- High costs of rental housing relative to the income of LMI renters
- A loss of naturally occurring affordable housing provided by the private sector due to rising rents
- Lack of accessible housing
- Deferred maintenance on some older rentals
- Limited product diversity in both rental and ownership housing
- The challenge of accumulating a down payment and obtaining a mortgage loan for renters who would like to be homeowners
- The significant increase in the housing market that makes homeownership out of reach for low- and moderate-income families
- Rising rents make units unavailable for voucher holders

The City will continue to pursue additional resources to meet underserved needs and will support funding applications for resources sought by other agencies.

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AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Rehabilitation
	Target Area	City of Yuma: Citywide
	Goals Supported	Improvements to Existing Rental and Owner Housing
	Needs Addressed	Housing Repairs and Accessibility Improvements
	Funding	CDBG: \$363,220 HOME: 281,777
	Description	The City will administer an Owner-Occupied Housing Rehabilitation Program. National objective – LMH, Matrix Code-14A, Rehabilitation: Single-Unit Residential
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	6 low-and moderate-income families
	Location Description	City of Yuma limits
	Planned Activities	Owner-occupied housing rehabilitation, including reconstruction.
2	Project Name	Code Enforcement
	Target Area	Mesa Heights, Yuma High, and Carver Park Neighborhoods
	Goals Supported	Improvements to Low-Income Neighborhoods
	Needs Addressed	Community Development & Neighborhood Revitalization
	Funding	CDBG: \$75,000
	Description	The City will administer a proactive Code Enforcement Program in three low-income areas. National objective – LMA, Matrix Code -15 Code Enforcement
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	4,304 households will benefit. All three low-income neighborhoods have more than 51% LMI people.
	Location Description	Mesa Heights Neighborhood Revitalization Strategy Area has over 56.5% LMI, Carver Park has approximately 60.5% LMI and Yuma High has approximately 57% LMI.
Planned Activities	The Program will address code violations throughout target areas.	

3	Project Name	Achieve Human Services – LNR1 Window Replacement
	Target Area	City of Yuma: Citywide
	Goals Supported	Improvements to Existing Rental and Owner Housing
	Needs Addressed	Housing Repairs
	Funding	CDBG: \$72,824
	Description	Achieve will utilize CDBG funds to replace all windows on a 12-unit multifamily apartment complex, and may make other improvements if funding allows. National objective – LMH, Matrix Code-14B, Rehabilitation: Multi-Unit Residential
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	12 Low-income Households
	Location Description	City of Yuma: Citywide
	Planned Activities	Achieve will replace 52 windows with low E-double pane energy-efficient windows and make other minor improvements as funding allows.
4	Project Name	Mesa Heights Neighborhood Infrastructure - Supporting Housing Development – Vistara
	Target Area	Mesa Heights
	Goals Supported	Increase affordable rental housing
	Needs Addressed	Affordable rental units
	Funding	CDBG: \$130,000
	Description	CDBG funds will be used for public infrastructure improvements that may include sidewalks, curbs, and gutters to support affordable housing development in the Mesa Heights Neighborhood. National Objective – LMA, Matrix Code-03Z (Public Improvements)
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	80 Households assisted
	Location Description	Mesa Heights Neighborhood – 17 th to 18 th Street and Riley Avenue
	Planned Activities	The City will hire a contractor to install public infrastructure needed to support the development of affordable rental housing.

5	Project Name	Homeless Outreach Program - Crossroads Mission
	Target Area	City of Yuma: Citywide
	Goals Supported	Supportive Services for low-income households
	Needs Addressed	Public Services
	Funding	CDBG: \$40,000
	Description	Crossroads Mission will provide a Homeless Outreach Program. The goal is to establish a rapport with unsheltered individuals to get them to participate in available services. National Objective – LMC, Matrix Code - 03T (Homeless Programs)
	Target Date	6/30/25
	Estimate the number and type of families that will benefit from the proposed activities	200 Persons assisted
	Location Description	Crossroads Mission, 944 S. Arizona Avenue
	Planned Activities	Crossroads Mission staff will seek unsheltered homeless people and provide essential needs. They will invite them to the shelter, and provide case management and supportive services with the goal of helping them be permanently housed.
6	Project Name	Housing Counseling - WACOG
	Target Area	City of Yuma: Citywide
	Goals Supported	Public Services for low-and moderate-income families
	Needs Addressed	Public Services
	Funding	CDBG: \$40,000
	Description	WACOG will provide Housing Counseling for low-and moderate-income homeowners and tenants to avoid foreclosure and evictions. National Objective – LMC, Matrix Code – 05U (Housing Counseling)
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	70 Persons assisted
	Location Description	WACOG, 1235 S Redondo Center Drive
	Planned Activities	Housing Counselors will provide one-on-one counseling to homeowners and tenants, with the goal of developing financial management skills and providing resources for rental, mortgage, and utility assistance, to prevent homelessness.

