

April 11, 2024

Memorandum to: Honorable Mayor and City Council

Thru: Charles P. Potucek, City Manager
Victoria Yarbrough, Assistant City Manager

From: Matt McLachlan, Director, Community Development

Subject: PUBLIC HEARING

Consideration of the City's Draft 2024-2028 Five Year Consolidated Plan, 2024 Annual Action Plan for Community Development Block Grant (CDBG) Funding, and Draft Analysis of Impediments to Fair Housing Choice (AI)

REQUESTED ACTION:

Provide feedback on Draft CDBG Five Year Consolidated Plan (2024-2028), proposed 2024 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice (AI)

INITIATED BY: City of Sierra Vista

BACKGROUND:

The federal U.S. Department of Housing and Urban Development (HUD) requires jurisdictions that receive Community Development Block Grant (CDBG) funding to develop a **Five-Year Consolidated Plan** detailing how the City plans to invest its resources to meet ongoing affordable housing, community development and public service needs. Additionally, jurisdictions must develop an Annual Action Plan each year to implement the Five-Year Plan. The development of the Five-Year Plan includes the simultaneous development of the first year Annual Action Plan for that cycle. In this case, the 2024-2028 Consolidated Plan includes the concurrent development of the 2024 Annual Action Plan.

HUD further requires that each community receiving federal funds be responsible for conducting an analysis of impediments to fair housing choice within its jurisdiction. This **Analysis of Impediments to Fair Housing Choice (AI)** is published in conjunction with the Consolidated Plan.

ANTICIPATED RESOURCES:

Allocations for each CDBG entitlement grantee are determined annually by HUD following the adoption of the federal budget by Congress. HUD grants these funds to grantee communities to carry out community development activities directed towards revitalizing neighborhoods, improving community facilities and public services. Grantees must give maximum priority to activities that benefit low- and moderate-income persons, aid in the prevention or elimination of slums or blight

and meet urgent community development needs that pose a serious threat to the health or welfare of the community. Grantees have wide flexibility to develop their own programs, activities, and funding priorities so long as they meet one of these national objectives.

The Federal Fiscal Year (FY) 2024 budget for HUD has not yet been enacted. The City anticipates an estimated total allocation of \$250,000 in CDBG funding for PY 2024. The funding allocation to projects in the program year (PY) 2024 Annual Action Plan will be adjusted proportionally based on the actual formula allocation from HUD when published.

GOALS AND PRIORITIES:

On January 9, 2024, the Mayor and City Council met in a Work Session to review the CDBG process, national objectives, and how the goals and priorities of the previously adopted Consolidated Plan were implemented over the past five years. The preliminary guidance provided at the Work Session was to continue on with the same goals and priorities over the next five years. They are:

Goal 1: Public Infrastructure/Facility Improvements

Provide ADA improvements, public facility improvements, and infrastructure..

Goal 2. Housing Rehabilitation and Services

Provide housing rehabilitation, rental assistance, homeownership, and accessibility.

Goal 3: Provision of Needed Services

Provide community services for special needs populations (primarily for seniors and youth), mental health services, and homeless services.

Goal 4: Neighborhood Stabilization

Eliminate slum and blight.

Goal 5: Fair Housing

Eliminate discrimination in housing.

Goal 6: Administration/Planning

Administer the CDBG program.

PY 2024 ANNUAL ACTION PLAN:

On March 14, 2024, the City Council held a public hearing on internal and external funding requests. The Draft Annual Action Plan was prepared in accordance with the feedback and direction received at that meeting.

On March 27, 2024, the City published a public notice in the Sierra Vista Herald/Tribute advertising a 30-day public comment period on the proposed PY 2024-2028 CDBG Consolidated Plan, PY 2024 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice (AI). Those documents are being made available for public comment starting on April 9, 2024, and ending on May 8, 2024. All input received at the public hearing and during the 30-day comment period will be considered in finalizing the draft that will be presented to the City Council for consideration on May 9, 2024.

RECOMMENDED PY 2024 CDBG FUNDING ALLOCATION			
APPLICANT	ACTIVITY	AMOUNT	DESCRIPTION
City of Sierra Vista	Phase 2 Montebello Fire Safety Improvements	\$191,007	Install new fire hydrants in Montebello Subdivision
City of Sierra Vista	General Program Administration	\$10,000	Overall program administration including related costs of grantee staff or other engaged in program management, monitoring, and evaluation
Good Neighbor Alliance, Inc.	Bed/Mattress Replacement at Emergency Shelter	\$11,493	Replace all existing beds with industrial and bed bug resistant options.
Boys and Girls Club of Sierra Vista, Inc.	Increase Youth Services	\$18,750	Funding for access to services for extremely low and/or low to moderate income residents that otherwise would go unassisted. The core areas of focus include character and leadership; sports fitness and recreation; the arts; health and life skills; education and career development.
United Way of Sierra Vista and Cochise County, Inc.	Emergency Crisis/Community Assistance Fund	\$18,750	One-time or short-term (no more than three months) emergency payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Examples include utility payments to prevent cutoff of service and rent payment to prevent eviction. Food and employment assistance will also be offered.
TOTAL		\$250,000	
<p><i>*In general, public facilities are interpreted by HUD to include all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public.</i></p> <p><i>** The funding allocation to projects in the PY 2024 Annual Action Plan will be adjusted proportionally based on the actual formula allocation from HUD when published.</i></p>			

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI):

The AI is a review of barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice and serves as the basis for fair housing planning, provides essential information to policymakers, administrative staff, housing providers, and fair housing advocates, and assists in building public support for fair housing efforts.¹

Each grantee that receives CDBG funding under Title 1 of the Housing and Community Development Act is required to further Fair Housing and Fair Housing planning by conducting an analysis to identify impediments to Fair Housing choice within its jurisdiction.

The updated AI provides a series of recommendations for actions to eliminate impediments to fair housing choice in Sierra Vista that cover:

- *The need for increased awareness and education;*
- *The need to increase the supply of affordable housing;*
- *Government policies; and*
- *Awareness of potential discrimination.*

ATTACHMENTS:

DRAFT:

Five-Year Consolidated Plan for Program Years 2024-2028
PY 2024 Annual Action Plan
Analysis of Impediments to Fair Housing Choice (AI)

¹ Excerpted from HUD.gov

Five-Year Consolidated Plan
Program Years 2024-2028
&
Annual Action Plan
Program Year 2024-2025

Community Development Block Grant (CDBG) Funds



DRAFT – April 4, 2024

City of Sierra Vista, Arizona

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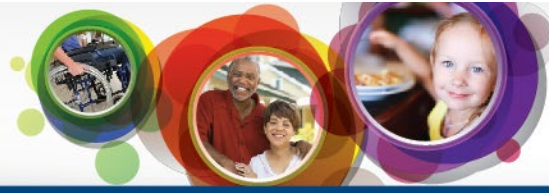
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Executive Summary



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

INTRODUCTION

The City of Sierra Vista, Arizona has completed the planning process for the 2024/2025-2028/2029 Five-Year Consolidated Plan (Consolidated Plan) as required by the U.S. Department of Housing and Urban Development (HUD). The purpose of the Consolidated Plan is to identify goals, objectives, and strategies for addressing housing and community development needs, including those of the homeless and other special needs populations. The Consolidated Plan guides the use of City resources to address these needs over a five-year period. During the previous Five-Year Consolidated Plan cycle, the City was awarded \$1,303,662 in Community Development Block Grant (CDBG) funds, which on average equates to \$260,732 annually. The most recent CDBG grant award (for Program Year 2023) was \$250,075.

The Consolidated Plan is developed in a manner specified by HUD, and the City has followed the prescribed format in completing the plan. The Consolidated Plan was developed using HUD and U.S. Census data for demographics and housing, consultation input from public meetings, City Council work sessions and public hearings, neighborhood and non-profit agency meetings and past program performance. The purpose of this process was to receive citizen input on the current housing and community development needs of the City.

There are four major areas of focus in the Consolidated Plan: Housing, Homelessness, Non-Housing Community Development, and Non- Homeless Special Needs. The Consolidated Plan process requires the City to identify priority needs for each area and prepare an Annual Action Plan to address the priorities. For every priority, there are goals, objectives and strategies established to measure progress. Citizen input was considered in developing the goals, objectives, and strategies of this Consolidated Plan. This Consolidated Plan not only presents goals to address the priority needs of the City, but also to address the statutory goals established by Federal law:

Decent Housing:

- Assist homeless persons to obtain affordable housing.
- Assist persons at risk of becoming homeless.
- Retain affordable housing stock.
- Increase the availability of affordable housing in standard condition to low- and moderate-income families, particularly to economically disadvantaged persons (and without discrimination on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, disability, gender identity or sexual orientation).
- Increase the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence.
- Provide affordable housing that is accessible to job opportunities.

A Suitable Living Environment:

- Improve the safety and livability of neighborhoods.
- Increase access to quality public and private facilities and services.

Expanded Economic Opportunities:

- Job creation and retention for low-income persons.
- Availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices.
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing.

SUMMARY OF THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN NEEDS ASSESSMENT OVERVIEW

The Five-Year Consolidated Plan identifies five goals, along with corresponding objectives and strategies, to address the City of Sierra Vista's housing and community development needs. These goals are summarized as follows:

Goal: Public Infrastructure/Facility Improvements

Provide ADA improvements, public facility improvements, and infrastructure.

Goal: Housing Rehabilitation & Services

Provide housing rehabilitation and accessibility.

Goal: Provision of Needed Services

Provide community services for special needs populations (primarily for seniors and youth), mental health services, and homeless services.

Goal: Neighborhood Stabilization

Eliminate slum and blight.

Goal: Fair Housing

Eliminate discrimination in housing.

EVALUATION OF PAST PERFORMANCE

The previous five years have shown significant progress in the City of Sierra Vista's efforts to implement HUD entitlement programs. The City complies with HUD regulations and continues to deliver community development services in an efficient manner.

The City has been successful in implementing public facility and infrastructure projects, blight elimination, emergency home repair, and public services activities. The City will use CDBG funds to make these programs successful and to meet the goals and objectives identified in the Consolidated Plan.

SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

Comments and concerns raised during the citizen participation process were taken into consideration when developing the Consolidated Plan's goals, objectives, and strategies. The Consolidated Plan is a collaborative process that involves interviews with stakeholders and meetings with the public to determine areas of need. As part of this process, the City sought to identify the priority needs and strategies to address those needs. Priority needs were identified based on available housing data, public input, stakeholder consultation, public meetings and hearings, and past program performance. In addition, the City consulted with the Carmichael Neighborhood Association, Neighborhood Commission,

Continuum of Care, social service agencies/non-profits, City Departments, and the City Council to identify priority needs and develop corresponding strategies.

SUMMARY OF PUBLIC COMMENTS

Based on input and data received through an extensive citizen participation process, the following summarizes the public comments:

Comments Regarding Community Needs

Although there are many issues that the public felt are important, there are a few items that were stressed as being of the highest priority:

Carmichael Neighborhood Association

At their meetings on December 7, 2023, and January 4, 2024, the Carmichael Neighborhood Association ranked their top priorities as being (1) improving public facilities and infrastructure, by specifically renovating Theater Drive to provide proper drainage and sidewalks; (2) making ADA improvements to improve accessibility; and (3) remediating slum-blight by increasing code enforcement.

Housing and Neighborhoods Commission

At their meeting on March 4, 2024, the Housing and Neighborhoods Commission ranked their top priorities by category as being: (1) public facilities and infrastructure improvements; (2) slum blight remediation activities; and (3) public services.

Community Survey Results

There was one (1) respondent to an online survey prepared and posted by the City on a range of housing and community issues. Housing location and related ease of travel was identified as a major concern. The survey respondent prioritized housing rehabilitation, down payment assistance, and housing new construction, along with mental health/substance abuse services, employment training, and case management. The respondent also identified the need for youth services, health services, legal services, and services for persons with disabilities. Fair Housing was ranked as a high priority.

In summary, for Sierra Vista, community development (including public facilities and infrastructure improvements, ADA improvements, and slum blight remediation) and public services (including homeless services) are priority needs.

SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM

All comments received by the City of Sierra Vista were considered and are, generally or specifically, addressed by the Strategic Plan and/or Annual Action Plan.

SUMMARY

The Five-Year Consolidated Plan for years 2024/2025-2028/2029 identifies goals, objectives, and strategies to address the City of Sierra Vista’s housing and community development needs. These needs were identified through a citizen participation process that involved neighborhood residents, service providers and other community partners. The Consolidated Plan guides the City's use of CDBG resources through five goals. These goals are summarized as Public Infrastructure/Facility Improvements, Housing Rehabilitation and Services, Provision of Needed Services, Neighborhood Stabilization, and Fair Housing. Over the next five years, the City of Sierra Vista will continue to deliver housing and community development services.

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

DESCRIBE AGENCY/ENTITY RESPONSIBLE FOR PREPARING THE CONSOLIDATED PLAN AND THOSE RESPONSIBLE FOR ADMINISTRATION OF EACH GRANT PROGRAM AND FUNDING SOURCE

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

TABLE 1: RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
Lead Agency	CITY OF SIERRA VISTA	Community Development Department

Table 1 – Responsible Agencies

NARRATIVE

The City of Sierra Vista, AZ is the lead agency responsible for overseeing the development of the Five-Year Consolidated Plan and Annual Action Plan. The Department of Community Development is the internal department that is responsible for the day-to-day administration of CDBG funding.

The development of the Consolidated Plan and Annual Action Plan was based on the previous Consolidated Plan. The Community Development Department works closely with Public Works and the Finance Departments, as well as any other pertinent City Departments.

To maximize citizen participation, the City conducted outreach through a series of public notices, public hearings, and public meetings, as well as an online survey. As part of these efforts, low- and moderate-income residents, as well as service providers, were encouraged to provide input on the Consolidated Plan and Annual Action Plan.

CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

Inquiries, comments, or complaints concerning the Consolidated Plan, any amendments, or performance reports, can be conveyed by contacting City staff at:

*Matt McLachlan, AICP, Director
Community Development Department
City of Sierra Vista
1011 N. Coronado Drive
Sierra Vista, Arizona 85635
Telephone: (520) 417-4413
Fax: (520) 452-7023
Matt.McLachlan@SierraVistaAZ.gov
Business hours: 8:00 a.m. – 5:00 p.m., Monday through Friday*

Inquiries, comments or complaints on the programs may also be offered at the public hearings. Written responses to all written complaints may also be made to the Arizona Office of the U.S. Department of Housing and Urban Development (HUD) at the following address:

*U.S. Department of Housing and Urban Development
Community Planning and Development Division
2800 North Central Avenue, Suite 700
Phoenix, AZ 85004
Phone: (602) 379-7100
Fax: (602) 379-3985
TTY: (602) 379-7181 or Dial 7-1-1
Business hours: 9:00 a.m. – 4:00 p.m., Monday through Thursday*

PR-10 Consultation – 24 CFR 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

INTRODUCTION

Institutional coordination of the Consolidated Plan establishes a unified vision for community development. The City uses a collaborative consultation process to shape various programs into effective, coordinated strategies. This process also facilitates the opportunity for planning and citizen participation to take place in a comprehensive context, attempting to reduce duplication of effort at the local level. Completed surveys and input received at public meetings were pivotal in preparing the Needs Assessment, Market Analysis, and Strategic Plan components of the Consolidated Plan.

PROVIDE A CONCISE SUMMARY OF THE JURISDICTION’S ACTIVITIES TO ENHANCE COORDINATION BETWEEN PUBLIC AND ASSISTED HOUSING PROVIDERS AND PRIVATE AND GOVERNMENTAL HEALTH, MENTAL HEALTH AND SERVICE AGENCIES (91.215(I))

The City will execute this Consolidated Plan in harmony with public, private and nonprofit agencies. Nonprofit agencies may include, but are not limited to, service providers and community housing development organizations. Private sector partners may include, but are not limited to, local financial institutions, developers, and local businesses. The City works closely with its partners to design programs that address identified needs.

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

Reaching out to homeless persons and assessing their individual needs in the community is a collaborative effort comprising numerous individuals, agencies, and organizations. The City participates in the Local Coalition to End Homelessness (LCEH), a committee of the State of Arizona Balance of State Continuum of Care. Through the LCEH, the City coordinates with a network of partner agencies that provide services in Cochise County. By sharing information and resources, the agencies that comprise the LCEH can maximize their efficiency and effectiveness in preventing homelessness, outreach to the homeless, and in restoring homeless people to housing. The LCEH is encouraged by a federal funding requirement that community agencies work together to address the full continuum of causes, consequences, and solutions to end homelessness. The City shares a distribution list with the LCEH to provide information and updates about CDBG funding availability and its programs and initiatives.

In the summer of 2020, the City undertook a gaps analysis that involved standardized interviews with 27 organizations involved in the Continuum of Care. Areas of investigation included mental health, housing, employment, and outreach. The report compiled a list of recommended best practices and potential areas for improvement.

The analysis revealed that available services are geographically spread out, hard to navigate and difficult to access. In early 2022, the City developed and implemented a monthly “pop up” one stop resource and referral center to provide a central location for homeless individuals and persons experiencing a crisis to access the continuum of services that are locally available to improve their situation. The monthly four-hour events are held at a City facility. Registration volunteers greet the clients and help them determine what services they need. An intake sheet is completed that is used to track the services the client seeks. A meal and giveaways, such as a Better Bucks Booklet and essentials, are offered. Better Bucks of Sierra Vista has assumed responsibility for organizing and carrying out the monthly events through a Subrecipient Agreement with the City.

In 2023, the City, in partnership with Better Bucks of Sierra Vista, implemented a new voluntary civic day labor program “Better Work” that put homeless individuals on the path to finding meaningful employment. The City received \$52,250 in matching grant assistance from the Arizona Department of Housing who is administering a “Homeless Service Grant Pilot Program” funded by the State Legislature. All work assignments occur on publicly owned land and rights-of-way. Jobs include the removal of non-hazardous trash, litter, debris, weeds, and graffiti. Workers who are hired as “independent contractors” for employment purposes, are supervised by City employees. Transportation to and from the job site is provided along with lunch and any tools and safety gear that is needed. Optional wrap around services are offered to those who participate. Between January 2023 and March 2024, the workers have removed 55,180 pounds of trash from State Trust lands and other public property. Several homeless individuals have secured housing and become gainfully employed with the help of non-profit service providers supporting the program.

DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS.

The City participates in the Local Coalition to End Homelessness (LCEH) which serves as a Committee to the Arizona Balance of State's Continuum of Care. The City participated in the LCEH's Strategic Plan that is used to evaluate outcomes. The City does not administer HMIS but works closely with not-for-profit community service and housing providers on the LCEH who manage the system.

The City does not receive ESG funds, and no agencies received ESG funds.

DESCRIBE AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND DESCRIBE THE JURISDICTIONS CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES

Table 2 outlines the types of agencies and organizations consulted throughout the program year and during the development of the City of Sierra Vista Consolidated Plan and Annual Action Plan. These entities were consulted by means of public notices and public meetings held during the planning process.

TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Sierra Vista	Local Government	Strategic Plan; Priority Needs (Slum and Blight Removal/Public Facility and Infrastructure Needs)	Department Head Meetings/Discussions with Pertinent Staff
Carmichael Neighborhood Association (BG 3, CT 15.02, BG 1, CT 15.02, BG 2, CT 15.02)	Neighborhood Association (Residents/Churches)	Strategic Plan; Priority Needs (Housing and Community Development Needs)	Public Meetings
Housing and Neighborhoods Commission	City Council appointed Commission	Strategic Plan; Priority Needs (Housing and Community Development Needs)	Public Meetings
Commission on Disabilities Issues	City Council appointed Commission	Strategic Plan; Priority Needs (Special Needs)	Public Meeting
Local Coalition to End Homelessness (Balance of State Committee of Continuum of Care)	Regional Public Service Providers	Strategic Plan; Priority Needs (Public Service Needs)	Public Meeting
Social Service Agencies/ Non-Profits*	Housing and Non- Housing Social Service	Strategic Plan; Priority Needs (Public Service Needs)	Public Meeting

*Agencies consulted:		
• Arizona @ Work	• Community Partners	• Real Wishes Foundation
• Arizona Complete Health	• Discovery Forum Alliance	• Sierra Vista Dream Center
• BNL Skills Builders	• Echoing Hope Ranch	• Sierra Vista Unified School District
• Boys and Girls Club of Sierra Vista, Inc.	• First things First	• Southeastern Arizona Council of Governments
• Cenpatico Integrated Care	• Good Neighbor Alliance	• Southern Arizona Childrens Association
• Cochise County Housing Authority	• Healthy Families Arizona	• Southern Arizona Legal Aid, Inc.
• Cochise County Reentry Coalition	• Legacy Foundation	• Southwest Fair Housing Council
• Cochise Family Advocacy Center	• Peaches Pantry	• St Vincent De Paul Society, St. Andrews Conference
• Community Bridges	• Premier Alliances, Inc.	• United Way of Sierra Vista and Cochise County, Inc.
• Community Food Bank	• Primavera	• Warrior Healing Center

Table 2 – Agencies, Groups, Organizations Who Participated

IDENTIFY ANY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING

The City follows HUD rules and regulations for Citizen Participation, and therefore offers participation and comment venues. Citizens are provided information via public notices published in the local newspaper, City website, and social media postings. The City has made a concerted effort to contact all known agencies and organizations involved in activities that are relevant to CDBG activities and programs. All public notices, including the NOFA, are sent directly to the Continuum of Care participants and an email list of local social service agencies.

OTHER LOCAL/REGIONAL/STATE/FEDERAL PLANNING EFFORTS CONSIDERED WHEN PREPARING THE PLAN

At a minimum, implicit in these goals is the City’s commitment to providing coordinated community, housing, and supportive services to its low-income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts shown in **Table 3**. The City of Sierra Vista will continue to encourage building partnerships between governments and advocates for low-income persons.

TABLE 3: OTHER CONSULTATIONS & COORDINATION

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Arizona Department of Housing (ADOH), Special Needs Division	Integrate efforts with State Plan through the Balance of State Continuum of Care
Cochise County Comprehensive Plan	Cochise County Planning Department	Comprehensive Plan provides overall direction for County growth
Southeastern Arizona Governments Organization	SEAGO, Regional Planning Agency	Integrate efforts with regional planning initiatives for counties of Cochise, Graham, Greenlee, and Santa Cruz.

Table 3 – Other Consultations & Coordination

DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(I))

As noted above, many of the programs and activities that will be carried out by the City during the next five (5) years will involve coordination with other agencies and organizations.

NARRATIVE

A wide range of stakeholders was consulted to determine the level of public facilities/infrastructure, housing, and social service needs. This included housing and social service agencies in addition to public agencies and private nonprofit organizations whose missions include the provision of affordable housing and human services to low- and moderate- income households and persons.

PR-15 Citizen Participation – 24 CFR 91.105, 91.115, 91.200(c) and 91.300(c)

SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION

The development of the Consolidated Plan requires extensive citizen participation. For the 2024/2025 – 2028/2029 Consolidated Plan, the City of Sierra Vista, Arizona, underwent an in-depth citizen participation process. HUD requires local jurisdictions to provide for citizen participation which encourages the development of the Consolidated Plan in cooperation with residents from every walk of life. HUD emphasizes the importance of obtaining the views of residents who live in low- and moderate-income areas, as well as service providers who deliver services to low-income and special needs residents.

The following section describes the citizen participation process that was completed for the City of Sierra Vista, Arizona, for the 2024/2025 – 2028/2029 Consolidated Plan. A summary of the citizen participation process is shown in **Table 4**.

TABLE 4: CITIZEN PARTICIPATION OUTREACH

DRAFT

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting: City Council Work Session	Non-Targeted/Broad Community	January 9, 2024	Provided guidance and direction on Con Plan process	All comments addressed by Strategic Plan
Public Meeting: Cochise County CoC/Local Coalition to End Homelessness Meeting	Social Service Providers	January 17, 2024	Informed attendees of the upcoming NOFA and CDBG application process.	All comments addressed by Strategic Plan.
Newspaper Ad: Notice of Funding Availability (NOFA) Published	Non-Targeted/Broad Community	January 21, 2024	N/A	N/A
Other: Notice of Funding Availability (NOFA) Period	Non-Targeted/Broad Community	January 21, 2024, thru March 5, 2024	Period during which applications for funding were received	Received applications for funding
Public Meeting: Carmichael Neighborhood Association Meetings	Carmichael Neighborhood – LMI Census Tract	December 7, 2023, and January 4, 2024; Discussed CDBG priority needs	Concentrate on improving public facilities and infrastructure (Theater Drive); ADA improvements; remediating slum blight.	All comments addressed by Strategic Plan
Internet Outreach: Public Online Survey on the City’s Engage Platform	Non-Targeted/Broad Community	February 8, 2024, thru March 8, 2024; 1 Response	One survey completed; summary provided in Executive Summary.	All comments addressed by Strategic Plan
Public Meeting: Neighborhood Commission Meeting	Neighborhood Commission	March 4, 2024; Discussed CDBG priority needs	Focus on (1) public infrastructure and facilities improvements; (2) slum-blight removal; and (3) public services.	All comments addressed by Strategic Plan.
Public Meeting: FY 24 CDBG Public Pre-Application Workshop	Social Service Providers	February 15, 2024; 7 Attendees; Good Neighbor Alliance; Salvation Army, First Things First, United Way of Sierra Vista and Cochise County, Southern Arizona Legal Aid	Provided CDBG funding estimate; HUD national objectives; application information and deadline; approval process; and potential funding requests for eligibility; comments pertained to housing, homelessness, and public services.	All comments addressed by Strategic Plan
Other: CM Staff Meeting	Non-Targeted/Broad Community	February 13, 2024; Discussion on Recommended City Projects	Submit City funding application for second phase of Montebello fire safety improvements.	All comments addressed by Strategic Plan
Public Hearing: City Council Public Hearing #1	Non-Targeted/Broad Community	March 14, 2024; Tentative selection of FY 24 projects	Presentations from United Way of Sierra Vista and Cochise County; Boys and Girls Club of Sierra Vista; City Staff.	All comments addressed by Strategic Plan

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Newspaper Ad: Public Notice	Non-Targeted/Broad Community	March 27, 2024; Published Notice of 30-Day Comment Period and Public Hearing #2	N/A	N/A
Other: 30-Day Comment Period	Non-Targeted/Broad Community	April 9, 2024, thru May 8, 2024; Draft Consolidated Plan and Annual Action Plan published for 30-Day Comment Period	TBD	TBD
Public Hearing: City Council Public Hearing #2	Non-Targeted/Broad Community	April 11, 2024; Public Hearing on Draft Consolidated Plan and Annual Action Plan	TBD	TBD
Public Hearing: City Council Public Hearing #3	Non-Targeted/Broad Community	May 9, 2024; Adoption of the Consolidated Plan and Annual Action Plan; Authorize Plan Submission to HUD	TBD	TBD

Table 4 – Citizen Participation Outreach

SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL-SETTING

Comments and concerns raised during the citizen participation process were taken into consideration when developing the Consolidated Plan’s goals, objectives, and strategies. The Consolidated Plan is a collaborative consultation process that involves interviews with stakeholders and meetings with the public to determine areas of need. As part of this process, the City sought to identify the priority needs and strategies to address those needs. Priority needs were identified based on available housing data, public input from public hearings and public meetings, an online survey, and past program performance. In addition, the City consulted with various City Departments to identify priority needs and develop corresponding strategies.

Needs Assessment



NA-05 Overview

NEEDS ASSESSMENT OVERVIEW

The Needs Assessment section of the Five-Year Consolidated Plan identifies the City of Sierra Vista's communitywide housing and community development needs. Data from the Comprehensive Housing Affordability Strategy (CHAS) database and the U.S. Census Bureau's American Community Survey (ACS) database are referenced in this section. Additionally, this section is supported with data from the local Public Housing Authority and other documentation from the City of Sierra Vista and its partners.

The Needs Assessment section evaluates the demand for housing and community development assistance by the following income groups based on Area Median Income (AMI):

- Extremely Low Income (60% of Section 8 very low-income limits)
- Very Low Income (30%-50% AMI)
- Low Income (50%-80% AMI)

Current AMI is sourced from the 2023 HUD Income Limits Documentation System, which is outlined in **Table 5**. The median income is defined as that in which one-half of incomes are above and one-half are below the figure. HUD makes adjustments to these figures based upon family size for specific areas across the nation. The AMI for the Sierra Vista-Douglas, AZ Metropolitan Statistical Area (MSA) is \$78,000.

TABLE 5: 2023 HUD INCOME LIMITS

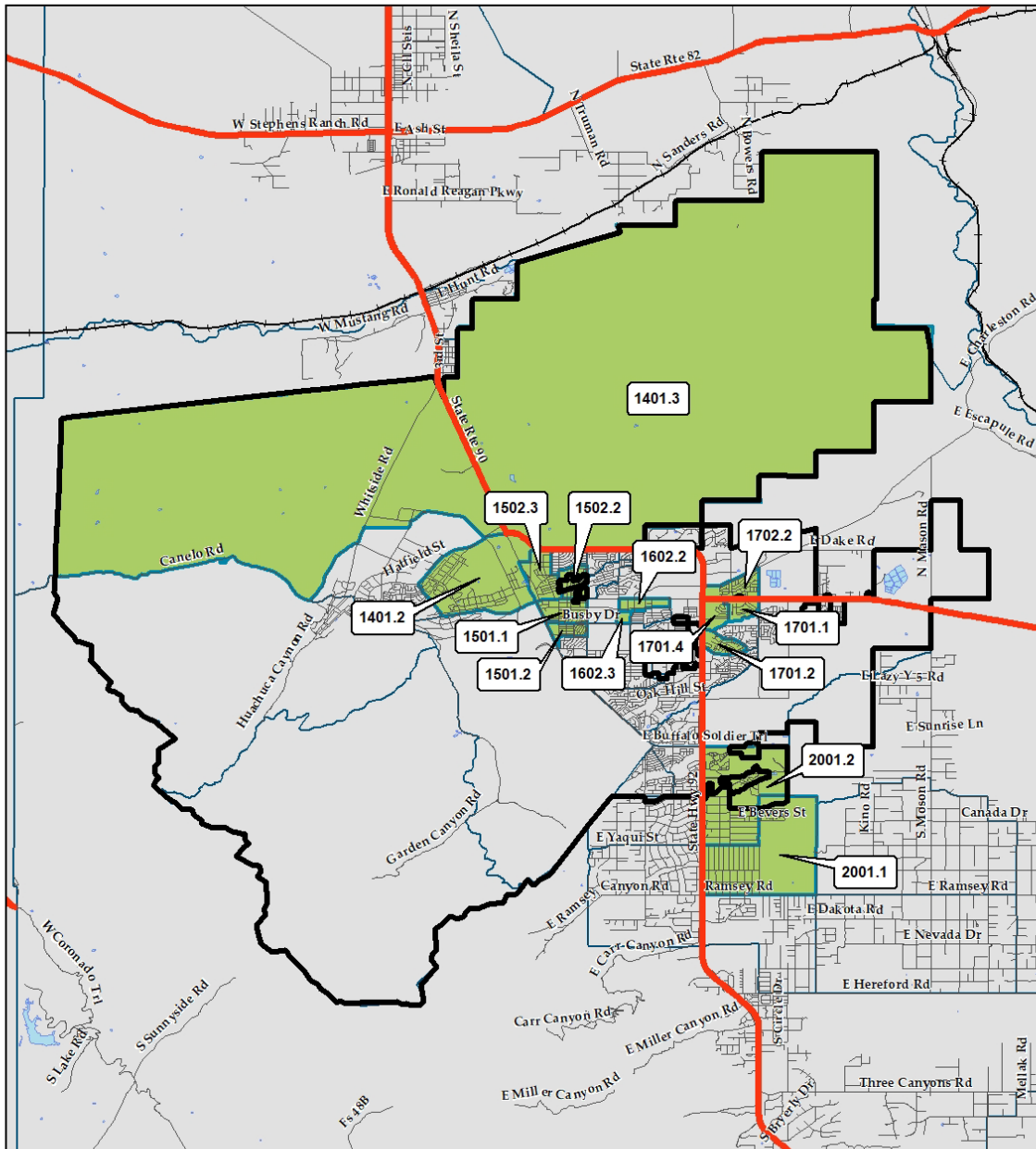
FY 2023 Income Limit Area	Median Family Income	FY 2023 Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Sierra Vista-Douglas, AZ MSA	\$78,000	Extremely Low (*)	\$14,580	\$19,720	\$24,860	\$30,000	\$35,140	\$39,650	\$42,350	\$45,100
		Very Low (50%)	\$23,950	\$27,350	\$30,750	\$34,150	\$36,900	\$39,650	\$42,350	\$45,100
		Low (80%)	\$38,300	\$43,750	\$49,200	\$54,650	\$59,050	\$63,400	\$67,800	\$72,150

Data Source: 2023 HUD Income Limits Documentation System

Table 5 – 2023 HUD Income Limits

Map 1 shows the HUD FY 2023 Low/Mod Income Summary Data, based on the 2011-2015 ACS, where 51% or more of the population is considered low- and moderate-income.

Map 1 – CDBG Eligible Areas



SIERRA VISTA, ARIZONA
Low & Moderate Income Areas Map

City of Sierra Vista Limits	Highways
Low/Mod Income Areas (Block Groups > 51.00%)	Railroads
Other Income Areas (All Block Groups)	Roads
Water	

0 0.5 1 2 3 4 Miles

Eligible Areas Source: HUD FY 2023 Low/Mod Income Summary Data (LMISD) based on 2011-2015 ACS.
 P:\Svt60010101\GIS-data\Projects

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

SUMMARY OF HOUSING NEEDS

The data in the Housing Needs Assessment subsection provides the estimated number and type of households in need of housing assistance by income level, tenure type (owner or renter), household type, and housing problem (cost burdened, severely cost burdened, substandard housing, overcrowding, or geographic concentration of racial/ethnic groups). This section also integrates the needs identified during consultation and public outreach.

The Housing Needs Assessment includes the following sections:

1. Summary of Housing Needs
2. Demographics
3. Number of Households
4. Housing Problems 1
5. Housing Problems 2
6. Cost Burden > 30%
7. Cost Burden > 50%
8. Crowding Table (More than One Person Per Room)

This subsection also describes the characteristics of the City of Sierra Vista's households and housing stock.

Demographics

Table 6 displays the population, number of households, and median income for the base year and most recent year, and the percentage of change over time. This data shows an overall population increase from 44,774 in the year 2012 to 45,212 at the time of the 2022 ACS, an estimated .98% increase in population.

Moreover, the number of households increased from 17,289 households in the year 2012 to 18,382 households at the time of the 2022 ACS. This represents an estimated 6.32% increase in the number of households during that time.

Table 6 also identifies an estimated 25.63% increase in the median income, from \$56,433 to \$70,899, over the previous decade.

TABLE 6: HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

	Base Year	Interim Year	Most Recent Year	Percent Change (from base year)
	2008-2012 ACS	2013-2017 ACS	2018-2022 ACS	
Population (DP05)	44,774	43,585	45,212	0.98%
Households (S1903)	17,289	17,053	18,382	6.32%
Median Income (S1903)	\$56,433	\$58,839	\$70,899	25.63%

Data Source: 2008-2012 ACS (Base Year), 2013-2017 ACS (Interim Year); 2018-2022 ACS (Most Recent Year)

Table 6 – Housing Needs Assessment Demographics

Number of Households and Types

Table 7 shows the number and type of households by HUD Adjusted Median Family Income (HAMFI). The default data source is the 2013-2017 CHAS database, developed by HUD.

The 2013-2017 CHAS estimates that there are a total of 17,815 households in the City of Sierra Vista. This number differs slightly from the 2018-2022 ACS 5-Year Estimates, which are more current (18,382). However, the HAMFI breakdown within the HUD-provided 2013-2027 CHAS dataset provides perspective on the ratio of income categories among household types in the City of Sierra Vista. The largest number of households is in the greater than 100% HAMFI group with 10,630 households (59.7% of all households). Households earning less than 80% HAMFI total 5,675, which represents 31.9% of all households in the City of Sierra Vista.

Small family households are defined as households that have a family with two to four members. The largest number of small family households is within the >100% HAMFI group (4,135). The second-largest number of small family households is within the >50-80% HAMFI group (945). There are 1,855 small family households earning less than 80% HAMFI, which represents 29.1% of all small family households (6,380).

Large family households are defined as households that have a family of five or more members. Again, the largest number of large family households is within the >100% HAMFI group (805). The second-largest number of large family households is within the >50-80% HAMFI group (260). There are 380 large family households earning less than 80% HAMFI, which represents 28.6% of all large family households (1,330).

Table 7 also provides data on households that contain at least one person considered to be elderly. The data suggest that among income groups, the largest numbers of households with a person 62-74 years of age are within the >100% HAMFI income group (2,540). The largest number of households with a person 75 years or older (1,590) is also within the >100% HAMFI income group. There are 1,225 elderly and 1,055 frail elderly households earning less than 80% HAMFI, which represents 29.6% and 36.9% of elderly (4,135) and frail elderly (2,855) households respectively.

Finally, data provided in **Table 7** shows the number of households with one or more children 6 years old or younger. Among the household income groups identified, the largest number of households with children 6 years or younger (1,225) is within the >100% HAMFI income category. The second largest number of households with children 6 years old or younger is within the >50-80% HAMFI group (595). There are 1,140 young children households earning less than 80% HAMFI, which represents 42.9% of all young children households (2,660).

In summary, the primary income categories for Sierra Vista households are >50-80% HAMFI and >100% HAMFI. Comparatively, the percentage of households earning less than 80% HAMFI is similar among most household types (i.e., small, large, and elderly), with most low- and moderate-income households comprising approximately one-third of the total number of households by type. However, households with persons aged 75 or older, and households with children younger than 6 years old, represent a higher ratio of low- and moderate-income households. These household types may face additional housing challenges such as accessibility and cost burden.

TABLE 7: TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,405	1,790	2,480	1,510	10,630
Small Family Households *	390	520	945	390	4,135
Large Family Households *	0	120	260	145	805
Household contains at least one person 62-74 years of age*	300	455	470	370	2,540
Household contains at least one-person age 75 or older*	240	360	455	210	1,590
Households with one or more children 6 years old or younger *	195	350	595	295	1,225

* the highest income category for these family types is >80% HAMFI

Data Source: 2013-2017 CHAS

Table 7 – Total Households Table

HOUSING NEEDS SUMMARY TABLES FOR SEVERAL TYPES OF HOUSING PROBLEMS

Housing Problems 1

Table 8 displays the number of households with housing problems by tenure and HUD Adjusted Median Family Income (HAMFI) according to the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

As shown in **Table 8**, among the “housing problem” categories, households within Sierra Vista are most commonly impacted by severe housing cost burden (greater than 50% of income) and housing cost burden (greater than 30% of income).

Substandard housing is defined as a household without hot and cold piped water, a flush toilet and a bathtub or shower, and kitchen facilities that lack a sink with piped water, a range or stove, or a

refrigerator. **Table 8** identifies 70 renter households and 10 owner households that live in “substandard housing, lacking complete plumbing or kitchen facilities”.

There are two forms of overcrowding defined by HUD and identified in **Table 8**:

1. Severely overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
2. Overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

As shown in **Table 8**, 170 renter households are experiencing some form of overcrowding while 10 owner occupied households are experiencing some form of overcrowding.