7	Project Name	Small Business Counseling - Arizona Western College-SBDC
	Target Area	City of Yuma: Citywide
	Goals Supported	Public Services for low-and moderate-income families.
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000
	Description	AWC will provide business counseling for low-and-moderate income people to start a small business and microenterprise. National Objective – LMC, Matrix Code – 18C (Economic Development: Microenterprise Assistance)
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	4 businesses assisted
	Location Description	City of Yuma: Citywide
	Planned Activities	The AWC Small Business Development Center will offer one-on-one business counseling to LMI people prepared to start a microenterprise.
8	Project Name	CDBG Program Administration
	Target Area	City of Yuma: Citywide
	Goals Supported	Administer CDBG/HOME and Fund Planning/Fair Housing
	Needs Addressed	Other – Administration & Planning
	Funding	CDBG: \$158,174
	Description	Administration of 2024-2025 CDBG Program. National Objective – N/A, Matrix Code- 21A (General Program Admin)
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Citywide
	Planned Activities	Administration of 2024/2025 CDBG Program

9	Project Name	Fair Housing – Southwest Fair Housing Council
	Target Area	City of Yuma: Citywide
	Goals Supported	Planning & Administration
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Administer a Fair Housing program within the City of Yuma. National Objective – N/A, Matrix Code 21D (Fair Housing Activities Subject to Admin Cap)
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Citywide
Planned Activities	SWFHC will provide outreach, education, testing, and Fair Housing Counseling. They will also coordinate a print and video ad campaign with public service announcements to educate the public on Fair Housing rights.	
10	Project Name	Affordable Housing Development Project-CHDO
	Target Area	City of Yuma: Citywide
	Goals Supported	Increase affordable rental housing
	Needs Addressed	Affordable Rental Units and TBRA
	Funding	HOME: \$56,785
	Description	CHDO funds will be set aside and combined with next year's CHDO set aside to develop an affordable unit that will be sold or rented to a LMI family.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 Household Housing Unit
	Location Description	City of Yuma: Citywide
Planned Activities	Develop 1 affordable housing unit	

11	Project Name	Fortuna Palms Apartments- Danco Communities
	Target Area	Yuma County
	Goals Supported	Increase affordable rental housing
	Needs Addressed	Affordable rental units
	Funding	HOME: \$200,000 contingent on receiving LIHTC allocation
	Description	Danco Communities will develop 60 affordable rental units for low-income households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	60 Household Units
	Location Description	E 35th Pl & S Prescott Ave
	Planned Activities	Develop 60 affordable housing units in the Yuma Foothills
12	Project Name	Housing Rehabilitation – Yuma County
	Target Area	Yuma County
	Goals Supported	Improvements to Existing Rental and Owner Housing
	Needs Addressed	Housing Repairs and Accessibility Improvements
	Funding	HOME: \$200,000 contingent on the Fortuna Palms Project not moving forward
	Description	Yuma County will administer an Owner-Occupied Housing Rehabilitation Program. Matrix Code-14A, Rehabilitation: Single-Unit Residential
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	low-and moderate-income families
	Location Description	Countywide
	Planned Activities	Owner-occupied housing rehabilitation, including reconstruction.

13	Project Name	HOME Planning & Administration
	Target Area	Yuma County
	Goals Supported	Planning and Administration
	Needs Addressed	N/A
	Funding	HOME: \$37,856
	Description	Administer the 2024/2025 HOME Program on behalf of the Yuma County HOME Consortium.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Countywide
	Planned Activities	The City of Yuma, the lead agency for the YCHC will administer the 2024 HOME program.

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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

CDBG. The service area for CDBG funding is restricted to the City of Yuma limits. The Mesa Heights Neighborhood is a HUD-designated Neighborhood Revitalization Strategy Area (NRSA) and is a priority area for the use of CDBG funds. Although efforts in the area are winding down, some of the goals are still being addressed, including Code Enforcement, public infrastructure affordable housing development, and housing rehabilitation. The Mesa Heights Neighborhood currently has a 57% low-and moderate-income population. While the Mesa Heights Neighborhood is a priority, activities are still taking place in the Carver Park Neighborhood with a 61% LMI population and Yuma High Neighborhood which has a 57% LMI population and Citywide.

HOME. The service area for the Yuma County HOME Consortium is Yuma County, including the City of Yuma, Yuma County, the City of Somerton, the City of San Luis, and the Town of Wellton. Activities being funded this year will be available to anyone that lives in Yuma County.

Yuma County HOME Consortium resources are allocated based on funding proposals received. When making funding decisions, geographic distribution is a contributing factor. Decisions are also based on priority needs, the readiness of a project to proceed and the capacity of an organization to successfully complete the proposed project.

Geographic Distribution

Target Area	Percentage of Funds
Mesa Heights	18%
City of Yuma: Citywide	41%
Yuma County (HOME)	41%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Yuma is focusing efforts in areas that have high percentages of low-and moderate-income people. For several years, the City focused efforts in the Carver Park and Yuma High Neighborhoods and continues to maintain them with Code Enforcement. The Mesa Heights Neighborhood was designated as a Neighborhood Revitalization Strategy Area. The area currently, a 57% LMI population, an older housing stock, a need for infrastructure improvements, and more affordable housing.

Discussion

Please see discussion above.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

This section outlines the PY 2024 affordable housing goals year four of the 2021-2025 Consolidated Plan. Tables 5-6 outline the number of households supported with housing and the numbers assisted by program type. This table is inclusive of HOME, CDBG, and the City and County’s Public Housing Authorities’ affordable housing goals.

Please see the AP-35 Projects section to view a detailed description of the projects.

One Year Goals for the Number of Households to be Supported	
Homeless	99
Non-Homeless	2,191
Special-Needs	0
Total	2,290

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,131
The Production of New Units	140
Rehab of Existing Units	19
Acquisition of Existing Units	0
Total	2,290

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The City and its partners will undertake the following affordable housing activities:

- Owner-occupied housing rehabilitation
- Tenant-based rental assistance
- New construction of rental units
- New construction of affordable housing (CHDO Activity)
- Public Infrastructure Improvements to support affordable rental development

The Housing Authority of the City of Yuma and the Yuma County Housing Department will continue to provide affordable rental housing, Housing Choice Vouchers for low-income renters, VASH vouchers for homeless veterans and other special purpose vouchers. They both successfully administer Family Self Sufficiency (FSS) Programs.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

This section summarizes the activities of the Housing Authority of the City of Yuma (HACY) and the Yuma County Housing Department (YCHD) that will support the Action Plan programs.

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

In PY 2024, HACY and the YCHD will provide affordable rental housing to low income-families in the City of Yuma and Yuma County, continue Self Sufficiency programs, and continue to build strong relationships with landlords who accept Section 8 vouchers--all cornerstones of a successful PHA.

At the time this plan was prepared, HACY managed 235 Rental Assistance Demonstration (RAD) units throughout the City. All public housing units have been converted to RAD units. RAD units carry higher rents but have project based vouchers attached, allowing HACY to invest more in capital improvements.

The RAD housing stock is in very good condition. The 20-year capital improvement plan includes improvements to roofing, cabinetry, and energy efficiency.

The Yuma County Housing Department manages 159 public housing units in non-incorporated Yuma County, Somerton, and San Luis.

As discussed throughout this plan, there is a critical need for more landlords to accept vouchers. HACY has had some success offering landlord incentives for participation in the program in the past; however, additional funding is needed for such program to be successful and broadly used. The current market is affecting voucher recipients as they compete with the private market.

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

HACY offers a Family Self Sufficiency (FSS) program to an average of 240 residents in the Housing Choice Voucher (HCV) Program and Project Base Vouchers (PBV) program. The FSS program assists with education, employment, and diverse training programs. In addition, HACY offers a Homeownership Program that encourages families to learn about becoming a first-time homeowner. On average, approximately 25 residents graduate from the FSS program and 8 become homeowners each year.