The final housing problem identified is cost burden. Cost burden is a fraction of a household’s total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Cost burden is broken into two categories based on severity:

- Severe housing cost burden greater than 50% of income
- Housing cost burden greater than 30% of income

As shown in **Table 8**, renter tenure households earning >50%-80% AMI have a higher number of households with housing cost burden greater than 30% (645) than those households in any other income group. Renter households earning 0%-30% AMI have a higher number of households with housing cost burden greater than 50% (565) than those households in any other income groups. Approximately, 1,360 renters are experiencing a cost burden greater than 30% of income and 1,215 renters are experiencing a cost burden greater than 50% of income.

Owner tenure households earning >50%-80% have a higher number of households with housing cost burden greater than 30% (290) than those households in any other income group. While owner tenure households earning >50%-80% AMI have a higher number of households with housing cost burden

greater than 50% (155) than those households in any other income group. Approximately, 685 owners are experiencing a cost burden greater than 30% of income and 460 owners are experiencing a cost burden greater than 50% of income.

Overall, 2,045 households in the City of Sierra Vista are experiencing a cost burden greater than 30% of income and 1,675 households are experiencing a cost burden greater than 50% of income. Renters appear to be greatly affected by the cost of housing within the City of Sierra Vista. Of the 3,720 households experiencing a cost burden of some kind, 2,575 are renters.

DRAFT

TABLE 8: HOUSING PROBLEMS TABLE (HOUSEHOLDS WITH ONE OF THE LISTED NEEDS)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	30	0	30	70	0	0	0	10	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	45	45	10	110	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	10	25	15	60	0	0	10	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	565	550	100	0	1,215	185	110	155	10	460
Housing cost burden greater than 30% of income (and none of the above problems)	25	385	645	305	1,360	35	115	290	245	685
Zero/negative Income (and none of the above problems)	35	0	0	0	35	210	0	0	0	210

Data Source: 2013-2017 CHAS

Table 8 – Housing Problems Table

Housing Problems 2

Table 9 displays the number of households with no housing problems, one or more housing problems, and negative income by tenure and HUD Area Median Income (AMI). The Default Data Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data reveals in **Table 9**, renters in the 30%-50% AMI group have the highest number of households (635) with one or more of housing problems identified. Among owner households, the 0%-30% AMI group has the highest number of households (185) with one or more of housing problems.

TABLE 9: HOUSING PROBLEMS 2 (HOUSEHOLDS WITH ONE OR MORE SEVERE HOUSING PROBLEMS: LACKS KITCHEN OR COMPLETE PLUMBING, SEVERE OVERCROWDING, SEVERE COST BURDEN)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	595	635	170	55	1,455	185	110	165	20	480
Having none of four housing problems	275	595	1,065	685	2,620	350	445	1,075	755	2,625
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Data Source: 2013-2017 CHAS

Table 9 – Housing Problems 2

Cost Burden > 30% and > 50%

Tables 10 and 11 display the number of households with housing cost burdens greater than 30% of income and greater than 50% of income, respectively, by household type, tenure, and household

income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Households are broken into four categories:

1. Small related – Family households with two to four related members
2. Large related – Family households with five or more related members
3. Elderly – A household whose head, spouse, or sole member is a person who is at least 62 years of age
4. Other – All other households

As shown in **Table 10**, “Small Related” households are experiencing the highest degree of housing cost burden greater than 30% of income. Approximately 1,345 “Small Related” households have a cost burden greater than 30% of income. Most of these are renters (1,095). Additionally, 834 “Other” households and 889 “Elderly” households have a cost burden greater than 30% of income. Comparatively, “Large Related” households have the lowest degree of cost burden.

For renter households, the >30% - 50% AMI Income group has the most households (985) with a cost burden greater than 30% of income. Among owner households, the >50% - 80% AMI group has the most households (450) with a cost burden greater than 30% of income.

TABLE 10: COST BURDEN > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	220	410	465	1,095	20	75	155	250
Large Related	0	95	40	135	0	0	75	75
Elderly	175	120	105	400	160	144	185	489
Other	230	360	155	745	45	4	35	84
Total need by income	625	985	765	2,375	225	223	450	898

Data Source: 2013-2017 CHAS

Table 10 – Cost Burden > 30%

As shown in **Table 11**, when compared to other types of households, more “Elderly” households are experiencing severe cost burden greater than 50% of income. Approximately 450 “Elderly” households experience a cost burden greater than 50% of income. These are evenly split between renters (225) and owners (225). Additionally, 440 “Other” households and 395 “Small Related” households have a cost burden greater than 50% of income. Comparatively, “Large Related” households have the lowest degree of cost burden.

For renter households, the >50% - 80% AMI income group has the most households (550) with a cost burden greater than 50% of income. Among owner households, the 0% - 30% AMI group has the most households (190) with a cost burden greater than 50% of income.

TABLE 11: COST BURDEN > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	0	0	320	320	20	55	0	75
Large Related	0	0	50	50	0	0	0	0
Elderly	175	50	0	225	125	50	80	255
Other	0	215	180	395	45	0	0	45
Total need by income	175	265	550	990	190	105	80	375

Data Source: 2013-2017 CHAS

Table 11 – Cost Burden > 50%

Crowding

Table 12 displays the number of households that are overcrowded, defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls, or half-rooms. The data is displayed by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As shown in **Table 12**, overcrowding is most prevalent in single family households. Approximately 89 single family renter households and 10 owner-occupied single-family homes experience overcrowding. Other, non-family households experience the second-highest degree of crowding with a total of 45 households. This figure is higher than every category of owner-occupied households, suggesting that renters experience overcrowding more than owners. Among owner-occupied households, only 10 households in the >50-80% AMI have overcrowding issues. Among crowded households, there are an estimated 52 renter-occupied households and only 3 owner-occupied households with children present.

TABLE 12: CROWDING INFORMATION (MORE THAN ONE PERSON PER ROOM) – 1/2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	20	55	4	10	89	0	0	10	0	10
Multiple, unrelated family households	0	0	20	15	35	0	0	0	0	0
Other, non-family households	0	0	45	0	45	0	0	0	0	0
Total need by income	20	55	69	25	169	0	0	10	0	10

Data Source: 2013-2017 CHAS

Table 12 – Crowding Information – 1/2

TABLE 13: CROWDING INFORMATION (MORE THAN ONE PERSON PER ROOM) – 2/2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Households with Children Present	6	17	21	8	52	0	0	3	0	3

Data Source: 2013-2017 CHAS; 2018-2022 ACS

Table 13 – Crowding Information – 2/2

DESCRIBE THE NUMBER AND TYPE OF SINGLE PERSON HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE.

According to the 2018-2022 American Community Survey (ACS) data the City has a relatively high percentage of persons living alone (5,919 which is 32.2%). The HUD provided data shows that there are 1,855 Small Family Households in the 0 to 80% HAMFI categories. In addition, there are 540 elderly households with contain at least one person over the age of 62 in the 0-30% HAMFI category who could need housing assistance, 815 elderly households in the 30-50% HAMFI category and 925 elderly households in the >50-80 HAMFI category who could need housing assistance.

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE WHO ARE DISABLED OR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT AND STALKING.

The City's Police Department is the lead agency in addressing the issues of domestic violence and sexual assault. The Department does not maintain records about those possibly in need of housing assistance, but typically if one spouse is arrested, the other spouse and family will remain in the residence, at least in the short-term. According to the Arizona Department of Economic Security, the average length of shelter stay for domestic violence victims is 51 days. Several organizations in the region serve victims of domestic violence, including Catholic Community Services of Southern Arizona, which provides some housing assistance in the form of emergency shelter and transitional housing at Forgach House in Sierra Vista.

WHAT ARE THE MOST COMMON HOUSING PROBLEMS?

HUD has identified four housing problems, which are (1) overcrowding, (2) lack of complete kitchen, (3) lack of complete plumbing, and (4) cost burden. Overcrowding means that more than one person per room lives in a housing unit. The lack of complete kitchen or lack of plumbing are straightforward. By HUD's definition, when households spend over 30% of their income on shelter they are "cost burdened," and when they spend over 50% of their income for shelter, they are "severely cost burdened." Expenditures for shelter include rent or mortgage payments and utility costs. An examination of the data presented above shows that "cost burden" is the most common housing problem in Sierra Vista. There are 625 extremely low-income renter households, 985 very low-income renter households, and 765 low-income renter households facing a cost burden of greater than 30% of

income. There are 175 extremely low-income renter households, 265 very low-income renter households, and 550 low-income renter households facing a severe cost burden of greater than 50% of income. At the same time there are 898 owner households facing a cost burden of greater than 30% of income, with 54.5% of those households being elderly households, and 375 owner households facing a severe cost burden of greater than 50% of income, with 68% of those households being elderly households. These numbers far exceed the number of households affected by overcrowding or lack of kitchen or plumbing.

ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?

Cost burden is relatively well distributed throughout renter households, who are the most severely affected by cost burden. At the same time, extremely low-, very low-, and low-income owner households all face cost burden. In terms of household types, the data shows that Small Related Renter households constitute the largest number of households with a cost burden (>30%) at 1,095 households. Among owner households facing a cost burden (>30%), “Elderly” households make up the largest number of households at 489. “Other” households constitute the largest number of households with a severe cost burden (>50%) at 395 households. Among owner households facing a severe cost burden, “Elderly” households constitute 68% of the total households facing this problem.

DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT ARE AT IMMINENT RISK OF EITHER RESIDING IN SHELTERS OR BECOMING UNSHELTERED 91.205(C)/91.305(C)). ALSO DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE

Low-income households at imminent risk of homelessness often have recently lost a job, seen their hours cut if still working, or have encountered a medical emergency, the effect of which is to cause them to spend any savings they might have and reduce or eliminate income. Such households may not have any support from friends or family, who may be in the same economic situation. Lacking education or skills, or facing medical situations, or lack of transportation, these persons cannot readily obtain new, better paying positions. Households facing the termination of re-housing assistance are in a similar situation. To obtain a stable housing situation, they need full-time employment, affordable childcare,

affordable housing, and transportation. Access to healthcare, life skills training, and additional education and/or training are valuable, if not necessary, in most situations.

IF A JURISDICTION PROVIDES ESTIMATES OF THE AT-RISK POPULATION(S), IT SHOULD ALSO INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE THE ESTIMATES.

Persons at risk of homelessness are defined as individuals of families facing immediate eviction and who cannot relocate to another residence. Statistics on this population cannot be provided directly, but an examination of the data on overcrowding and upon cost burdened households provides some insight into the extent of the problem in Sierra Vista. Particular attention is accorded to households in the extremely low-income range as these represent the most stressed and vulnerable group. The data indicate that there are a total 170 renter households with overcrowding (more than 1.01 persons per room), or severe overcrowding (> 1.51 persons per room). Of the 170 renter households with some type of overcrowding issue, 20 households are in the extremely low-income range. The situation among owner households is not as extreme: there are only 10 owner households with overcrowding or severe overcrowding. It is interesting to note that there are no overcrowded conditions reported in the very low-income category.

However, the number of extremely low-income renter households with severe cost burden is 175 and another 265 very low-income renter households face a severe cost burden. Extremely low-income owner households facing a severe cost burden number 190, another 105 very low-income owner households, and 80 low-income owner households face a severe cost burden. Any of these households could be at risk of homelessness or other burdens.

SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS.

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

DISCUSSION

Data from the 2013-2017 CHAS, made available in **Table 7**, indicates that there are 9,650 Sierra Vista households that contain persons with either an elderly person (62 or older) or a child under the age of six. **Table 8** indicates that 3,720 households in the City of Sierra Vista are experiencing some level of cost burden. These households, particularly those with an income less than 80% HAMFI are more susceptible to risks, including homelessness. They are also those who are likely in greatest need of housing assistance.

DRAFT

NA-15 Disproportionately Greater Need: Housing Problems – 24 CFR 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. (For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in that category as a whole.)

INTRODUCTION

A disproportionately greater need exists when the members of racial or ethnic groups at a specified income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Again, as defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

The Disproportionately Greater Needs: Housing Problems section covers the following:

1. Introduction
2. Disproportionately Greater Need—Housing Problems 0-30% Area Median Income (AMI)
3. Disproportionately Greater Need—Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Housing Problems 80-100% AMI

6. Discussion

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The default data source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

0% - 30% OF AREA MEDIAN INCOME

Of all the income levels within the City of Sierra Vista, households within the 0%-30% AMI category have the second-highest number of households (1,015) with one or more of four housing problems. Approximately 71.9% of households in this income category have housing problems.

As shown in **Table 14**, when considering race by number for the 0%-30% AMI income category, White households have the highest number of households (630) with housing problems while American Indian, Alaska Native households have the second-highest number of households (50) with housing problems.

When considering race by rate for the 0%-30% AMI income category, American Indian, Alaska Native households (100%) have the highest rate of households with housing problems and White households (71.2%) have the second-highest rate of households with housing problems. Additionally, 64.8% of all Asian households earning 0%-30% AMI have housing problems.

When considering ethnicity for the 0%-30% AMI income category, 275 Hispanic households identify as experiencing one or more of four housing problems (87.3% of all Hispanic households earning 0%-30% AMI).

TABLE 14: DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	1,015	71.9%	175	12.4%	220	15.6%	1,410
White	630	71.2%	130	14.7%	125	14.1%	885
Black / African American	4	5.4%	0	0.0%	70	94.6%	74
Asian	35	64.8%	4	7.4%	15	27.8%	54
American Indian, Alaska Native	50	100%	0	0.0%	0	0.0%	50
Pacific Islander	0	0.0%	0	0.0%	0	0.0%	0
Hispanic	275	87.3%	40	12.7%	0	0.0%	315

Data Source: 2013-2017 CHAS

**The four housing problems are:*

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

Table 14 – Disproportionally Greater Need 0 - 30% AMI

30% - 50% OF AREA MEDIAN INCOME

Of all the income levels within the City of Sierra Vista, households within the 30%-50% AMI category have the third-highest number of households (1,005) with one or more of four housing problems. Approximately 82.4% of households in this income category have housing problems.

As shown in **Table 15**, when considering race by number for the 30%-50% AMI income category, White households have the highest number of households (640) with housing problems and Black/African American households have the second-highest number of households (50) with housing problems.

When considering race by rate for the 30%-50% AMI income category, Black/African American households (100%) and American Indian, Alaska Native households (100%) and Pacific Islander households (100%) have the highest rate of households with housing problems. Additionally, 77.6% of all White households earning 30%-50% AMI have housing problems.

When considering ethnicity and this income category, 255 Hispanic households have housing problems (88% of all Hispanic households earning 30%-50% AMI).

TABLE 15: DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	1,005	82.4%	215	17.6%	0	0%	1,220
White	640	77.6%	185	22.4%	0	0%	825
Black / African American	50	100%	0	0%	0	0%	50
Asian	0	0%	0	0%	0	0%	0
American Indian, Alaska Native	30	100%	0	0%	0	0%	30
Pacific Islander	15	100%	0	0%	0	0%	15
Hispanic	255	88%	35	12%	0	0%	290

Data Source: 2013-2017 CHAS

**The four housing problems are:*

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

Table 15 – Disproportionally Greater Need 30 - 50% AMI

50% - 80% OF AREA MEDIAN INCOME

Of all the income levels within the City of Sierra Vista, households within the 50%-80% AMI category have the highest number of households (1,340) with one or more of four housing problems.

Approximately 65.4% of households in this income category have housing problems.

As shown in **Table 16**, when considering race by number for the 50%-80% AMI income category, White households have the highest number of households (745) with housing problems and Black/African American households have the second-highest number of households (130) with housing problems.

When considering race by rate for the 50%-80% AMI income category, Black/African American households (72.2%) have the highest rate, White households (59.8%) have the second highest rate of

households with housing problems, and Asian households (58.3%) have the third highest rate of households with housing problems.

When considering ethnicity and this income category, 395 Hispanic households have housing problems (73.8% of all Hispanic households earning 50%-80% AMI).

TABLE 16: DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	1,340	65.4%	710	34.6%	0	0%	2,050
White	745	59.8%	500	40.2%	0	0%	1,245
Black / African American	130	72.2%	50	27.8%	0	0%	180
Asian	35	58.3%	25	41.7%	0	0%	60
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	395	73.8%	140	26.2%	0	0%	535

Data Source: 2013-2017 CHAS

**The four housing problems are:*

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

Table 16 – Disproportionally Greater Need 50 - 80% AMI

80% - 100% OF AREA MEDIAN INCOME

Of all the income levels within the City of Sierra Vista, households within the 80%-100% AMI category have the lowest number of households (655) with one or more of four housing problems. Approximately 43% of households in this income category have housing problems.

As shown in **Table 17**, when considering race by number for the 80%-100% AMI income category, White households have the highest number of households (360) with housing problems and Asian households have the second-highest number of households (25) with housing problems.

When considering race by rate for the 80%-100% AMI income category, Pacific Islander households (100%) have the highest rate of households with housing problems and Asian households (71.4%) have the second-highest rate of household with housing problems. Additionally, 41.9% of all White households earning 80%-100% AMI have housing problems.

When considering ethnicity and this income category, 240 Hispanic households have housing problems (60% of all Hispanic households earning 80%-100% AMI).

TABLE 17: DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	655	43%	870	57%	0	0%	1,525
White	360	41.9%	500	58.1%	0	0%	860
Black / African American	14	9.1%	140	90.9%	0	0%	154
Asian	25	71.4%	10	28.6%	0	0%	35
American Indian, Alaska Native	0	0%	40	100%	0	0%	40
Pacific Islander	20	100%	0	0%	0	0%	20
Hispanic	240	60%	160	40%	0	0%	400

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

Table 17 – Disproportionally Greater Need 80 - 100% AMI

DISCUSSION

Of all households in the 0%-30% AMI category, 71.9% have one or more of four housing problems. In terms of disproportionate need, both the American Indian, Alaska Native (100%) and Hispanic (87.3%) households have a percentage of housing problems that is more than 10 percentage points higher than the income level as a whole. However, the majority of White (71.2%) households and Asian (64.8%) households in this income category have housing problems.

Of all households in the 30%-50% AMI category, 82.4% have one or more of four housing problems. In terms of disproportionate need, Black/African American (100%), Native Indian/Alaska Native (100%), and Pacific Islander (100%) households have a percentage of housing problems that is more than 10 percentage points higher than the income level as a whole. However, the majority of White (77.6%) households and Hispanic (88%) households in this income category have housing problems.

Of all households in the 50%-80% AMI category, 65.4% have one or more of four housing problems. In terms of disproportionate need, no racial group has a percentage of housing problems that is more than 10 percentage points higher than the income level as a whole. However, over half of all Hispanic (73.8%) households, White (59.8%) households, Black/African American (72.2%) households, and Asian (58.3%) households in this income category have housing problems.

Of all households in the 80%-100% AMI category, 43% have one or more of four housing problems. In terms of disproportionate need, Hispanic (60%) households, Pacific Islanders (100%) households, and Asian (71.4%) households have a percentage of housing problems that is more than 10 percentage points higher than the income level as a whole. White (41.9%) households and Black/African American (9.1%) households are well below the percentage for the income level as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 24 CFR 91.205 (b)(2)

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

INTRODUCTION

As noted in the previous section, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

Severe housing problems include:

- Severely overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with severe cost burden of more than 50% of income

This section includes:

1. Introduction
2. Disproportionately Greater Need—Severe Housing Problems 0-30% AMI
3. Disproportionately Greater Need—Severe Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Severe Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Severe Housing Problems 80-100% AMI
6. Discussion

This section has four tables that capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The Default Data Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

0% - 30% OF AREA MEDIAN INCOME

Of all the income levels within the City of Sierra Vista, households within the 0%-30% AMI category have the highest number of households (920) with one or more severe housing problems. Approximately 65.5% of households in this income category have severe housing problems.

As shown in **Table 18**, when considering race by number for the 0%-30% AMI income category, White households have the highest number of households (585) with severe housing problems and American Indian, Alaska Native households have the second-highest number of households (50) with severe housing problems. Additionally, 35 Asian households have severe housing problems.

When considering race by rate for the 0%-30% AMI income category, American Indian, Alaska Native households (100%) have the highest rate of households with severe housing problems and White households (66.1%) have the second-highest rate of households with severe housing problems. Additionally, 64.8% of all Asian households earning 0%-30% AMI have severe housing problems.