The Yuma County Housing Department also operates a Family Self-Sufficiency program to participants of the Housing Choice Voucher Program and Public Housing Program. Currently, 150 families are enrolled, an average of 25 participants graduate annually, 7 of them become homeowners, and an average of 5 receive higher education each year.

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

Not applicable. Neither HACY nor the Yuma County Housing Department are designated as a “troubled” PHA. HACY is designated as “high performing” and YCHD is designated as a “Standard performing PHA.”

Discussion

Yuma County currently administers 406 Section 8 Housing Choice Vouchers throughout the County.

HACY is currently managing 1,124 Section 8 Housing Choice Vouchers, 94 project-based vouchers, 235 tenant-based, 14 homeownerships, and 99 special purpose vouchers - for a total of 1,566 vouchers. Currently, the waiting list for vouchers is more than 3 years. As a result, the HCV waiting list has been closed. As rents continue to rise, it becomes increasingly difficult for voucher holders to find affordable rental units.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The City of Yuma is a member of the Yuma Coalition to End Homelessness (YCEH), which is comprised of numerous local agencies that provide homeless services throughout Yuma. The YCEH is committed to assisting individuals and families who become homeless or are at-risk of becoming homeless to gain housing stability, self-sufficiency, and improved quality of life. The YCEH is a part of the Arizona Balance of State Continuum of Care (BOSCoC) whose goal is to prevent and end homelessness.

Arizona Department of Housing (ADOH) contracts with Achieve Human Services to be the lead entity of the local CoC, YCEH, and to implement a Strategic Action Plan to meet the needs of the homeless population in Yuma.

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

Yuma has several agencies that assist unsheltered people with basic needs and information on community resources, including: Achieve Human Services, National Community Health Partners, Housing Authority of the City of Yuma (HACY), Catholic Community Services, Western Arizona Council of Governments (WACOG) and Crossroads Mission. Crossroads Mission will use CDBG funding for a Homeless Street Outreach Program. They will establish communication with unsheltered homeless individuals, encourage them to participate in available services, and provide case management.

The City will continue to participate in the YCEH’s coordination of the annual Point-In-Time (PIT) Count, an unduplicated count of sheltered and unsheltered homeless individuals and families in the community. The YCEH will recruit and train volunteers, establish protocols for distribution and

collection of surveys, and implement a deployment plan to conduct surveys.

The YCEH will continue to identify the needs of the homeless population based on input from homeless providers at YCEH meetings. The City will help coordinate the annual homeless conference for social service organizations to network and be informed on community resources available for homeless people and those at-risk of homelessness. The YCEH has established a diverse, decision-making group to implement an action plan that includes goals and strategies to prevent and end homelessness in Yuma.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to serve the health and welfare of homeless persons by funding agencies that provide emergency shelter and other services. The City will continue to provide general funds to Crossroads Mission for their Detox Center/Shelter and to Catholic Community Services for their Domestic Violence Shelter.

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

CCS will continue to use HOME funding to offer a Tenant Based Rental Assistance (TBRA) Program. Preference will be given to victims of domestic violence with income less than 60% of area median income (AMI) that are ready to leave the Safe House Shelter. Throughout the 12 months of assistance, CCS will perform monthly visits with each family. They will provide support services to help them become stable so they can sustain their housing after their subsidy ends.

HACY will continue their TBRA Program that was funded with HOME in 2021. The program will assist with security and utility deposits, rental and utility subsidies. They will give preference to people that are currently homeless or at-risk of homelessness that have incomes less than 60% of AMI.

In 2021 the YCHC was awarded \$2,730,716 in HOME American Rescue Plan (ARP) funds that will be used to develop affordable rental housing. Although it will not fill the gap in the shortage of affordable rental units in Yuma, it will help reduce the gap. Pre-construction planning and underwriting is currently underway. See the HOME-ARP Allocation Plan at www.yumaaz.gov/government/community-development/neighborhood-services for more information.

The YCEH is comprised of agencies committed to the eradication and prevention of homelessness, including: ACHIEVE Human Services, Salvation Army, National Community Health Partners (NCHP), Western Arizona Council of Governments (WACOG), City of Yuma Housing Authority (HACY), several behavioral health providers, local churches, and others following HUD's Housing First model. These agencies provide permanent and rapid re-housing, housing assistance (rent, utility, and deposit), and housing vouchers for veterans, case management, health services, education/vocational goals,

financial education and planning, and implementing local and state strategies.

The YCEH has Coordinated Entry Procedures, which is a formal referral process that increases the efficiency of the homeless response system by simplifying access to housing and services for people experiencing homelessness; prioritizing housing assistance based on need, and connecting households to the appropriate housing intervention. A Coordinated Entry Committee meets regularly to make sure individuals enrolled in the Homeless Management Information System (HMIS) are referred to agencies with resources to meet their needs. One of the highest priorities for the YCEH is to reduce the number of families with children experiencing homelessness. A City staff member is the YCEH secretary and serves on the Strategic Planning committee to help ensure housing priorities are addressed.

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.

This year, the City and the YCHC will provide CDBG, HOME funds and funding from the City Utility Division for the following programs aimed to prevent homelessness or help the homeless:

- Western Arizona Council of Governments (WACOG) will assist low-to moderate-income (LMI) homeowners with Housing Counseling Services to help prevent foreclosures, homelessness, and evictions.
- Catholic Community Services and Housing Authority of the City of Yuma (HACY) will continue to provide TBRA for very low-income people, with preference given to victims of domestic violence, homeless and at-risk of homelessness
- The City's Utilities Division will provide funds to WACOG to assist low-income people with water utility payments. The Salvation Army and WACOG also offer rent and utility assistance and other supportive services.

Discussion

Through implementation of the YCEH's Strategic Plan and the City of Yuma's Consolidated Plan goals, the community will strive to transition individuals and families from homelessness into stable and affordable housing.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The number of affordable housing units does not meet the needs of many Yuma residents, leading to cost burden. These needs are most acute for renters.

In 2019 there was a 3,734 rental unit shortage for households earning less than \$20,000 in Yuma County. In 2021, this gap decreased to 1,536 units. However, the rate of overcrowding increased from 15.9% to 24.1%.

Between 2019 and 2021 the number of 1-person households in the county decreased by 2,240 and the number of 2-person households decreased by 1,141, while the number of 4-or-more person households increased by 4,536. The decrease in low-income renters combined with the increase in overcrowding point to the consolidation of households as the main driver for the reduction in the rental gap.

This indicates that there is still a large gap in affordable rental units. The City will continue to support the development of Low Income Housing Tax Credit projects proposed for the community.

Homeownership rates across the county have trended down since 2010. The recent steep increases in the housing market have made most homes unaffordable to LMI homebuyers. Other barriers to homeownership include renters' struggle with affording a down payment, credit challenges, and inability to find a product type to accommodate their family's needs.

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

In 2022, the City's Planning Division expanded manufactured housing districts to allow site-built homes in Recreational Vehicle Subdivision (RVS) Districts. Also, in 2022, voters approved the City's new General Plan, which increased high-density development from 18 dwelling units to 30 dwelling units per acre. Over the past year, the Planning Division completed the following code changes to help to reduce barriers to affordable housing development:

- Eliminated minimum lot area per unit requirements; increasing residential density opportunities within the Medium and High-Density Residential Districts
- Reduced parking requirements for multi-family development and residential development within the Infill Overlay District
- Redefined multi-family to increase development opportunities;
- Updated accessory dwelling unit provisions to increase allowable sizes, allow tiny homes, and allow attached units

The City continues to explore opportunities for increasing access to housing and will begin to research the following ideas:

- Inclusive zoning opportunities, optional approach
- Updating the Planned Unit Development (PUD) Overlay to encourage mixed housing developments
- Expand accessory dwelling units to most residential zoning districts

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section describes additional actions the City of Yuma will take to address housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Lack of resources to address the many needs of Yuma residents is the primary obstacle throughout Yuma County. The City of Yuma will:

- Continue to seek new resources to fund needed housing projects.
- Nurture effective partnerships to leverage resources.
- Review the Arizona Department of Housing's (ADOH) Low Income Housing Tax Credit Qualified Allocation Plan to make sure it is fair to rural/semi-rural communities. If not, advocate to get it changed.
- Support private developer Low Income Housing Tax Credit applications submitted to ADOH.
- Collaborate with partner agencies to ensure that American Rescue Plan (ARP) funding coming to the community serves as many low-income people as possible and is distributed efficiently and equitably.