When considering ethnicity and this income category, 245 Hispanic households have severe housing problems (77.8% of all Hispanic households earning 0%-30% AMI).

TABLE 18: SEVERE HOUSING PROBLEMS 0 - 30% AMI

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	920	65.5%	265	18.9%	220	16.7%	1,405
White	585	66.1%	175	19.8%	125	14.1%	885
Black / African American	4	5.4%	0	0%	70	94.6%	74
Asian	35	64.8%	4	7.4%	15	27.8%	54
American Indian, Alaska Native	50	100%	0	0%	0	0%	50
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	245	77.8%	70	22.2%	0	0%	315

Data Source: 2013-2017 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

Table 18 – Severe Housing Problems 0 - 30% AMI

30% - 50% OF AREA MEDIAN INCOME

Of all the income levels within the City of Sierra Vista, households within the 30%-50% AMI category have the second-highest number of households (735) with one or more severe housing problems.

Approximately 60% of households in this income category have severe housing problems.

As shown in **Table 19**, when considering race by number for the 30%-50% AMI income category, White households have the highest number of households (450) with severe housing and Black/African American households have the second-highest number of households (50) with severe housing problems.

When considering race by rate for the 30%-50% AMI income category, Black/African American households (100%) and Pacific Islander (100%) households have the highest rate of households with severe housing problems and White households (54.5%) have the second-highest rate of households with severe housing problems.

When considering ethnicity and this income category, 210 Hispanic households have severe housing problems (71.2% of all Hispanic households earning 30%-50% AMI).

TABLE 19: SEVERE HOUSING PROBLEMS 30 - 50% AMI

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	735	60%	490	40%	0	0%	1,225
White	450	54.5%	375	45.5%	0	0%	825
Black / African American	50	100%	0	0%	0	0%	50
Asian	0	0%	0	0%	0	0%	0
American Indian, Alaska Native	0	0%	30	100%	0	0%	30
Pacific Islander	15	100%	0	0%	0	0%	15
Hispanic	210	71.2%	85	28.8%	0	0%	295

Data Source: 2013-2017 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

Table 19 – Severe Housing Problems 30 - 50% AMI

50% - 80% OF AREA MEDIAN INCOME

Of all the income levels within the City of Sierra Vista, households within the 50%-80% AMI category have the third-highest number of households (405) with one or more severe housing problems. Approximately 20.4% of households in this income category have severe housing problems.

As shown in **Table 20**, when considering race by number for the 50%-80% AMI income category, White households have the highest number of households (275) with severe housing problems and Black/African American households have the second-highest number of households (4) with severe housing problems.

When considering race by rate for the 50%-80% AMI income category, White households (22%) have the highest rate of households with severe housing problems and Black/African American households (2.2%) have the second-highest rate of households with severe housing problems.

When considering ethnicity and this income category, 130 Hispanic households have severe housing problems (24.5% of all Hispanic households earning 50%-80% AMI).

TABLE 20: SEVERE HOUSING PROBLEMS 50 - 80% AMI

Housing Problems	Has one or more of four severe housing problems		Has none of the four severe housing problems		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	420	20.4%	1,635	79.6%	0	0%	2,055
White	275	22%	970	78%	0	0%	1,245
Black / African American	4	2.2%	180	97.8%	0	0%	184
Asian	0	0%	60	100%	0	0%	60
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	130	24.5%	400	75.5%	0	0%	530

Data Source: 2013-2017 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 20 – Severe Housing Problems 50 - 80% AMI

80% - 100% OF AREA MEDIAN INCOME

Of all the income levels within the City of Sierra Vista, households within the 80%-100% AMI income category have the lowest number of households (120) with one or more severe housing problems. Approximately 7.9% of households in this income category have severe housing problems.

As shown in **Table 21**, when considering race by number for the 80%-100% AMI income category, White households have the highest number of households (70) with severe housing problems and Asian households have the second-highest number of households (25) with severe housing problems.

When considering race by rate for the 80%-100% AMI income category, Pacific Islander households (100%) have the highest rate of households with severe housing problems and Asian households (71.4%) have the second-highest rate of households with severe housing problems.

When considering ethnicity and this income category, 0 Hispanic households have severe housing problems (0% of all Hispanic households earning 80%-100% AMI).

TABLE 21: SEVERE HOUSING PROBLEMS 80 - 100% AMI

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	120	7.9%	1,405	92.1%	0	0%	1,525
White	70	8.2%	785	91.8%	0	0%	855
Black / African American	4	2.6%	150	97.4%	0	0%	154
Asian	25	71.4%	10	28.6%	0	0%	35
American Indian, Alaska Native	0	0%	40	100%	0	0%	40
Pacific Islander	20	100%	0	0%	0	0%	20
Hispanic	0	0%	405	100%	0	0%	450

Data Source: 2013-2017 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

Table 21 – Severe Housing Problems 80 - 100% AMI

DISCUSSION

Of all households in the 0%-30% AMI category, 65.5% have one or more severe housing problems. In terms of disproportionate need, American Indian, Alaska Native households (100%) and Hispanic households (77.8%) have a percentage of severe housing problems that is more than 10 percentage points higher than the income level as a whole. However, the majority of White (66.1%) and Asian (64.8%) households in this income category have severe housing problems. Less than half of Black/African American households (5.4%) in this income category have severe housing problems.

Of all households in the 30%-50% AMI category, 60% have one or more severe housing problems. In terms of disproportionate need, Pacific Islander (100%), Black/African American (100%) and Hispanic (71.2%) households have a percentage of severe housing problems that is more than 10 percentage points higher than the income level as a whole. However, more than half of White (54.4%) households in this income category has severe housing problems.

Of all households in the 50%-80% AMI category, 20.4% have one or more severe housing problems. In terms of disproportionate need, no racial group has a percentage of severe housing problems that is more than 10 percentage points higher than the income level as a whole. However, 24.5% of Hispanic households, 22% of White households, 2.2% of Black/African American households in this income category have severe housing problems.

Of all households in the 80%-100% AMI category, only 7.9% have one or more severe housing problems. In terms of disproportionate need, only Asian (71.4%) households have a percentage of severe housing problems that is more than 10 percentage points higher than the income level as a whole. A small percentage of White households (8.2%) and Black/African American households (2.6%) in this income category have severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 24 CFR 91.205 (b)(2)

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

INTRODUCTION

Again, a disproportionately greater need exists when the members of a racial or ethnic group at a certain income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

This section includes:

1. Introduction
2. Disproportionately Greater Need—Housing Cost Burden
3. Discussion

Table 22 displays cost burden information for the City of Sierra Vista and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. The default data source for this data is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data in **Table 22** suggests, a small number of households (2,500 or 14.7%) are cost burdened within their current housing situation. White households (1,370) have the highest number of cost burdened households and Hispanic households (710) have the second-highest number of cost burdened households. Hispanic households (22.7%) have the highest rate of cost burdened household and American Indian/Alaska Native households (20.7%) have the second-highest rate of cost burdened households.

An even smaller number of households (2,115 or 12.4%) are severely cost burdened within their current housing situation. White households (1,310) have the highest number of severely cost burdened households and Hispanic households (575) have the second-highest number of severely cost burdened

households. American Indian, Alaska Native households (34.5%) have the highest rate of severely cost burdened households and Pacific Islander households (31.8%) have the second-highest rate of severely cost burdened households.

TABLE 22: GREATER NEED: HOUSING COST BURDENS AMI

Housing Cost Burden	No Cost Burden (<=30%)		Cost Burden (30-50%)		Severe Cost Burden (>50%)		No / Negative Income		Total Households
	Total	%	Total	%	Total	%	Total	%	
Jurisdiction as a whole	12,225	71.7%	2,500	14.7%	2,115	12.4%	220	1.3%	17,060
White	8,625	75.5%	1,370	12%	1,310	11.5%	125	1.1%	11,430
Black / African American	855	73.8%	170	14.7%	64	5.5%	70	6%	1,159
Asian	435	71.9%	95	15.7%	60	9.9%	15	2.5%	605
American Indian, Alaska Native	65	44.8%	30	20.7%	50	34.5%	0	0%	145
Pacific Islander	55	50%	20	18.2%	35	31.8%	0	0%	110
Hispanic	1,930	60%	710	22.7%	575	18.9%	0	0%	3,215

Data Source: 2013-2017 CHAS

Table 22 – Greater Need: Housing Cost Burdens AMI

DISCUSSION

Within the City of Sierra Vista, 71.7% of households do not presently experience cost burden, while 14.7% experience cost burden, 12.4% experience severe cost burden, and 1.3% have no/negative income.

Overall, 27.1% of households are either cost burdened or severely cost burdened (30%-50% or >50%). Only the American Indian, Alaska Native (55.2%), Pacific Islander (50%), and Hispanic (41.6%) households experience a cost burden or severe cost burden in a disproportionate percentage (greater than 10%) to the income level as a whole. All other households experience cost burden or severe cost burdened at approximately a quarter or less percent. It should be noted that Hispanic households (3,215) have the second-highest total number of households.

Of all households within the City of Sierra Vista 14.7% are cost burdened (30-50%). No racial or ethnic category that experiences a cost burden in a disproportionate percentage (greater than 10%) to the income level as a whole.

Of all households within the City of Sierra Vista, 12.4% experience severe cost burden (>50%). Only the American Indian, Alaska Native households (56%) and Pacific Islander households (31.8%) experience a severe cost burden in a disproportionate percentage (greater than 10%) to the income level as a whole. It should be noted that this number equates to only 85 households.

Of all households within the City of Sierra Vista, 1.3% has no/negative income. No race or ethnicity experiences no/negative income in a disproportionate percentage (greater than 10%) to the income level as a whole.

DRAFT

NA-30 Disproportionately Greater Need: Discussion – 24 CFR 91.205(b)(2)

ARE THERE ANY INCOME CATEGORIES IN WHICH A RACIAL OR ETHNIC GROUP HAS DISPROPORTIONATELY GREATER NEED THAN THE NEEDS OF THAT INCOME CATEGORY AS A WHOLE?

As indicated in the previous sections, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to the income level as a whole. As detailed below, these include the Black/African American, Asian, American Indian/Alaska Native, Pacific Islander, and Hispanic racial or ethnic groups.

The Black/African American group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30-50% AMI category (100% versus 82.4% as a whole)
- Severe housing problems in the 30-50% AMI category (100% versus 60% as a whole)

The Asian group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 80-100% AMI category (71.4% versus 43% as a whole)
- Severe housing problems in the 80-100% AMI category (71.4% versus 7.9% as a whole)

The American Indian/Alaska Native group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0-30% AMI category (100% versus 71.9% as a whole)
- Housing problems in the 30-50% AMI category (100% versus 82.4% as a whole)
- Severe housing problems in the 0-30% AMI category (100% versus 65.5% as a whole)
- Severe housing cost burden greater than 50% of income (34.5% versus 12.4% as a whole)

The Pacific Islander group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30-50% AMI category (100% versus 82.4% as a whole)
- Housing problems in the 80-100% AMI category (100% versus 43% as a whole)
- Severe housing problems in the 30-50% AMI category (100% versus 60% as a whole)
- Severe housing problems in the 80-100% AMI category (100% versus 7.9% as a whole)

- Severe housing cost burden greater than 50% of income (31.8% versus 12.4% as a whole)

The Hispanic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0-30% AMI category (87.3% versus 71.9% as a whole)
- Housing problems in the 80-100% AMI category (60% versus 43% as a whole)
- Severe housing problems in the 0-30% AMI category (77.8% versus 65.5% as a whole)
- Severe housing problems in the 0-30% AMI category (71.9% versus 60% as a whole)

There are 4,015 households with one or more of the four identified housing problems. Of these households 2,375 or 59.2% are White households, 198 or 4.9% are Black/African American households, and 1,165 or 29% are Hispanic households. White, Black/African American, and Hispanic households account for the majority of households experiencing one or more of the four identified housing problems.

There are 2,195 households experiencing one or more severe housing problems. Of these households, 1,380 or 62.9% are White households, 62 or 2.8% are Black/African American households, and 585 or 26.7% are Hispanic households. White, Black/African American, and Hispanic households account for the majority of households experiencing one or more severe housing problems.

There are 2,500 households with cost burden (30%-50% of income). Of these households, 1,370 or 54.8% are White households, 170 or 6.8% are Black/African American households, and 710 or 28.4% are Hispanic households. White, Black/African American, and Hispanic households account for the majority of households with cost burden.

There are 2,115 households with severe cost burden (>50% of income). Of these households, 1,310 or 61.2% are White households, 64 or 3% are Black/African American households, and 575 or 27.2% are Hispanic households. White, Black/African American, and Hispanic households account for the majority of households with severe cost burden.

IF THEY HAVE NEEDS NOT IDENTIFIED ABOVE, WHAT ARE THOSE NEEDS?

Based on input and data received through the citizen participation process, the greatest housing needs are:

- Modifications for persons with disabilities
- Housing rehabilitation/energy efficiency assistance
- Housing demolition (e.g. removal of abandoned and blighted housing stock)

ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?

Fourteen (14) of the City's 37 Block Groups have a low- and moderate-income population of 51% or greater, signifying that approximately 38% of the City's neighborhoods are CDBG-eligible.

As a whole, the City of Sierra Vista has a racial minority population of approximately 32% or 14,476 persons (2018-2022 ACS). A disproportionately greater (10 percentage points more or higher) concentration of racial minority population exists within the following three (3) Census Tract/Block Groups:

- Census Tract 1501.2, 46.0% Racial Minority (65% Low/Mod)
- Census Tract 1602.2, 43.8% Racial Minority (92% Low/Mod)
- Census Tract 1900.4, 48.0% Racial Minority (8% Low/Mod)

Data Source: 2018-2022 ACS Data (2022 Census Tracts)

As a whole, the City of Sierra Vista has an ethnic minority population of approximately 25% or 11,117 persons (2018-2022 ACS). A disproportionately greater (10 percentage points more or higher) concentration of ethnic minority population exists within the following Census Tract/Block Groups:

- Census Tract 1501.1, 36.8% Hispanic or Latino (72% Low/Mod)
- Census Tract 1501.2, 55.7% Hispanic or Latino (65% Low/Mod)
- Census Tract 1502.2, 43.4% Hispanic or Latino (64% Low/Mod)
- Census Tract 1502.3, 47.7% Hispanic or Latino (53% Low/Mod)
- Census Tract 2001.1, 50.5% Hispanic or Latino (57% Low/Mod)
- Census Tract 2001.2, 40.6% Hispanic or Latino (70% Low/Mod)

Data Source: 2018-2022 ACS Data (2022 Census Tracts)

Census Tracts 1501 (Block Groups 1 and 2), 1502 (Block Groups 2 and 3), 1602 (Block Group 2), and 2001 (Block Groups 1 and 2) have disproportionately greater concentrations of minority populations that overlap with the City's CDBG-eligible low- and moderate-income neighborhoods. Of the Census Tract/Block Groups with disproportionately greater concentrations of minority populations, only Census Tract 1900 (Block Group 4) does not overlap with a CDBG-eligible low- and moderate-income neighborhood.

The data strongly indicates a correlation between concentrations of minority populations and percentages of low- and moderate-income persons. As indicated in the previous sections, a person's race, income, and disability status are strong indicators for needing housing assistance through various public housing program types. Although a disproportionate need is shown throughout for minority low-income households, the data provided show that White, Black/African American, and Hispanic groups have a high demand for supportive housing of different types.

NA-35 Public Housing – 24 CFR 91.205(b)

INTRODUCTION

The Consolidated Plan must provide a concise summary of the needs of public housing residents. Information is collected through consultations with the public housing agency or agencies located within the City's boundaries. The Public Housing portion of this report contains the following sections:

- Introduction
- Totals in Use
- Characteristics of Residents
- Race of Residents
- Ethnicity of Residents
- Additional Narrative

The following data provided in this chapter covers several program types and types of vouchers in use. These vouchers are defined below:

- **Certificate:** The total number of Section 8 certificates administered by the Public Housing Authority (PHA).
- **Mod-Rehab:** The total number of units in developments that were funded under the moderate rehabilitation program administered locally by PHAs.
- **Public Housing:** The total number of units in developments operated by the PHAs within the jurisdiction.
- **Total:** The total number of Section 8 vouchers administered by the PHA (project based plus tenant based)
- **Project Based:** The total number of project-based Section 8 vouchers administered by the PHA
- **Tenant Based:** The total number of tenant-based Section 8 vouchers administered by the PHA.
- **Special Purpose Veterans Affairs Supportive Housing:** The HUD–Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA).
- **Special Purpose Family Unification Program:** Family Unification Program funding is allocated through a competitive process; therefore, not all PHAs administer the program.

- Special Purpose Disabled: In this context, disabled includes non-elderly disabled, mainstream 1-year, mainstream 5-year, and nursing home transition.

TOTALS IN USE

Table 23 displays the number of vouchers and units by public housing program type according to the HUD PIH Public Information Center (PIC), which is the default data source in the IDIS Online system. According to the HUD PIC, there are a total of 0 public housing units. However, the Housing Authority of Cochise County (HACC) manages public housing programs that include Sierra Vista. According to the HUD PIC, there are 495 Housing Choice Vouchers of which 482 are Tenant-Based and 13 are Veterans Supportive Housing. All are extremely low- or very low-income households. Approximately 125 (25%) of the voucher holders are elderly and 186 (38%) of the voucher holders are disabled.

Approximately 30% of Cochise County's Housing Choice Vouchers are administered within the City of Sierra Vista. There are two Section 8 complexes in Sierra Vista: Bonita Vista Apartments (99 assisted units, one-bedroom units only) and Mountain View Apartments (60 assisted units - 2,3-, and 4-bedroom units). Note, the County does not manage the Section 8 complexes directly but administers the publicly assisted voucher program.

More current (year 2023) information supplied by the HACC 2023 Annual PHA Plan is provided below:

- 686 Section 8 Housing Choice Vouchers
- 88 HUD-VASH (VA Supportive Housing)
- 20 HOPWA (Housing Opportunities for Persons With AIDS)
- 21 EHV (Emergency Housing Vouchers) [These vouchers were awarded July 2021]
- 7 Housing Choice Vouchers, Fair Share Allocation (effective Oct. 1)
- 49 participants are in the County's Family Self-Sufficiency program

Starting on January 1, 2023, the HACC began administering HCV and FSS programs from the City of Douglas Housing Authority. This increased the HACC program by 193 and FSS program by 19, bringing the totals administered to 686 HCV and 49 FSS respectively.

Historically, approximately 65% of HCV users, 80% of HUD-VASH users, and 57% of EHV users have resided in Sierra Vista. This represents approximately 67% of total available vouchers.

In 2023, there were 289 households on the waitlist for publicly assisted housing (for the combined HACC and Douglas programs). Of those on the 2023 waitlist, 18% are elderly or persons with disabilities. Seventy percent (70%) of those on the waitlist are extremely low income.

Preference is given to the chronically homeless and victims of domestic violence. The Emergency Housing Vouchers (EHV) and Fair Share Vouchers are dedicated to those experiencing homelessness, at risk of homelessness, or fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking. In addition, these vouchers allow tenants who no longer need case management with behavioral health to move on to permanent housing.

TABLE 23: PUBLIC HOUSING BY PROGRAM TYPE

Program Type									
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	0	495	0	482	13	0	0

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

Data Source: HUD IDIS Output, Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 23 – Public Housing by Program Type

CHARACTERISTICS OF RESIDENTS

Table 24 displays the characteristics of public housing residents by public housing program type. As expected, the average income for all programs is very low with the lowest average income at \$4,346 and the highest being \$11,061. The average household size is also very low (two persons per household).

Elderly program participants comprise 25.3% of assisted residents and a large number of assisted families are disabled. All families assisted (495) are requesting accessibility features. The number of families requesting accessibility features is equivalent to the total number of vouchers in use. These data show that a substantial number of families (37.6%) need housing assistance/vouchers are also disabled or in need of housing accessibility features. No HIV/AIDS participants or victims of domestic violence were counted.

DRAFT

TABLE 24: CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Average Annual Income (\$)	\$0	\$0	\$0	\$10,885	\$0	\$11,061	\$4,346	\$0	\$0
Average length of stay	0	0	0	3	0	3	0	0	0
Average Household size	0	0	0	2	0	2	1	0	0
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	125	0	125	0	0	0
# of Disabled Families	0	0	0	186	0	176	10	0	0
# of Families requesting accessibility features	0	0	0	495	0	482	13	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

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

Data Source: HUD IDIS Output, Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 24 – Characteristics of Public Housing Residents by Program Type

RACE OF RESIDENTS

Table 25 displays the racial composition of residents for each public housing program according to the HUD PIH PIC. The data in **Table 25** show that a high number of tenant-based vouchers or Veterans Affairs Supportive Housing are utilized by White residents (417 or 84%). Black/African American residents (58) account for 12% of tenant-based vouchers or Veterans Affairs Supportive Housing in use. Less than 5% of the available assistance is utilized by Asian, American Indian/Alaska Native, Pacific Islander, or another race of resident. All Asian and Pacific Islander residents assisted by these programs are using tenant-based vouchers.

According to the HACC’s 2023 Annual PHA Plan, of the 289 persons on the waitlist for assisted housing, 147 are White (51%), 103 are Black/African American (36%), 8 are American Indian/Alaska Native (3%), 4 are Asian (2%), one is Pacific Islander (less than 1%), and 13 are Other (5%), including more than one race. Five (5) persons on the waitlist declined to report their race (2%).

TABLE 25: RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	0	417	0	406	11	0	0
Black/African American	0	0	0	58	0	57	1	0	0
Asian	0	0	0	8	0	8	0	0	0
American Indian/Alaska Native	0	0	0	10	0	9	1	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Data Source: HUD IDIS Output, Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 25 – Race of Public Housing Residents by Program Type

ETHNICITY OF RESIDENTS

Table 26 displays the ethnic composition of residents for each assisted housing program. The ethnic groups defined as “Not Hispanic” utilize the majority (69%) of units or vouchers available. Residents reporting as “Hispanic” utilize less than a third of the units or vouchers available. According to the HACC’s 2023 Annual PHA Plan, approximately one-third of those on the waitlist for assisted housing are Hispanic.

TABLE 26: ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Special Purpose Voucher					
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	0	153	0	151	2	0	0
Not Hispanic	0	0	0	342	0	331	11	0	0

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

Data Source: HUD IDIS Output, Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 26 – Ethnicity of Public Housing Residents by Program Type

Section 504 Needs Assessment

DESCRIBE THE NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS

Currently, the HACC serves the City of Sierra Vista area; however, there are no low rent public housing units located in the City. There are two place-based Section 8 complexes in the City: Mountain View Apartments (60 units of 2, 3, and 4 bedroom units) and Bonita Vista Apartment (100 one-bedroom units for seniors). According to HACC's 2023 Annual PHA Plan, there are 289 households on the wait list for assisted housing. Of those on the waiting list, 52 are elderly and 52 are persons with disabilities. Regarding income, 28 are low income, 57 are very low income, and 202 (70%) are extremely low income.

The figures presented above indicate a substantial need for accessibility for households with Housing Choice Vouchers (HCV). According to HUD PIC information, which is the default data source in the IDIS Online system, there are 186 HCV families with disabilities and 125 elderly HCV families, many of whom likely have some disability. In addition, there are 495 families requesting accessibility features.

Data from the 2018-2022 ACS Five-Year Estimates, indicates that there are 6,564 persons with a disability in Sierra Vista, of which 5,857 are over the age of 18 years. Approximately 14.2% of Sierra Vista's adult noninstitutionalized population (41,291) has a disability. The greatest number of these persons have an ambulatory limitation, and the greatest number of households are in the >50%-80% HAMFI income range. Occupied housing units with one or more housing problems comprise 1,935 housing units. It is estimated that as many as 1,000 housing units with one or more housing problems may be occupied by a person with a disability.

Please note that the definition of a disability used by the Census Bureau periodically changes and the figures presented in the ACS and CHAS data may not match those in later Census reports.

MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS

The most immediate housing needs of HCV holders with respect to accessibility issues appear to be for additional accessible units. The increasing number of elderly and younger disabled persons creates additional need for accessible units.

In broader terms, these households often need jobs, improved job skills, and support services, such as access to day care, health care, and transportation to improve their employment situation and prospects. The Cochise County Housing Authority reports that there are 229 households on the Section 8 waiting list, 202 extremely low-income households, 57 very low-income households and 28 low-income households as of January 2023.

HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE

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

DISCUSSION

Please see the responses above.

DRAFT

NA-40 Homeless Needs Assessment – 24 CFR 91.205(c)

INTRODUCTION

Homelessness and the prevention of homelessness are on-going problems in Sierra Vista. The homeless population continues to increase because of continued unemployment, high housing costs, the continuing effects of the recession, and recent spending cuts in defense spending. However, the City is working with local and regional organizations to identify and meet the needs of homeless persons and those threatened with homelessness.

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

There is one homeless emergency shelter in the City. The Good Neighbor Alliance (Samaritan Station Emergency Center) facility is for men, women, and families. Additionally, the Forgach House is a Domestic Crisis Shelter serving men and women. There is also a children's crisis center, the Cochise County Children's Crisis Center in Huachuca City. The Good Neighbor Alliance facility has a total capacity of 15-22 persons. Occupancy is 90 to 95 percent. The Forgach House has 40 beds. Within Cochise County, several organizations provide permanent supportive housing or rapid re-housing. These include the American Red Cross, Community Partnership of Southern Arizona, and the Southern Arizona VA Health Care System (VASH Cochise).

HOMELESS NEEDS ASSESSMENT

In general, there are two types of persons who are homeless in Sierra Vista: 1) Families and individuals who have fallen into homelessness because of financial or personal crises leading to eviction; and 2) chronically homeless single individuals living on the streets and in shelters. There is also a small number of individuals who have opted to live in the desert, but who come to the City for supplies, and, occasionally, shelter. These persons might be considered chronically homeless. In addition to the chronically homeless, there is a small, but unknown number of individuals and families living in area motels and hotels.

TABLE 27(A): HOMELESS NEEDS ASSESSMENT

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	342	148	N/A	N/A	N/A	N/A
Persons in Households with Only Children	3	2	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	835	1,056	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	258	230	N/A	N/A	N/A	N/A
Chronically Homeless Families	N/A	N/A	N/A	N/A	N/A	N/A
Veterans	158	94	N/A	N/A	N/A	N/A
Unaccompanied Child	41	35	N/A	N/A	N/A	N/A
Persons with HIV	13	3	N/A	N/A	N/A	N/A

*Data Source: HUD 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations, Point-in-Time (PIT) Date: 1/24/2023, supplied by the Arizona Balance of State Continuum of Care (COC) (AZ-500) *Numbers represent homeless population within the CoC service area, which includes 13 non-metro counties. Specific numbers for Cochise County and Sierra Vista are provided in the NA-40 narratives and Appendix.*

Table 27(A) – Homeless Needs Assessment

HOMELESS POPULATION TYPES INCLUDING CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)

The 2023 Point-in-Time (PIT) count was conducted by the Arizona Balance of State Continuum of Care (AZBoSCoC) on January 24, 2023. The AZBoSCoC includes 13 counties: Apache, Coconino, Cochise, Gila, Graham, Greenlee, La Paz, Mohave, Navajo, Pinal, Santa Cruz, Yavapai, and Yuma. Respondents interviewed for the PIT were specifically asked about where they were physically staying and their personal status on the night of Tuesday, January 24, 2023. The AZBoSCoC identified a total of 2,386 persons experiencing homelessness in its service area. Of those, unsheltered persons totaled 1,206 (50.5%).

Within Cochise County specifically, in 2023, the AZBoSCoC identified a total of 84 persons experiencing homelessness. Of those, all were unsheltered persons (84 or 100%). Within Sierra Vista alone, a total of 38 persons were experiencing homelessness and unsheltered. This represents approximately 2% of the total 2023 PIT count for the AZBoSCoC service area. Further details regarding the homeless population in Cochise County and Sierra Vista are provided in the **Appendix**.

Chronically homeless

HUD defines a person as chronically homeless if they have been homeless for one year or longer or have had four or more episodes of homelessness within the past three years and have a disabling condition. National studies have found that when all costs are factored in, chronically homeless persons account for approximately 50% of the total expenditures for homeless services. This percentage of expenditure is based on a national average of just fewer than 24% of all homeless persons being considered as chronically homeless. For the AZBoSCoC service area, the 2023 PIT report identifies 6 households with at least one adult and one child as having been without a home for more than a year. Within Cochise County specifically, 23 households meet the definition of being chronically homeless.

Families

The 2023 PIT count identifies 135 households with at least one child and 5 households with only children. No detailed breakdown by familial status was provided for Cochise County or Sierra Vista, specifically. Further details regarding the homeless population in Cochise County and Sierra Vista are provided in the **Appendix**.

Veterans

In the AZBoSCoC service area, the 2023 PIT count identifies 252 persons that are homeless and have served in the military. Within Cochise County specifically, the AZBoSCoC identified eight (8) veterans experiencing homelessness. No details were provided for the veteran subpopulation in Sierra Vista alone. Further details regarding the homeless population in Cochise County and Sierra Vista are provided in the **Appendix**.

Unaccompanied Youth

The 2023 PIT count identifies 76 unaccompanied youth that are homeless in the AZBoSCoC service area. In Cochise County specifically, no homeless persons were under the age of 18, and only three (3) homeless persons were between the ages of 18 and 24 (i.e., young adults). No details were provided for the children and young adult subpopulations in Sierra Vista alone. Further details regarding the homeless population in Cochise County and Sierra Vista are provided in the **Appendix**.

ESTIMATE THE NUMBER OF AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE FOR FAMILIES WITH CHILDREN AND THE FAMILIES OF CHILDREN.

The 2023 PIT count did not specify the number of families in need of housing assistance. However, the 2023 PIT count indicates that there are 140 households in the AZBoSCoC service area that have at least one adult and one child or only children. No detailed breakdown by familial status was provided for Cochise County or Sierra Vista, specifically. In Cochise County, no homeless persons were under the age of 18, and only three (3) homeless persons were between the ages of 18 and 24 (i.e., young adults). Further details regarding the homeless population in Cochise County and Sierra Vista are provided in the **Appendix**.

DESCRIBE THE NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP

The 2023 PIT count provides data specific to the homeless population and the racial/ethnic group with which they identify. Of the 2,386 persons that responded in the AZBoSCoC service area, 1,662 identified as White, 142 as African American, 14 as Asian, 16 as Native Hawaiian or Other Pacific Islander, 266 as American Indian or Alaska Native, and 286 as multi-racial households. Of the 2,386 persons in the AZBoSCoC service area, 588 identified as Hispanic (24.6%).

Within Cochise County, 53 persons identified as White, four (4) as African American, none as Asian, none as Native Hawaiian or Other Pacific Islander, two (2) as American Indian or Alaska Native, and 25 as multi-racial households. No detailed breakdown by race and ethnicity was provided for Sierra Vista alone. Of the 84 persons in Cochise County, 26 identified as Hispanic (31%).

TABLE 27(B): HOMELESSNESS BY RACIAL AND ETHNIC GROUP

Race	Sheltered	Unsheltered
White	829	833
Black or African American	92	50
Asian	9	5
American Indian or Alaska Native	157	109
Pacific Islander	13	3
Multi-Racial	80	206
Ethnicity	Sheltered	Unsheltered
Hispanic	361	227
Not Hispanic	819	979

*Data Source: HUD 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations, Point-in-Time (PIT) Date: 1/24/2023, supplied by the Arizona Balance of State Continuum of Care (COC) (AZ-500) *Numbers represent homeless population within the CoC service area, which includes 13 non-metro counties. Specific numbers for Cochise County and Sierra Vista are provided in the NA-40 narratives and Appendix.*

Table 27(B) – Homelessness by Racial and Ethnic Group

DESCRIBE THE NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS

The AZBoSCoC 2023 PIT count included in the HUD 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report, which covers the 13-county service area of the AZBoSCoC, identifies 2,386 persons as homeless, of which 1,206 are unsheltered and 1,180 are sheltered (i.e., either emergency shelter or transitional housing). According to the AZBoSCoC 2023 PIT count, 84 homeless persons were counted within Cochise County, and 38 were counted in Sierra Vista. This represents approximately 2% of the total 2023 PIT count for the AZBoSCoC service area.

DISCUSSION

Please reference above responses.

NA-45 Non-Homeless Special Needs Assessment – 24 CFR 91.205 (b,d)

INTRODUCTION

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low to moderate income and in need of public services, non-homeless special needs include those of the mentally ill, developmentally disabled, at-risk youth, elderly, and other groups such as persons with HIV/AIDS. These special needs are often addressed by non-profit agencies, usually in coordination with the City of Sierra Vista or Cochise County.

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

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

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

HUD has identified special needs populations and has provided data on several of these through the data. However, detailed information on some special needs populations is often not available from census or HUD data sources. This document has used information from reliable sources or calculations from entities such as The ARC (for the developmentally disabled), the National Institutes of Mental Health, or the National Institute of Alcohol and Alcohol Abuse to estimate the numbers of persons in those categories. Where possible, figures from reliable local sources are used to support these analyses.

While the City’s resources are insufficient to address the needs of all these groups at once, the City is committed to supporting other entities in their efforts to provide needed resources. The City maintains relationships with community service organizations, not-for-profit service providers, housing developers, and other state and regional agencies to determine how the City can best assist in providing needed resources to the special needs population.

DESCRIBE THE CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS IN YOUR COMMUNITY

Understanding the characteristics of its special need’s populations will help the City of Sierra Vista to better evaluate public facilities and services directed toward such needs.

Elderly & Frail Elderly

According to HUD’s Comprehensive Housing Affordability Strategy (CHAS) manual, HUD defines “elderly” as individuals over the age of 62 and “frail elderly” as individuals over the age of 75. The elderly, especially in very low-income households, face housing difficulties based upon their housing needs (size of units, and types of fixtures and amenities), and based on the cost burden they bear for housing and the fact that most are limited by fixed incomes. The Frail Elderly, those 75 and over, may need additional assistance to live independently and have additional requirements for their housing, such as elevators, grab bars in the bathroom, and special types of kitchen and bathroom fixtures.

According to the 2018-2022 ACS 5-Year Estimates, there are 4,130 individuals over the age of 75 living in City of Sierra Vista of which 4,014 are noninstitutionalized persons. Due to age, the frail elderly may be unable to care for themselves adequately and may have one or more disabilities or need assistance to perform the routine activities of daily life. There are 1,404 individuals between 65 and 74 years of age with disabilities and 1,504 frail elderly individuals over the age of 75 with disabilities. (2018-2022 ACS, Tables DP05 and S1810)

Youth and Young Adults

Approximately 9,818 children live in the City of Sierra Vista. According to the 2018-2022 ACS 5-Year Estimates, 22.8% of the City of Sierra Vista’s population is less than 18 years of age. Of the population less than 18 years of age, 13.2% or 1,298 children are living in poverty. Approximately 29.5% of households within the City are households with children. (2018-2022 ACS, Tables S1701 and S1702)

Physically & Developmentally Disabled

According to the 2018-2022 ACS 5-Year Estimates, disabilities are categorized into six types: hearing difficulty, vision difficulty, cognitive ability, ambulatory difficulty, self-care difficulty, and independent living difficulty. Data from 2018-2022 ACS Five-Year Estimates shows that 6,564 or 15.9% of the non-institutionalized population of the City of Sierra Vista reported having a disability. While most disabled persons (2,908 people) are older than 65 years of age, a high percentage (15.4%) of persons 35-64 years are disabled (2,203). (2018-2022 ACS, Table S1810)

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

Physical disabilities can be defined as hearing difficulty, vision difficulty, or ambulatory difficulty. The number of persons under the age of 18 with a physical disability is 178, while the number of persons aged 18 to 64 with physical disabilities is 2,169, or 9.6% of the total number of persons in that age group. The number of persons 65 and over with a physical disability is 3,670 or 42.3% of that age group. (2018-2022 ACS, Table S1810)

There are approximately 2,298 persons with a cognitive disability, 1,169 persons with a self-care disability and 2,331 persons with an independent living disability according to the 2018-2022 ACS estimates. Persons that claim to have a disability may have a combination of physical and developmental disabilities. Developmental disabilities include a cognitive difficulty, self-care difficulty, or independent-living difficulty. (2018-2022 ACS, Table S1810)

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

Mental Illness & Substance Abuse

The Department of Housing and Urban Development, in the Comprehensive Housing Affordability Strategy (CHAS) manual, defines severe mental illness as a persistent mental or emotional impairment

that significantly limits a person’s ability to live independently. According to the national statistics, approximately one percent of the adult population meets the definition of severely mentally ill.

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

The National Institute of Alcohol Abuse and Alcoholism (accessed January 2024) estimates that 7.4% of the male population over the age of 12 has a heavy drinking problem and that 4.1% of females over the age of 12 have this problem. Therefore, it can be estimated based on U.S. Census data for Male and Female populations over the age of 18 in the City of Sierra Vista, that there are at least 1,307 men and 715 women in the City of Sierra Vista that need supportive services for alcohol alone.

WHAT ARE THE HOUSING AND SUPPORTIVE SERVICE NEEDS OF THESE POPULATIONS AND HOW ARE THESE DETERMINED

Please see the preceding responses.

DISCUSS THE SIZE AND CHARACTERISTICS OF THE POPULATION WITH HIV / AIDS AND THEIR FAMILIES WITHIN THE ELIGIBLE METROPOLITAN STATISTICAL AREA

Figures for HIV/AIDS are not available for Sierra Vista specifically. However, data from the Arizona Department of Health Services provides information about the prevalence and incidence of HIV/AIDS at the Cochise County level. As of the 2022 Annual Report, there are 248 cases of HIV/AIDS in Cochise County. Similar data from AIDSvu.org for the year 2021 indicates that 200 of every 100,000 people in Cochise County are living with HIV/AIDS; therefore, based on the Cochise County population of 125,663 from the 2022 ACS, the estimated population with HIV/AIDS in Sierra Vista is approximately 252 persons.

Cochise County was a recipient of HOPWA grant funding through February 28, 2018. During their grant expenditure period, the County primarily served people with an income of 0-30% AMI. As of January 2024, Cochise County is an active participant of HOPWA programming.

IF THE PJ WILL ESTABLISH A PREFERENCE FOR A HOME TBRA ACTIVITY FOR PERSONS WITH A SPECIFIC CATEGORY OF DISABILITIES (E.G., PERSONS WITH HIV/AIDS OR CHRONIC MENTAL ILLNESS), DESCRIBE THEIR UNMET NEED FOR HOUSING AND SERVICES NEEDED TO NARROW THE GAP IN BENEFITS AND SERVICES RECEIVED BY SUCH PERSONS. (SEE 24 CFR 92.209(C)(2) (II))

Not applicable.

DISCUSSION

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low to moderate income and in need of public services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups.

Based on input and the data received through the citizen participation process, the highest priorities identified by the public are:

- Senior programs
- Youth counseling/mentoring programs
- Employment assistance/job training
- Mental health/substance abuse services
- Domestic violence/child abuse services

Services to address these needs are often provided by non-profit agencies, usually in coordination with the City of Sierra Vista or Cochise County; however, many of these agencies are overburdened and continue to need funding assistance for service delivery.

NA-50 Non-Housing Community Development Needs – 24 CFR 91.215 (f)

DESCRIBE THE JURISDICTION’S NEED FOR PUBLIC FACILITIES

The primary objective of the City’s non-housing community development activities is the provision of a suitable living environment and the provision of services for low- and moderate-income persons. This definition includes a wide range of programs and activities, focusing on housing conditions and infrastructure improvements. The City possesses several relatively new public facilities and parks as well as older public facilities and parks that require improvements.