Actions planned to foster and maintain affordable housing

The City will support the creation of affordable housing in partnership with a CHDO and other developers. Affordable housing will be maintained through the rehabilitation of owner-occupied, dilapidated housing units, and Tenant Based Rental Assistance program to help maintain rents for very low-income families. The Fortuna Palms rental development project being funded with HOME will create new affordable rental housing. The City will partner with a developer to install public infrastructure needed to support the development of affordable rental housing.

The Yuma County HOME Consortium also plans to use HOME-ARP funds to create much-needed new affordable rental units.

Actions planned to reduce lead-based paint hazards

The City of Yuma has relatively new housing stock in most of its residential areas. However, lead-based paint hazards are likely to exist in older parts of the city and throughout the county. Some of these neighborhoods are targeted for revitalization, which includes rehabilitation. Lead-based paint hazards will be mitigated through housing rehabilitation. If lead paint exists, it will be abated by EPA certified firms and workers on projects rehabilitated by the City and its subrecipients. In addition, the City and its subrecipients will provide notices about lead paint hazards and risks in English and Spanish to all program participants.

Actions planned to reduce the number of poverty-level families

The City of Yuma's housing and community development activities are dedicated to improving housing and neighborhood conditions of low- and moderate-income residents and special needs populations. The City, in collaboration with members of the HOME Consortium and other agencies will continue to combine resources to assist individuals and families with obtaining the tools to overcome poverty and become self-sufficient. Ongoing efforts will include:

- Continue to partner with AZ@Work by allowing the use of the MLK Neighborhood Center to provide services for unemployed workers, such as job training, resume and interview assistance.
- Family Self-Sufficiency Programs for assisted housing residents through both Housing Authorities.
- Mesa Heights Resource Center will continue to offer space to nonprofit organizations to provide needed services. The Center currently offers Veteran's employment services, resume writing and job interview workshops, youth employment assistance, and financial literacy classes.
- Continue revitalization of low-income neighborhoods to improve residents' access to opportunity and improved housing.
- Create a Prosperity Business and Learning Center using State and Local Fiscal Recovery Funds. HACY will provide workshops and training that will help participants obtain better employment, start their own business or improve their current business.

Actions planned to develop institutional structure

The City of Yuma has well-developed partnerships with nonprofit housing providers, including HACY, economic development organizations and social service agencies. Staff will continue to foster these partnerships and collaborate with partners to deliver programs to address housing needs.

The City will continue to participate on the Fair Housing Committee and the Yuma Coalition to End Homelessness (YCEH) and host bi-monthly meetings at City Hall.

The Yuma County HOME Consortium has created a partnership between the City of Yuma, Yuma County, City of Somerton, City of San Luis, and Town of Wellton. As the Lead Entity, the City is learning about the housing resources throughout Yuma County and will be creating collaborations with nonprofit housing developers that serve these areas.

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

The City draws on public and private agencies as resources or partners for housing and community development programs to better serve the low-income community. These partnering agencies include, but are not limited to area schools, the Housing Authority of the City of Yuma, local homeless providers, local nonprofit organizations, mortgage lenders, construction companies, social service providers and affordable housing developers. The Yuma Coalition to End Homelessness does well at enhancing coordination of homeless services in Yuma.

Discussion

Broadband - The 2021-2025 City of Yuma Strategic Plan includes a strategic outcome that states, “Yuma is connected and engaged through active communication, forward-looking partnerships, and ongoing public involvement.” City Council priority initiatives to achieve this strategic outcome include developing additional broadband infrastructure projects. Broadband connectivity improvements are also incorporated into the City of Yuma’s Proposed Capital Improvement Program for Fiscal Year 2022 to FY 2026. The CIP includes \$5.5 million over two years for phase one of the Fiber Optic Network Buildout. Phase one of the project is described as follows, “design and construct a fiber optic communication backbone to connect all City facilities to a City-owned fiber communication network. This project alleviates reliance on leased communication networks, providing self-managed reliable communication service. Additionally, the backbone provides the initial network connectivity needed to implement a traffic management system for approximately half of the City’s traffic signals.”