HOW ARE THESE NEEDS DETERMINED

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

Further, the Community Development Department is in contact with County and State departments and agencies that often raise issues and concerns or make requests about improvements or conditions in the low/mod neighborhoods.

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

DESCRIBE THE JURISDICTION’S NEED FOR PUBLIC IMPROVEMENTS

The City has been active in developing and maintaining public improvements considering the many needs of the City and the limited resources available. Public improvements and infrastructure receive a High priority ranking here because they are a means to make significant improvements in the quality of life in the distressed neighborhoods. These improvements include Americans with Disabilities Act (ADA) improvements, including ADA ramps and sidewalk installation in the City’s CDBG-eligible neighborhoods, fire hydrants, streetlights, and other important infrastructure updates for public safety.

HOW ARE THESE NEEDS DETERMINED

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

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

DESCRIBE THE JURISDICTIONS NEED FOR PUBLIC SERVICES

The City wishes to do all that it can to improve the quality of life for its most vulnerable low- and moderate-income populations, including the elderly, the disabled, and the homeless. As noted in the meetings, hearings, and survey discussion, there is a significant need for public services programs, such as youth programming, and emergency payment assistance.

HOW ARE THESE NEEDS DETERMINED

Discussions at the public hearings and meetings, as well as information collected by survey, noted the wide range of needs for different segments of the population and relatively small amount of funds to work with. Leveraging of resources was a common theme in many of the meetings, but it is difficult to determine priorities with limited funds and organizational structure. As a new entitlement community, the City does not yet possess the network of contacts or the administrative capacity to solicit and evaluate applications and to monitor projects from community development entities. The necessary policies and procedures, as well as the establishment of the necessary knowledge about these providers, will be developed during the period of this Consolidated Plan.

Housing Market Analysis



MA-05 Overview

HOUSING MARKET ANALYSIS OVERVIEW

The purpose of the Market Analysis is to provide a clear picture of the environment in which Sierra Vista must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with a default data set based on the most recent data available. Additional data has been obtained from various sources, including more current American Community Survey (ACS) estimates and local data sources such as the City of Sierra Vista and Cochise County. This section covers the following broad topics:

- General Characteristics of the Housing Market: The general characteristics of the City's housing market, including supply, demand, and condition and cost of housing, are described in the following sections: Number of Housing Units (MA-10); Cost of Housing (MA-15); and, Condition of Housing (MA-20).
- Lead-based Paint Hazards: The Condition of Housing (MA-10) section provides an estimate of the number of housing units within Sierra Vista that are occupied by low-income families or moderate-income families that contain lead-based paint hazards.
- Public and Assisted Housing: A description and identification of the public housing developments and public housing units in Sierra Vista is provided in the Public and Assisted Housing (MA-25) section. This narrative details the physical condition of such units, the restoration and revitalization needs, Section 504 needs, and the public housing agency's strategy for improving the management and operation of public housing and the living conditions of low- and moderate-income families in public housing.
- Assisted Housing: The information collected in the Number of Housing Units (MA-10) section describes the number and targeting (income level and type of family served) of units currently assisted by local, state, or Federally funded programs and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, such as expiration of Section 8 contracts.

- *Facilities, Housing, and Services for Homeless Persons:* A brief inventory of facilities, housing, and services that meet the needs of homeless persons within the City is provided in the Homeless Facilities and Services (MA-30) section. A particular emphasis is given to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory includes services directly targeted to homeless persons, as well as mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.
- *Special Need Facilities and Services:* The Special Needs Facilities and Services (MA-35) section describes the housing stock available to serve persons with disabilities and other low-income persons with special needs, including persons with HIV/AIDS and their families. The section further describes the facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
- *Barriers to Affordable Housing:* This section (MA-40) provides an assessment of the regulatory barriers to affordable housing that exist within Sierra Vista. These regulatory barriers may include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
- *Community Development:* These sections (MA-45 and MA-50) discuss non-housing community development assets and their relationship to low- and moderate-income neighborhoods and concentrations of racial and ethnic minorities. The purpose of these sections is to identify opportunities for housing investment and economic development.
- *Broadband Needs and Hazard Mitigation:* These sections (MA-60 and MA-65) describe the need for broadband access, as well as the natural hazard risks associated with climate change.

Population growth follows job growth and the demand for housing will be influenced by the location, type, and wage levels of the City. The affordability component of housing demand, however, is based upon local wages and salaries that are translated into household incomes. The availability of an existing supply of various housing types and price levels must be maintained to meet the housing demand of the

variety of occupations that comprise the local economic base. The following market analysis will demonstrate that low incomes and limited job opportunities for “living wage” jobs keep household incomes low in the face of increasing rents. The rent figures continue to increase as the population grows and the supply of units remains stable. At the same time, demands for increased down payment and stricter lending criteria keep many households from purchasing homes, which also increases the pressure on the rental market.

DRAFT

MA-10 Number of Housing Units – 24 CFR 91.210(a) & (b)(2)

INTRODUCTION

The total number of housing units in Sierra Vista has increased over the past decade. The City had a total of 20,012 housing units at the time of the 2013-2017 ACS. Between 2018 and 2022, the total number of housing units in the City grew by approximately 274 housing units. According to data provided in the 2018-2022 ACS, an estimated total of 20,286 housing units are located within Sierra Vista presently.

TABLE 28: ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS

Property Type	Number	%
1-unit detached structure	13,759	67.8%
1-unit, attached structure	960	4.7%
2-4 units	732	3.6%
5-19 units	2,373	11.7%
20 or more units	1,340	6.6%
Mobile Home, boat, RV, van, etc.	1,122	5.5%
Total	20,286	100%

Data Source: 2018-2022 ACS, Table DP04. Does not equal 100% due to rounding

Table 28 – Residential Properties by Unit Number

As shown in **Table 28**, data from the 2018-2022 ACS show that the majority of residential properties are single units (a total of 14,719 or 72.5%). Single-unit properties are either detached structures (13,759 or 67.8%) or attached structures (960 or 4.7%). Residential properties are further categorized into properties within 2-4 unit structures (732 or 3.6%), properties within 5-19 unit structures (2,373 or 11.7%), and properties within 20 or more unit structures (1,340 or 6.6%). These categories comprise 94.4% of the City’s housing stock. The remainder of residential properties in the City is classified as mobile home, boat, RV, van, etc. (1,122 or 5.5%).

TABLE 29: UNIT SIZE BY TENURE

	Housing Units	
	Number	%
No bedroom	616	3%
1 bedroom	1,496	7.4%
2 bedrooms	3,923	19.3%
3 or more bedrooms	14,251	70.2%
Total	20,286	100%*

Data Source: 2018-2022 ACS

** Does not equal 100% due to rounding*

Table 29 – Unit Size by Tenure

There are an estimated 18,382 occupied housing units within the City. Of this total, 11,307 or 61.5% are owner-occupied and 7,075 or 38.5% are renter-occupied.

Of all housing units in the City, most contain 2 or 3 or more bedrooms (18,174 or 89.5%). Only a small number of units have 1 bedroom (1,496 or 7.4%) or are without bedrooms (616 or 3%).

DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS.

The City maintains relationships with community service organizations, not-for-profit service providers, housing developers, housing lenders, and other state and regional agencies to determine how the City can best assist in providing needed housing assistance and programs to the City’s low/mod population.

The current housing programs in Sierra Vista are administered by the County. There are 518 HCVs of which 93 are Veterans Supportive Housing according to the HUD provided figures. All are extremely low- or very low-income households. In Contrast, the Cochise County Housing Authority 2023-2024 Annual report indicates there are 686 HCVs of which 88 are Veterans Supportive Housing, 7 are Special Need Housing, and 21 are Emergency Housing Vouchers.

PROVIDE AN ASSESSMENT OF UNITS EXPECTED TO BE LOST FROM THE AFFORDABLE HOUSING INVENTORY FOR ANY REASON, SUCH AS EXPIRATION OF SECTION 8 CONTRACTS.

Approximately 29 applicants out of 98 on the Cochise and Graham County Section 8 Waiting List (Effective May 2023) are labeled as being located within the City of Sierra Vista. There are two Section 8 complexes in Sierra Vista: Bonita Vista Apartments (100 assisted units, one-bedroom units only, expires May 2024) and Mountain View Apartments (60 assisted units – 2, 3, and 4 bedroom units, expires December 2024).

DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?

The percentages of units by property type in Sierra Vista are very close to national figures, though Sierra Vista has a slightly higher percentage of one-unit structures, with 72.5% compared to the United States 67.5%. The presence of the military base and the presence of off-base personnel and of contractors and consultants for the base operations could contribute to unmet housing needs. Overcrowding is not a major concern for either renter or owner households. Thus, the availability of units appears to meet the needs of the population.

DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING:

Considering the apparent balance, there is no need for any specific types of housing; however, there continues to be a need for affordable housing units in general.

DISCUSSION

Please see the preceding responses.

DRAFT

MA-15 Housing Market Analysis: Cost of Housing – 24 CFR 91.210(a)

INTRODUCTION

This section provides an overall picture of housing costs within the City of Sierra Vista. Specifically, the section describes housing cost trends, rent trends, fair market rents, and affordability.

TABLE 30: COST OF HOUSING

	Base Year: 2017	Most Recent Year: 2022	% Change
Median Home Value	\$180,400	\$215,900	19.7%
Median Contract Rent	\$810	\$1,080	33.3%

Data Source: 2013-2017 ACS (Base Year), 2018-2022 ACS (Most Recent Year), Table DP04

Table 30 – Cost of Housing

TABLE 31: RENT PAID

Rent Paid	Number	%
Less than \$500	425	6.3%
\$500-999	2,411	36%
\$1,000-1,499	2,603	38.8%
\$1,500-1,999	1,082	16.1%
\$2,000 or more	184	2.7%
Total	6,705	100%

Data Source: 2018-2022 ACS (Most Recent Year), Table DP04

Table 31– Rent Paid

The costs of housing trends for Sierra Vista are displayed in **Table 30**. According to the 2018-2022 ACS, the median home value for Sierra Vista is estimated to be \$215,900. This figure represents a 19.7% increase from the 2013-2017 American Community Survey median home value of \$180,400. Between the 2013-2017 ACS and the 2018-2022 ACS, the median contract rent within the City increased by 33.3%, from \$810 to \$1,080.

The distribution of estimated rents paid within Sierra Vista is detailed in **Table 31**, according to 2018-2022 ACS data. Of all 6,705 occupied rental units within the City, the majority (5,014 or 74.8%) have a rent between \$500 and \$1,499. A significant percentage of rental units have a rent between \$1,500 and \$1,999 (1,082 or 16.1%), while 184 or 2.7% have a rent that exceeds \$2,000. Likewise, 6.3% of the City's rental units have a rent less than \$500.

TABLE 32: HOUSING AFFORDABILITY

% Units affordable to Households	Renter	Owner
30% HAMFI	265	No Data
50% HAMFI	1,070	415
80% HAMFI	3,545	1,740
100% HAMFI	No Data	2,795
Total	4,880	4,950

Data Source: 2013-2017 CHAS

Table 32 – Housing Affordability

The overall housing affordability within Sierra Vista is detailed in **Table 32**. According to HUD, a unit is considered affordable if gross rent, including utilities, is no more than 30% of the household income. The table, based on 2013-2017 CHAS data, first divides households into four income ranges: less than or equal to 30% HUD Adjusted Median Family Income (HAMFI), less than or equal to 50% HAMFI, less than or equal to 80% HAMFI, and less than or equal to 100% HAMFI. The table also separates housing units into either rental units or owner units.

For households with incomes less than or equal to 30% HAMFI, a total of 265 available rental units are affordable, while no data is available for owner units. For households with incomes less than or equal to 50% HAMFI, a total of 1,070 affordable rental units are available, while 415 affordable owner units are available. For households with incomes less than or equal to 80% HAMFI, a total of 3,545 affordable rental units are available, while 1,740 affordable owner units are available. Finally, for households with incomes less than or equal to 100% HAMFI, a total of 2,795 affordable owner units are available, while no data is provided for affordable rental units.

As noted previously in **Table 32**, an estimated 7,075 renter-occupied housing units are located within Sierra Vista (2018-2022 ACS). Of this total, only 265 (3.7%) renter-occupied housing units are affordable to the lowest income households (less or equal to 30% AMFI) and 1,070 (15.1%) are affordable to households earning less than or equal to 50% AMFI. A much larger number (3,545 or 50.1%) of renter-occupied housing units are affordable to households earning less than or equal to 80% AMFI.

An estimated 11,307 owner-occupied housing units are located within Sierra Vista (see **Table 32**). Of this total, 415 (3.7%) are affordable to households earning less than or equal to 50% HAMFI, 1,740 (15.4%) are affordable to households earning less than or equal to 80% HAMFI, and 2,795 (24.7%) are affordable to households earning less than or equal to 100% HAMFI.

TABLE 33: MONTHLY RENT

Monthly Rent (\$)	Efficiency (no)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$727	\$775	\$964	\$1,370	\$1,642
High HOME Rent	\$727	\$775	\$964	\$1,121	\$1,231
Low HOME Rent	\$598	\$641	\$768	\$888	\$991

Data Source: HUD FY2023 FMR and 2023 HOME Rents for Sierra Vista-Douglas, AZ MSA

Table 33 – Monthly Rent

Table 33 shows HUD Fair Market Rents and HUD HOME Rents within the Sierra Vista-Douglas, AZ Metropolitan Statistical Area (MSA). Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g., public housing). High HOME Rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% AMI, whichever is lower. Low HOME Rents are equal to 30% of the adjusted income of a family whose income equals 50% AMI.

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

A comparison of the total number of households at the various income levels (see **Table 6**) and the total number of affordable housing units available for the various income levels (see **Table 32**) can reveal surpluses or shortages of affordable housing.

According to 2013-2017 CHAS data, there are 1,750 units available to households in the extremely low- (30% HAMFI) and very low-income (50% HAMFI) categories and there are about 3,195 households in those lower income ranges. Thus, there is a significant shortage of units affordable to those households in the extremely low- and very low-income ranges. This shortage does not exist for households with moderate income (80% HAMFI).

HOW IS AFFORDABILITY OF HOUSING LIKELY TO CHANGE CONSIDERING CHANGES TO HOME VALUES AND/OR RENTS?

The estimated median home value within the City of Sierra Vista increased from \$180,400 in 2017 to \$215,900 in 2022 according to the ACS for those years. Moreover, the long-term trend in housing value has been positive growth, as evidenced by the City’s 19.7% decrease in median home value between the 2013-2017 ACS and the 2018-2022 ACS. Over this same period, the City’s median contract rent increased 33.3% from \$810 to \$1,080. The median contract rent in Sierra Vista was \$1,080 in 2022, which is lower than the national median contract rent of \$1,300.

The City's median household income has increased 20.50% between the 2013-2017 ACS and the 2018-2022 ACS, increasing from \$58,839 to \$70,899. If trends continue, where the median housing values decrease at a quicker rate than median household incomes, it can be anticipated that housing within the City will generally become more affordable to households.

HOW DO HOME RENTS / FAIR MARKET RENT COMPARE TO AREA MEDIAN RENT? HOW MIGHT THIS IMPACT YOUR STRATEGY TO PRODUCE OR PRESERVE AFFORDABLE HOUSING?

The City's current median contract rent is estimated to be \$1,080 (according to the 2018-2022 ACS). This median contract rent is lower than the Fair Market Rents for efficiency, 1- and 2-bedroom units, but is higher than the Fair Market Rents for 3- and 4-bedroom units. The median contract rent is higher than the High HOME Rent for efficiency, 1-bedroom, and 2-bedroom units. The median contract rent is higher than the Low HOME Rent for all unit sizes listed.

DISCUSSION:

Within the City of Sierra Vista, there is a potential shortage of units affordable to very low- and low-income households. While household incomes have increased by 20.50 percent, the cost of housing has also increased by over 19.7% during the past decade. As household incomes outpace housing costs, housing may become more affordable to low- and moderate-income households.

MA-20 Housing Market Analysis: Condition of Housing – 24 CFR 91.210(a)

INTRODUCTION

This section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. Additionally, it provides a summary of the housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families.

DEFINITIONS

The following definitions pertain to this section:

- “Standard condition” – A housing unit that meets HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- “Substandard condition but suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation but is both structurally and financially feasible to rehabilitate.
- “Substandard condition not suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation and is not structurally or financially feasible to rehabilitate.

Additionally, the term “abandoned vacant unit” is defined by HUD as:

- A housing unit that has been foreclosed upon and vacant for at least 90 days.
- A housing unit where no mortgage or tax payments have been made by the property owner for at least 90 days.
- A housing unit where a code enforcement inspection has determined that the property is not habitable, and the owner has taken no corrective actions within 90 days of the notification of the deficiencies.

TABLE 34: CONDITION OF UNITS

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,342	11.9%	2,673	37.3%
With two selected Conditions	46	.4%	174	2.5%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,919	87.7%	4,264	60.3%
Total	11,307	100%	7,075	100%*

Data Source: 2018-2022 ACS Table 34 – Condition of Units

*Equals more than 100% due to rounding.

Table 34 – Condition of Units

Table 34 shows the condition of occupied housing units within Sierra Vista, with a breakdown of owner-occupied units and renter-occupied units. As defined by HUD, a housing “condition” includes the following:

- A housing unit that lacks complete plumbing facilities
- A housing unit that lacks complete kitchen facilities
- A housing unit with more than one person per room
- A housing unit with a cost burden greater than 30% of the occupant’s household income

According to 2018-2024 ACS data, the majority (9,919 or 87.7%) of owner-occupied housing units have no housing conditions. Of the remaining owner-occupied housing units, all feature one housing condition (1,342 or 11.9%). A small percentage (.4%) of owner-occupied housing has two selected housing conditions. No owner-occupied housing units have more than two housing conditions.

Of the estimated 7,075 renter-occupied housing units in the City, the majority (4,264 or 60.3%) have no housing conditions. Less than half (2,637 or 37.3%) of renter-occupied units have one housing condition. Only 2.5% of renter-occupied units have two housing conditions. No renter-occupied housing units have more than two housing conditions.

TABLE 35: YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,175	30%	2,390	33%
1980-1999	3,660	35%	2,715	37%
1950-1979	3,665	35%	2,140	29%
Before 1950	0	0%	70	1%
Total	10,500	100%	7,315	100%

Data Source: 2013-2017 CHAS

Table 35 – Year Unit Built

The age of housing within Sierra Vista is detailed in **Table 35**. Of the 10,500 owner-occupied housing units, 3,665 or 35% were built between 1950 and 1979, 3,660 or 35% were built between 1980 and 1999, and 3,175 or 30% were built during 2000 or later. No units of owner-occupied housing units were built before 1950.

Of the 7,315 renter-occupied housing units, 2,715 or 37% were built between 1980 and 1999, 2,390 or 33% were built during 2000 or later, and 2,140 or 29% were built between 1950 and 1979. A very small number (70 or 1%) of renter-occupied units were built before 1950.

Cochise County has some of the oldest housing stock in the West. Over half (58%) of the housing in the City of Bisbee was built before 1940 and 91% before 1978. In Douglas and surrounding areas, 21% of the housing was built prior to 1940 and 78% before 1978. Sierra Vista, the largest city in the County, has the newest homeowner housing and rental units, with more expensive rents and limited affordable housing (HACC, 2023 Annual PHA Plan).

TABLE 36: RISK OF LEAD-BASED PAINT HAZARD

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,665	35%	2,210	30%
Housing Units built before 1980 with children present	1,118*	30.5%*	674*	30.5%*

Data Source: 2018-2022 ACS (Total Units)

*Based on total number of Households with Children present, No ACS data

Table 36 – Risk of Lead-Based Paint

The risk of lead-based paint hazards within Sierra Vista is estimated in **Table 36**. Because the actual number of housing units in the City with lead-based paint is not available, an assumption must be made.

For the purposes of this plan, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. Therefore, the table shows the total number of owner-occupied and renter-occupied units that were built before 1980. The data for this table is from the 2018-2022 ACS.

As shown in **Table 36**, 3,665 or 35% of owner-occupied housing units in the City were built prior to 1980. Based on the 2018-2022 ACS, 30.5% of all households in Sierra Vista have one or more people under the age of 18 living in them, using this calculation we can assume that 30.5% of houses built prior to 1980 have one or more people under the age of 18 living in them. Using this formula, owner occupied houses built before 1980 with children present equates to 1,118 or 30.5% of households. For renter-occupied housing units, 2,210 or 30% were built prior to 1980, while 674 or 30.5% were built prior to 1980 and have children present.

TABLE 37: VACANT UNITS

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	-	-	1,907
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Data Source: 2018-2022 ACS

Table 37 – Vacant Units

According to 2018-2022 ACS data, there are a total of 20,286 housing units within Sierra Vista. Of these, 1,907 or 9.4% are vacant. As defined in the American Community Survey a housing unit is vacant if no one is living in it at the time of interview. Units occupied at the time of interview entirely by persons who are staying two months or less and who have a more permanent residence elsewhere are considered to be temporarily occupied and are classified as “vacant.” Units suitable for rehabilitation are those units which were constructed prior to 1980.

According to the foreclosure database maintained by RealtyTrac.com, as accessed in February 2024, a total of 25 properties are in some state of foreclosure (i.e., default, auction, pre-foreclosure, or bank owned).

NEED FOR OWNER AND RENTAL REHABILITATION

In terms of housing quality, 11.9% of owner-occupied housing units in the City have at least one housing condition, while 37.3% of renter-occupied housing units have at least one housing condition (see **Table 34**). Relative to the age of housing, around 1% of the City's owner- and renter-occupied units were built prior to 1950 (see **Table 35**). Although the exact number of homes with lead-based paint is not known, it is assumed that housing units in the City built prior to 1980 have a higher risk of lead-based paint hazards. About 35% of owner-occupied homes and about 30% of renter-occupied homes were built prior to 1980. Generally, these statistics point toward the need for Sierra Vista to facilitate both owner-unit and rental-unit rehabilitations within its jurisdiction where necessary.

ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW- OR MODERATE-INCOME FAMILIES WITH LBP HAZARDS

Table 36 notes that, in Sierra Vista, 3,665 owner-occupied housing units were built prior to 1980 and 2,210 renter-occupied housing units were built prior to 1980. These units are assumed to have a higher risk of lead-based paint hazards.

As of the 2018-2022 ACS, there are an estimated 18,382 occupied housing units within Sierra Vista. Approximately 5,875 occupied units or 32% of occupied housing units are assumed to have a higher risk of lead-based paint hazards, having been built prior to 1980. According to HUD 2013-2017 CHAS data, 7,035 low- or moderate-income households (earning less than or equal to 80% HAMFI) reside in Sierra Vista. Therefore, approximately 2,251 housing units, or 32% of housing units occupied by low- and moderate-income families, may have a higher risk of lead-based paint hazards.

The 2018-2022 ACS estimates that in Sierra Vista there are 20,286 housing units (either occupied or vacant). Studies have shown that the lead-based paint hazard lessens with newer construction. That is, a unit constructed between 1960 and 1979 has a 62% chance of having this hazard; units built from 1940 to 1959 have an 80% chance; and units built prior to 1940 have a 90% chance. Using this formula, the City has approximately 3,642 housing units with the presence of lead-based paint in them using a standard 62% chance of lead-based formula as the ACS does not break down the "year built" prior to 1950. However, the data provided in **Table 36** indicates that there are 1,792 pre-1980 housing units with children present.

DISCUSSION

In terms of housing conditions, owner-occupied units have more housing conditions than renter-occupied units. The majority of the City's housing units were built after 1980. Due to, primarily, the housing conditions there is a need for Sierra Vista to facilitate both owner-unit and rental-unit rehabilitations. It is estimated that approximately 2,251 housing units, or 32% of housing units occupied by low- and moderate-income families, may have a higher risk of lead-based paint hazards.

DRAFT

MA-25 Public and Assisted Housing – 24 CFR 91.210(b)

INTRODUCTION:

The City does not have any public housing developments. The Housing Authority of Cochise County administers the Housing Choice Vouchers (HCVs) in the City, which total approximately 518 vouchers, including some Veterans Affairs Supportive Housing vouchers (93).

TABLE 38: TOTALS NUMBER OF UNITS

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available				518			93		
# of accessible units									

Data Source: PIC (PIH Information Center)

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

Table 38 – Total Number of Units by Program Type

DESCRIBE THE SUPPLY OF PUBLIC HOUSING DEVELOPMENTS:

The City does not have any public housing developments. The Housing Authority of Cochise County administers the HCVs in the City, which total approximately 518 vouchers, including some Veterans Affairs Supportive Housing vouchers (93).

DESCRIBE THE NUMBER AND PHYSICAL CONDITION OF PUBLIC HOUSING UNITS IN THE JURISDICTION, INCLUDING THOSE THAT ARE PARTICIPATING IN AN APPROVED PUBLIC HOUSING AGENCY PLAN:

The City does not have any public housing developments. The Housing Authority of Cochise County administers the HCVs in the City, which total approximately 518 vouchers, including some Veterans Affairs Supportive Housing vouchers (93).

TABLE 39: PUBLIC HOUSING CONDITION

Public Housing Development	Inspection Score
N/A	N/A

Table 39 – Public Housing Condition

DESCRIBE THE RESTORATION AND REVITALIZATION NEEDS OF PUBLIC HOUSING UNITS IN THE JURISDICTION:

Not applicable.

DESCRIBE THE PUBLIC HOUSING AGENCY'S STRATEGY FOR IMPROVING THE LIVING ENVIRONMENT OF LOW- AND MODERATE-INCOME FAMILIES RESIDING IN PUBLIC HOUSING:

Not applicable.

DISCUSSION:

Not applicable.

DRAFT

MA-30 Homeless Facilities and Services – 24 CFR 91.210(c)

INTRODUCTION

The needs of homeless persons are complex and require a wide range of specialized services and the City of Sierra Vista does not possess the resources to address this problem. The City continues to rely upon other entities and agencies to provide services such as housing, mental health counseling, employment training, and case work services. The City is within the Arizona Balance of State Continuum of Care (CoC) which includes Sierra Vista as well as other areas of Arizona not within major metropolitan regions.

There is one homeless emergency shelter in Sierra Vista. The Good Neighbor Alliance serves men, women and families. Additionally, the Forgach House is a Domestic Crisis Shelter operated by Catholic Community Services of Southern Arizona. There is a children's crisis center, the Cochise County Children's Crisis Center in Huachuca City. Other services for the homeless are in Bisbee and Benson. Cochise County has two permanent supportive housing facilities by the Community Partnership of Southern Arizona and the Southern Arizona VA Health Care System (VASH Cochise). Additionally, the American Red Cross has a Rapid Re-Housing program in Cochise County.

Priorities related to homelessness identified during the citizen participation process included improved operation and maintenance of existing homeless facilities, homeless prevention activities, emergency shelters for families, and mental health care.

TABLE 40: FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Family Beds	Adult Only Beds	Total Year-Round Beds	Seasonal/Overflow/Voucher
Emergency Shelter	217	672	890	47
Safe Haven	0	12	12	n/a
Transitional Housing	118	131	249	n/a
Permanent Supportive Housing	476	1,065	1,541	n/a
Rapid Re-Housing	316	356	672	n/a
Other Permanent Housing	8	21	29	n/a
Veterans	0	0	[987]	n/a
Total	1,135	2,257	3,393	47

*Data Source: HUD 2023 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report, Arizona Balance of State Continuum of Care (COC) (AZ-500). *Permanent Supportive Housing is provided within Cochise County; count includes Rapid Re-Housing beds. **Total Veterans beds include Emergency Shelter, Safe Haven, Transitional Housing, Permanent Supportive Housing, Rapid Re-Housing and Other Permanent Housing beds.*

Table 40 – Facilities and Housing Targeted to Homeless Households

DESCRIBE MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH, AND EMPLOYMENT SERVICES TO THE EXTENT THOSE SERVICES ARE USED TO COMPLEMENT SERVICES TARGETED TO HOMELESS PERSONS.

The City has only a limited number of services and these often provide some level of services to the homeless. This includes providing food, clothing, meals, financial assistance, and transportation.

Medical/Healthcare Resources

- *Benson Community Center (705 W. Union St. Benson, AZ) – provides free meals to those in need.*
- *Benson Area Food Bank (370 S. Huachuca St. Denson, AZ) – donates emergency food boxes for people in need.*
- *Catholic Community Services of Southern Arizona, Inc. (Sierra Vista) – Senior Nutrition and home delivered meals.*

Employment Resources

- *Cochise County Reentry Coalition – Provides resources for gaining employment and provides shelter.*

- *Arizona@Work Southeastern Arizona (2600 E. Wilcox Drive, Sierra Vista)* – provides resources and services to pursue employment opportunities.
- *Fort Huachuca Army Community Service* – provides information about social services available on base and in the community to active duty and retired military personnel.

LIST AND DESCRIBE SERVICES AND FACILITIES THAT MEET THE NEEDS OF HOMELESS PERSONS, PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH. IF THE SERVICES AND FACILITIES ARE LISTED ON SCREEN SP-40 INSTITUTIONAL DELIVERY STRUCTURE OR SCREEN MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, DESCRIBE HOW THESE FACILITIES AND SERVICES SPECIFICALLY ADDRESS THE NEEDS OF THESE POPULATIONS.

As noted in the preceding response, the City possesses limited services for the homeless. However, the Cochise County Resources Guide lists several organizations and agencies that provide food, clothing, financial assistance, healthcare and transportation assistance. These include State and county agencies, and organizations such as the St. Vincent DePaul Society, the Salvation Army, Family to Family Sierra Vista, Catholic Community Services Meals Programs, and St. Andrew the Apostle Church.

Facilities and programs serving the homeless in the City of Sierra Vista or Cochise County include Forgach House by Catholic Community Services of Southern Arizona; Samaritan Station by Good Neighbor Alliance; S+C Rural Cochise by Community Partnership of Southern Arizona; VASH Cochise by Southern Arizona VA Health Care System; and RRH-SSVF Cochise County by American Red Cross.

MA-35 Special Needs Facilities and Services – 24 CFR 91.210(d)

INTRODUCTION

This section describes facilities and services that assist persons who are not homeless but require supportive housing and programs. These populations may include elderly and frail elderly, persons with disabilities, persons with alcohol or drug addictions, persons with HIV/AIDS, or other groups. Such facilities and services include units that are barrier-free and physically accessible, units with on-site supportive services such as case management, counseling and healthcare, and units that are affordable to persons on a fixed or limited income.

The City has a range of facilities and services to assist persons and families with special needs. As discussed above, these include State and county agencies, and organizations such as the St. Vincent de Paul Society, the Salvation Army, Catholic Community Services of Southeastern Arizona, and St. Andrew the Apostle Church. These organizations provide financial assistance, shelter, counseling, meals and food, and other aid.

INCLUDING THE ELDERLY, FRAIL ELDERLY, PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL), PERSONS WITH ALCOHOL OR OTHER DRUG ADDICTIONS, PERSONS WITH HIV/AIDS AND THEIR FAMILIES, PUBLIC HOUSING RESIDENTS AND ANY OTHER CATEGORIES THE JURISDICTION MAY SPECIFY, AND DESCRIBE THEIR SUPPORTIVE HOUSING NEEDS.

Elderly & Frail Elderly

The elderly, and particularly the frail elderly, require supportive housing, including units that are barrier-free and accessible to the disabled, units with on-site supportive services, and units that are affordable to persons on a fixed-income. Please reference the preceding response.

Persons with Disabilities (Mental, Physical, Developmental)

Disabled persons require barrier-free housing that is also affordable. Accessibility retrofits tend to be expensive and homes with such features tend to be higher in value. In contrast, income levels for the disabled (mentally, physically, or developmentally) tend to be lower than median area income, resulting in affordability concerns. While new multi-family units are required to have accessibility for such populations, older units tend to be lacking such features. Moreover, persons with mental or developmental disabilities often require supportive housing that includes on-site services.

Persons with Alcohol or Drug Addictions

Persons with addictions may require temporary housing and treatment. This type of housing can include beds for extended stay and counseling rooms for on-site services. The primary agencies serving those with addictions in Sierra Vista are Southeastern Arizona Behavioral Health Services, Inc, Arizona Counseling and Consultation Services, and Community Bridges. Arizona Counseling and Consultation Services, and Southeastern Arizona Behavioral Health Services both have a location within the City of Sierra Vista, and other treatment centers are in surrounding areas within the County. Each of these treatment centers specialize in the rehabilitation of alcohol and drug abuse.

Persons with HIV/AIDS

Persons living with HIV/AIDS face particular challenges with regard to supportive housing. Many are experiencing physical disability, loss of employment, and lack of income resulting in a need for more stable housing. There are currently very limited services for persons with HIV/AIDS within the City of Sierra Vista. Cochise County Department of Health and Social Services offers information/resources on HIV and other sexually transmitted diseases.

Other Groups

Persons leaving a violent domestic situation are often homeless at first. The availability of emergency and transitional housing is critical to prevent their return to such a situation. Most of the needs for this group are related to shelter and counseling. Runaway youth require similar housing and counseling services.

DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING

Households with mental or physical health issues face barriers to safe, decent, and affordable housing. Often, persons with mental or physical issues are discharged from institutions but are then unable to find independent housing that they can afford or reasonably maintain. Neither the City nor any of the organizations mentioned above are involved in supportive housing for discharged persons.

SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. 91.315(E)

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

FOR ENTITLEMENT/CONSORTIA GRANTEE: SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. (91.220(2))

Not applicable.

DRAFT

MA-40 Barriers to Affordable Housing – 24 CFR 91.210(e)

NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT.

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment. Sierra Vista does not put any limitations on growth. Through vehicles such as zoning ordinances, subdivision controls, permit systems, and housing codes and standards, the City has attempted to ensure the health, safety, and quality of life of its residents while minimizing the barriers that may impede the development of affordable housing.

The most important impediment to affordable housing revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor. The City has used, and is willing to make available, a range of incentives and assistance to developers wishing to build affordable housing. These elements include the use of Low-Income Housing Tax Credits, the waiver of development and re-zoning fees, and the phasing of impact fees. However, the State application process favors urban projects as additional points are available for meeting transportation requirements, which a community such as Sierra Vista cannot easily do.

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

The Housing Needs Assessment noted that criteria in the mortgage origination process, have made ownership increasingly difficult for persons at all income levels. This factor is outside the scope and control of City policy. In some instances, issues revolving around personal finances (lack of down payment, credit history, employment history) affect the availability of affordable housing for Sierra Vista lower income residents.

MA-45 Non-Housing Community Development Assets – 24 CFR 91.215 (f)

INTRODUCTION

The Consolidated Plan provides a concise summary of the City's priority non-housing community development needs that are eligible for assistance. The following section describes the economic development needs of the City.

This section also provides data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

This section discusses the following topics:

- Business by Sector
- Labor Force
- Occupations by Sector
- Travel Time to Work
- Educational Attainment
- Median Earnings in the Past 12 Months
- Additional Narrative

The City has a number of needs in order to support economic development, which is critical to the growth and revitalization of Sierra Vista. As noted in the Housing Needs Assessment and the Housing Market Analysis, good, well-paying jobs are the means to secure economic stability, improve neighborhoods and obtain decent housing. The City's economic development needs center upon obtaining new jobs and providing the workforce to take those jobs. Education and job training (and retraining) are crucial to having a competitive workforce. At the same time, the City needs to make some investments in infrastructure to be competitive in attracting new businesses.

ECONOMIC DEVELOPMENT MARKET ANALYSIS

TABLE 41: BUSINESS ACTIVITY

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less workers
			%	%	%
Agriculture, Forestry, Fishing, Hunting, And Mining, Oil & Gas Extraction	135	10	.8%	.1%	-7%
Arts, Entertainment, Recreation Accommodations, and Food Service	1,708	1,702	10.2%	13.1%	2.9%
Construction	1,078	574	6.5%	4.4%	-2.1%
Education, Health Care Services, and Social Assistance	3,933	3,459	23.5%	26.5%	3%
Finance, Insurance, Real Estate, and Rental and Leasing	490	374	2.9%	2.8%	-1%
Information	136	172	.8%	1.3%	.5%
Manufacturing	597	74	3.6%	.6%	-3%
Other Services, except public administration	404	223	2.4%	1.7%	-7%
Professional, Scientific, Management Services, Administrative, and Waste Management	2,689	3,586	16.1%	27.5%	11.4%
Public Administration	3,265	267	19.5%	2%	-17.5%
Retail Trade	1,704	1,855	10.2%	14.2%	4%
Transportation, Warehousing, and utilities	472	604	2.8%	4.6%	1.8%
Wholesale Trade	90	165	.5%	1.3%	.8%
Total	16,701	13,065	100%	100%	-

Data Source: 2018-2022 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

**Equals more than 100% due to rounding.*

Table 41 – Business Activity

Information provided in **Table 41** identifies workers and jobs within Sierra Vista by sector. This information is divided into 13 sectors by number of workers, number of jobs and then calculations of the ratio of workers to jobs by business sector. According to 2018-2022 ACS, there are 16,701 workers within all business sectors identified in Sierra Vista. The number of jobs within all sectors is estimated to be 13,065 according to 2021 Longitudinal Employer-Household Dynamics data published by the U.S. Census Bureau.

The largest percentages of workers are within the Education and Health Care Services sector (23.5%) and Public Administration (29.5%). Workers in the Professional, Scientific, Management Services, Administrative and Waste Management sector comprise 16.1% and workers in the Arts, Entertainment, and Accommodations sector and Retail Trade Sector comprise 10.2% each. Workers in the Wholesale Trade sector comprise the smallest percentage of workers (0.5%).

In regard to the share of jobs, the largest share of jobs is within the Professional, Scientific, Management Services, Administrative, and Waste Management Services sector (37.5%). Jobs in the Education, Health Care Services, and Social Assistance (26.5%); Retail Trade (14.2%); and Arts, Entertainment, and Accommodations (13.1%) sectors are also well-represented. The Public Administration; Agriculture, Mining, Oil and Gas Extraction; Information; and Manufacturing sectors account for the smallest percentages of jobs.

By comparing the share of workers to share of jobs, it can be determined within which sectors there are deficiencies to be addressed. The data below identifies the “jobs less workers.” This is determined by the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector. As **Table 41** shows, within Sierra Vista there are fewer jobs than workers within eight (8) business sectors: Agriculture, Forestry, Fishing, Hunting, and Mining, Oil & Extraction; Arts, Entertainment, Recreation Accommodations and Food Service; Construction; Education, Healthcare Services and Social Assistance; Finance, Insurance, Real Estate, and Retail and Leasing; Manufacturing; Other Services except Public Administration; and Public Administration. This means that workers in these eight (8) business sectors may have more difficulty finding a job that matches their skillset. In contrast, there may be more jobs than workers in five (5) business sectors: Information; Professional, Scientific, Management Services, Administrative, and Waste Management Services; Transportation, Warehousing, and utilities; Retail Trade; and Wholesale Trade. This means that workers from outside Sierra Vista may be meeting the needs of the local job market in these five (5) business sectors.

TABLE 42: LABOR FORCE IN COCHISE COUNTY, ARIZONA

Total Population in the Civilian Labor Force*	102,490
Civilian Employed Population 16 years and over	49,810
Unemployment Rate	4.9%
Unemployment Rate for Ages 16-24	11.5%**
Unemployment Rate for Ages 25-65	4.3%**

Data Source: 2018-2022 ACS, Table C23001 and S2301

**Universe: population 16 years and over in Cochise County*

***Based on population “In Labor Force”*

Table 42 – Labor Force

Table 42 portrays the labor force within Cochise County. According to the 2018-2022 ACS the total population within the County in the civilian labor force is 102,490. This number includes the number of civilian workers plus those actively seeking employment and does not include those who are not actively

seeking employment. The number of the civilian population 16 years and over who are employed totals 16,701. According to 2018-2022 ACS estimates, the County’s unemployment rate is 4.9%. The unemployment rate for ages 16-24 is much higher than for the City as a whole. The unemployment rate for those between the ages of 16-24 is approximately 11.5% while for ages 25-65 the unemployment rate is approximately 4.3%.