Yuma County adopted a Five-Year Economic Development Plan in 2020. The plan indicates broadband infrastructure improvements as a top priority and outlines the following objectives related to broadband access 1) develop an amendment to the zoning ordinance for cellular tower and/or broadband infrastructure placement incentives in rural areas; 2) submit broadband infrastructure projects to the Arizona Commerce Authority and the Economic Development Administration team; and 3) advocate for improvements for the federal Reconnect Program to increase local entity access to funding. Finally, the Yuma Regional Broadband Task Force formed in April 2021 and includes Yuma County, the Cities of Yuma, Somerton, and San Luis, Town of Wellton, and economic development and agricultural representatives.

In July of 2022, Yuma County was awarded \$10 million from the Arizona Commerce Authority’s AZ Broadband Development Grant program for a new Broadband Middle-Mile Network. The network will cover 140 miles across Yuma County with the latest in fiber optic technology. This will provide everyone in Yuma County with access to high-speed, reliable, affordable internet service. The project is currently under construction.

Hazard Mitigation - The Yuma County Multi-Jurisdictional Hazard Mitigation Plan was adopted in 2019 and included Yuma County, Cocopah Tribe, Cities of San Luis, Somerton, and Yuma, and the Town of Wellton. The plan includes new mitigation measures and an implementation strategy based on the results of the vulnerability analysis and capability assessment, public survey results, and the planning team’s institutional knowledge. The implementation plan includes a description of the mitigation measure, hazards mitigated, estimated cost to complete, potential sources of funding, priority ranking, agency responsible, and the status. Communities consult the plan when developing their CIP and implementation is ongoing.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Please see below for specific requirements for the CDBG and HOME programs.

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	100%

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

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

The Yuma County HOME Consortium only uses forms of investment allowable under 92.205(b).

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:**

The YCHC uses **Recapture Provisions** when HOME funds are provided to a homebuyer. YCHC will recapture the entire amount of direct HOME subsidy provided to the homebuyer. YCHC will

require subrecipients, CHDO's, and other entities to enforce the recapture provision as outlined here. HOME assistance enables homebuyers to purchase homes at an affordable cost. The loan includes any assistance that reduces the purchase price from fair market value to an affordable cost. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME funding.

The Recapture approach requires YCHC funds to be repaid from the net proceeds of the sale. Under the Recapture provision, if the homebuyer transfers the property, voluntarily or involuntarily, YCHC will recapture only HOME funds that were used as a direct subsidy to the homebuyer for the purchase of the property. The direct subsidy can only be recaptured from the "net proceeds" of the sale of the property. The "net proceeds" shall be defined as sales price minus superior loan repayment (other than HOME funds) and any closing costs. YCHC will not recapture more than what is available from the "net proceeds" of the sale of the property. The YCHC will not require repayment of anything other than the funds available through the net proceeds.

The recapture provisions will be enforced through an upfront loan agreement with the homebuyer and through a recorded Deed of Trust and Promissory Note. The amount of the note and deed of trust includes:

- Any HOME funds provided to the buyer at the time of purchase (down payment, closing cost or housing rehabilitation) to assist with the purchase, whether provided directly by the program administrator or by the developer using funds provided by the program; and
- Any reduction in the purchase price from fair market value to an affordable purchase price.

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:

The YCHC will use the follow to determine the Period of Affordability for the Recapture provisions of homebuyer activities:

Total HOME Investment in Unit period of Affordability:

HOME Assistance	Number of Years
Under \$15,000	5
Between \$15,000 - \$40,000	10
Over \$40,000	20

Direct HOME Subsidy in Unit Period of Affordability:

HOME Assistance	Number of Years
Under \$15,000	5
Between \$15,000 - \$40,000	10
Over \$40,000	20

YCHC will use the recapture provisions as outlined in Number 2 above to enforce the period of affordability for homebuyers. All written agreements with the homebuyers will outline the period of affordability, principal residence requirement, and the recapture provision that will be used to ensure the period of affordability. The YCHC will secure all HOME investments with proper security instruments, such as promissory notes, and deeds of trust placed upon the property to ensure the period of affordability.

When the period of affordability has been satisfied by the homebuyer, they shall be entitled to all “net proceeds” for the sale of the property and/or will no longer be obligated to use the property as their principal residence.

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:

The Consortium does not permit the use of HOME funds to refinance existing debt.

Discussion

The YCHC will not limit or give preferences that violate nondiscrimination requirements and will not give preference to employees of the jurisdiction or to students.

DRAFT