TABLE 43: OCCUPATIONS BY SECTOR

Occupations by Sector	Number of People*	Median Earnings
Management, business and financial	2,260	\$69,735
Farming, fisheries and forestry occupations	-	No Data
Service	4,046	\$46,989
Sales and office	3,255	\$38,776
Construction, extraction, maintenance and repair	1,171	\$54,260
Production, transportation and material moving	969	\$38,966

Data Source: 2018-2022 ACS

**Universe: Civilian employed population 16 years and over with earnings (past 12 months)*

Table 43 – Occupations by Sector

Table 43 displays occupations by Sector within Sierra Vista according to the 2018-2022 ACS: Service (4,046), Sales and Office (3,255), and Management, business and financial (2,260) occupations are well-represented in the City. The least represented occupations in Sierra Vista are Farming, fisheries and forestry occupations (0). Of these occupations, median earnings are highest in the Management, business, science, and arts occupations (\$69,735), whereas median earnings are lowest in the Service occupations (\$38,776).

TABLE 44: TRAVEL TIME

Travel Time	Number*	Percentage**
< 30 Minutes	19,803	80.4%
30-59 Minutes	3,362	13.7%
60 or More Minutes	1,478	6%
Total	24,629	100%

Data Source: 2018-2022 ACS

**Workers 16 and over, Does not equal due to rounding*

***Equals over 100 due to rounding*

Table 44 – Travel Time

As shown in **Table 44**, the vast majority of Sierra Vista residents commute less than 30 minutes to work (80.4%). A smaller percentage travel 30-59 minutes (13.7%) and a small percentage commuting more

than one hour (6%). In Sierra Vista, 76.3% of workers drive to work alone and 9.6% carpool. According to 2018-2022 ACS estimates, for those who commute to work the average travel time is 17.6 minutes one-way.

EDUCATION:

TABLE 45: EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 25 TO 64)

Educational Attainment*	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	782	48	538
High school graduate (includes equivalency)	2,156	366	1,377
Some college or Associate's degree	5,761	176	2,115
Bachelor's degree or higher	5,109	144	1,058

*Data Source: 2018-2022 ACS
 Universe: population 25 to 64 years (Civilian)

Table 45 – Educational Attainment by Employment Status

Table 45 displays Educational Attainment by Employment Status. Within Sierra Vista, the highest numbers of employed are those with some college or an Associate’s degree (5,761) and with a Bachelor’s degree or higher (5,109). A significant number of employed also are high school graduates (2,156). About 782 people of the civilian employed population never graduated from high school.

The highest number of unemployed are those with some college or an Associate’s degree (366). High school graduates account for 49.9% of the unemployed population; and 24% of the unemployed population has some college or Associate’s degree. Approximately 6.5% of the unemployed population never graduated from high school.

When looking at the civilian labor force ages 25 to 64 years, 13,808 are employed, 734 are unemployed, and 5,088 are not in the labor force and are not actively seeking employment.

TABLE 46: EDUCATIONAL ATTAINMENT BY AGE

	Age*	
	18–24 yrs	25 and over
Less than 9th grade	-	676
9th to 12th grade, no diploma	746**	1,333
High school graduate, GED, or alternative	1,584	6,452
Some college, no degree	-	7,924
Associate's degree	2,011***	3,896
Bachelor's degree	127	6,449
Graduate or professional degree	-	3,905

Data Source: 2018-2022 ACS, Table S1501

**Universe: population age 18 years and over, 35,103*

***Less than High School Graduate*

****Include "Some College"*

Table 46 – Educational Attainment by Age

Table 46 shows Educational Attainment by Age. A small population over the age of 18 (2,755 or 7.8%) in Sierra Vista did not graduate from high school. A significant number of adults (18,715 or 53.3%) graduated from high school or have some college education but no college degree. Combined, nearly 46.7% of the population 18 years or older (16,388 adults) have an Associate’s degree, or higher.

TABLE 47: EDUCATIONAL ATTAINMENT – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$19,884
High school graduate (includes equivalency)	\$30,932
Some college or Associate's degree	\$47,237
Bachelor's degree	\$62,584
Graduate or professional degree	\$86,250

Data Source: 2018-2022 ACS

**Universe = population 25 years and over w/earnings*

***2022 inflation-adjusted dollars*

Table 47 – Median Earnings in the Past 12 Months

Table 47 identifies income over a 12-month period as it relates to educational attainment in Sierra Vista. The data shown is based on 2018-2022 ACS estimates. Greater educational attainment strongly correlates with increased income over a 12-month period, except once a Bachelor’s degree is attained. In Sierra Vista, persons having a graduate or professional degree have an estimated median income of \$86,250 and persons having a Bachelor’s degree have a median income of \$62,584. In Sierra Vista, once a Bachelor’s degree is attained, attaining a graduate or professional degree does not guarantee an increase in income. In contrast, persons with some college or an Associate’s degree have a median of

\$47,237. Similarly, those with a high school diploma or equivalency have a median income of \$30,932 and those without a high school diploma or equivalency have a median income of \$19,884.

BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?

The major employment sectors within the City of Sierra Vista are Management, Business, and Financial; Sales and Office; and Service.

DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY:

The greatest need for the City in terms of economic development is the creation or attraction of new jobs for City residents that pay a living wage. However, these jobs can only be created if there is an adequate, trained workforce in place to fill them. To this end the City supports education and job training programs, and the assisting young persons in the development of life skills, though the City lacks resources to undertake or financially support such programs. The City's infrastructure is relatively new and not in need of major upgrades.

DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT OR INFRASTRUCTURE THESE CHANGES MAY CREATE.

The City's economic development efforts are focused on diversification, tourism, and revitalizing the West End. Historically, the City has channeled a large percentage of CDBG funds towards improving the West End, which formed the original settlement of the town when it was first incorporated in 1956. The West End has struggled to compete with more modern suburban type retail and office centers on Highways 90 and 92 that followed the City's residential growth (with more affluent households) to the south and east. Because the area developed prior to the City's development codes taking effect, much of the public investment in the West End has been directed towards "fixing the basics" – correcting drainage problems, constructing missing sidewalks and making them handicapped accessible, adding streetlights, extending sewer service, and turning dirt lots into usable parks. In recent years, the City has been more proactive in enforcing minimum building and property maintenance codes to eliminate public nuisances. Still, there has not been the major transformational investment needed to reposition or elevate the West End's status in the local marketplace. The average commercial building was

constructed 50 years ago, which is generally the age that buildings need to be substantially renovated or replaced. The West end has the highest commercial vacancy rate in the City. According to the City's Community Development Department, the West End accounts for more than 50% of all retail vacancies in the city.

On November 9, 2017, the City Council declared a finding of necessity to establish a redevelopment area covering 23-acres of property along Fry Boulevard, between North Garden Avenue and South Carmichael Avenue. On February 14, 2019, the City Council authorized an expansion to the boundaries of the redevelopment area to include 29-acres of contiguous property to the originally approved redevelopment area. On March 28, 2019, the City Council adopted the West Sierra Vista Redevelopment Area Plan – approving a course of action to correct negative conditions and encourage economic reuse and redevelopment. On March 10, 2022, the City Council amended the West Sierra Vista Redevelopment Area Plan, which expanded the area and defined an “Infill Incentives District”. Eligible sites must be located within the West Sierra Vista or Cloud 9 Planning Areas. Incentives under the District include expedited permitting, fee waiver, and development code relief.

The City also funds the “West Sierra Vista Partnership Program”, which provides matching grant assistance to property owners and tenants for projects such as storefront improvements, building and site infrastructure, quality signage, ADA accessibility, landscaping and public art, and other beneficial improvements.

The City's Economic Development Staff is active in business retention and recruitment activities that aid in diversifying the City's economic base. In 2020, the U.S. Department of Defense (DOD) awarded the City of Sierra Vista a Defense Community Infrastructure grant of more than \$1.4 million, to construct an Emergency Medical Services substation (Fire Station #4) that was completed in 2022.

Previously, the City was awarded \$720,000 by the DOD to carry out two initiatives dedicated to diversifying the local economy to make it less reliant on the defense sector. That grant included a local match of nearly \$80,000, which was provided by the City of Sierra Vista largely through existing staff to support new initiatives. Those initiatives are the Sierra Vista Airport Diversification Study and Strategy and the Sierra Vista Technical Assistance Program. The airport study and strategy, which has been completed, explored how to foster better commercial use of the Sierra Vista Municipal Airport, jointly

shared with Libby Army Airfield, to enhance job creation. The Sierra Vista Technical Assistance Program offered technical support to local companies seeking to expand in areas not tied to the defense sector. Companies were selected through a competitive application process, with an emphasis on technology-based businesses and those that can create local jobs.

HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?

The skills and education of the City's workforce match well to the economic structure of the City in that there is a good supply of educated workers, as well as workers with specific skill sets. There may be an oversupply of labor in industries such as Agriculture and Mining; Arts, Entertainment, Recreation, Accommodations, and Food Services; Construction; and Education, Health Care Services and Social Assistance. Industries with employment needs that are unmet by the City's current population include Retail Trade; Professional, Scientific, Management Services, Administrative, and Waste Management Services; and Transportation. Job training and employment assistance toward these industries may benefit the City's low- and moderate-income population.

DESCRIBE ANY CURRENT WORKFORCE TRAINING INITIATIVES, INCLUDING THOSE SUPPORTED BY WORKFORCE INVESTMENT BOARDS, COMMUNITY COLLEGES AND OTHER ORGANIZATIONS. DESCRIBE HOW THESE EFFORTS WILL SUPPORT THE JURISDICTION'S CONSOLIDATED PLAN.

The Arizona workforce Connection aids persons seeking employment in Sierra Vista, and the Small Business Development Center of Cochise College as recently received a grant to provide cyber-security training to youth. These programs are the key element in the City's efforts to eliminate poverty and create jobs.

DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)?

Yes.

IF SO, WHAT ECONOMIC DEVELOPMENT INITIATIVES ARE YOU UNDERTAKING THAT MAY BE COORDINATED WITH THE CONSOLIDATED PLAN? IF NOT, DESCRIBE OTHER LOCAL/REGIONAL PLANS OR INITIATIVES THAT IMPACT ECONOMIC GROWTH.

The Southeast Arizona Government Organization has prepared and updated a Comprehensive Economic Development Strategy (CEDS) for the Southeast Arizona Economic Development District. Sierra Vista is a

member of the organization and provides input for the CEDS. The City’s revitalization efforts, while focusing on the needs of the City, are in consonance with the objectives of the CEDS. The City is in the process of hiring an economic development person who will focus on business retention, expansion, and recruitment. The Sierra Vista Development Foundation focuses its efforts on the attraction of large businesses and industry to the area.

DISCUSSION

Please see the preceding responses.

DRAFT

MA-50 Needs and Market Analysis Discussion

ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

Cost burden and severe cost burden represent the most prevalent housing problem in Sierra Vista. Over 30% of the City’s households are in the three lowest HUD income categories and face difficulties in obtaining affordable housing that is decent and safe. Small related households, other households, and elderly households report housing problems, primarily cost burden.

Because poverty is spread throughout the City, it may be reasonably asserted that households with multiple housing problems are not concentrated in any area. There is a need for reinvestment through owner and rental housing rehabilitation.

TABLE 48: CONCENTRATIONS OF HOUSEHOLDS WITH HOUSING PROBLEMS

% of Households w/Housing Problems	Extremely Low Income Households	Low Income Households	Moderate Income Households
50-75%	1502, 1602, 1702, 2002	1401, 1601, 1701, 1702	None
>75%	1601, 1701, 1801, 1802	1802	None

Data Source: HUD CPD Maps, Accessed March 2024, Households with Any of 4 Severe Housing Problems (Census Tracts)

Table 48 – Concentrations of Households with Housing Problems

Because of the relatively young age of Sierra Vista’s housing stock, housing problems are distributed throughout the City’s limits. Geographically, housing problems affecting extremely low-income households are the most widespread. The majority of extremely low-income households have some type of housing problem, regardless of their location. Housing problems affecting low- and extremely low- income households are *most* concentrated in the city’s center. Housing problems affecting moderate income households are most concentrated in the center as well, but to a much lesser extent (i.e., less than 50% of moderate-income households).

ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

The lowest income areas of Sierra Vista are most affected by housing problems and in need of community investment. Unfortunately, these areas are widespread. Fourteen (14) of the City’s 37 Census Tracts have a low- and moderate-income population of 51% or greater.

In the City of Sierra Vista, racial minorities (i.e., non-White races or combination of races) comprise 32% of the population, and ethnic minorities (i.e., Hispanic or Latino) comprise 25% of the population. The following Block Groups have populations where racial or ethnic minorities are disproportionately concentrated (i.e., 10 percentage points or higher than the City as a whole).

Racial Minority (Non-White):

- Census Tract 1501.2, 46.0% Racial Minority (65% Low/Mod)
- Census Tract 1602.2, 43.8% Racial Minority (92% Low/Mod)
- Census Tract 1900.4, 48.0% Racial Minority (8% Low/Mod)

Data Source: 2018-2022 ACS Data (2022 Census Tracts)

Ethnic Minority (Hispanic or Latino):

- Census Tract 1501.1, 36.8% Hispanic or Latino (72% Low/Mod)
- Census Tract 1501.2, 55.7% Hispanic or Latino (65% Low/Mod)
- Census Tract 1502.2, 43.4% Hispanic or Latino (64% Low/Mod)
- Census Tract 1502.3, 47.7% Hispanic or Latino (53% Low/Mod)
- Census Tract 2001.1, 50.5% Hispanic or Latino (57% Low/Mod)
- Census Tract 2001.2, 40.6% Hispanic or Latino (70% Low/Mod)

Data Source: 2018-2022 ACS Data (2022 Census Tracts)

WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?

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

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

ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?

The City has worked very hard to maintain and improve housing conditions, and to provide community facilities and infrastructure in the low/mod neighborhoods. As noted, the needs are great and diverse and the resources available are limited. The City has historically used its CDBG resources across these neighborhoods, rehabilitating homes and improving streets, sidewalks, and streetscapes.

ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?

The City continues to identify opportunities in these areas.

DRAFT

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households – 24 CFR 91.210(a)(4), 91.310(a)(2)

DESCRIBE THE NEED FOR BROADBAND WIRING AND CONNECTIONS FOR HOUSEHOLDS, INCLUDING LOW- AND MODERATE-INCOME HOUSEHOLDS AND NEIGHBORHOODS.

According to the National Broadband Availability Map (NBAM) created by the National Telecommunication and Information Administration (NTIA) of the Department of Commerce, as well as the NTIA's BroadbandUSA initiative, broadband internet access is critical in supporting economic opportunity among low- and moderate-income households. Access to the internet supports a household's connection to employment, education, and healthcare, as well as government services and social networks. For example, today, simply applying for a job, completing a homework assignment, or even making a doctor appointment is dependent on internet access. Therefore, all low- and moderate-income neighborhoods need access to broadband wiring and connections for residents to participate equitably in society. Although most neighborhoods in Sierra Vista already have broadband wiring and connections in-place, according to the NTIA, the primary reasons why lower income households do not utilize broadband service are two-fold: (1) there is no working computer in the household and/or (2) internet service subscriptions are unaffordable. Because sufficient service provider coverage already exists in Sierra Vista (see below), the main barriers to digital inclusion and thus equitable participation in society include limited access to computers and the high cost of internet service subscriptions.

DESCRIBE THE NEED FOR INCREASED COMPETITION BY HAVING MORE THAN ONE BROADBAND INTERNET SERVICE PROVIDER SERVE THE JURISDICTION.

According to the Federal Communications Commission (FCC) Fixed Broadband Deployment Map (<https://broadbandmap.fcc.gov>), Cochise County, the City of Sierra Vista and the surrounding area is considerably well-served by broadband providers. The broadband technology available in Cochise County includes cable, fixed wireless, satellite, and other mediums. As defined by the FCC, broadband capability requires consumers to have access to actual download speeds of at least 25 Mbps and actual upload speeds of at least 3 Mbps (i.e., 25/3 Mbps).

Much of the City of Sierra Vista is served by fixed residential broadband providers at speeds of up to 25/3 Mbps (downstream/upstream, June 2023). For speeds greater than 25/3 Mbps (e.g. 500/35 or 250/25), service is also widely available. As mentioned above, for typical speeds, Sierra Vista already has sufficient competition between broadband service providers. The Bonita Vista Apartments and the

Mountain View Apartments, the city’s affordable housing locations, are well serviced by providers. The broadband service providers in these areas include Hughes Network Systems, LLC (GSO Satellite), Space Exploration Technologies Corp. (NGSO Satellite) and Cox Communications (Cable). [**Data Source:** FCC National Broadband Map]

DRAFT

MA-65 Hazard Mitigation – 24 CFR 91.210(a)(5), 91.310(a)(3)

DESCRIBE THE JURISDICTION'S INCREASED NATURAL HAZARD RISKS ASSOCIATED WITH CLIMATE CHANGE.

Sierra Vista and the broader Cochise County region, with its desert-like conditions, has significant exposure to natural disasters/environmental risks due to its geographic location. These risks include flash flooding of public infrastructure and private property, drought, water availability including impacts to drinking water reserves and excessive heat, including wildfires. Likewise, according to the U.S. Department of Environmental Protection (EPA), challenges facing the American Southwest all stem from a lack of water resource security, leading to drought, flash flooding, wildfires, and impacts on agriculture and human health.

According to Risk Factor, the City of Sierra Vista is at Major Risk of flooding over the next 30 years, at Severe Risk of wildfires over the next 30 years and at Major Risk of excessive heat over the next 30 years. Sierra Vista's agricultural industries, especially the cattle industry could be adversely affected by water insecurity and scarcity due to a lack of grazing grass for cattle, drinking water for cattle and irrigation for cropland. Water scarcity and insecurity could lead to frequent droughts and periodic flash flooding disrupting utility services, human health, and social services.

DESCRIBE THE VULNERABILITY TO THESE RISKS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS BASED ON AN ANALYSIS OF DATA, FINDINGS, AND METHODS.

The risk of severe drought, water scarcity and wildfires is equal among residents living in the southwest. However, what is not equal is the economic risks attributed to increasing drought, water scarcity and wildfires. As these risks become more prominent in the future, utility prices (specifically water and energy costs for air conditioning) and home insurance prices may become unaffordable for lower income households.

According to an EPA report for the State of Arizona from 2016, and the EPA website for the Southwest United States, the risks resulting from climate change in the state may include utility disruptions during storm events, lack of water due to increased demand and transpiration (increasing costs), lack of water for irrigation and cattle (increasing food costs and disrupting industries), physical damage from flooding and wildfires and affects to human health from excessive heat and water scarcity. As land becomes increasingly unusable, the loss of jobs and increasing housing costs (including property taxes, insurance,

and utilities and energy) will make living in these areas increasingly unaffordable to many, putting some households at-risk of homelessness if they cannot afford to relocate.

DRAFT

Strategic Plan



SP-05 Overview

STRATEGIC PLAN OVERVIEW

The Consolidated Plan process requires the City to identify priority needs and a Strategic Plan to meet those needs over the next five years. For every priority, there are goals and objectives established to measure progress, as well as strategies to address them. There are essentially four major topics of focus in the Consolidated Plan:

- Housing
- Homelessness
- Community Development
- Non-Homeless Special Needs

The City of Sierra Vista establishes no specific target areas, as all low- and moderate-income areas citywide have high levels of poverty and the needs for improved housing, public services, and infrastructure or facilities.

The highest priority needs for City's low- and moderate-population are public facilities and infrastructure improvements, elimination of slum and blight, and public services. There is also a need for housing rehabilitation and Fair Housing information.

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

The City of Sierra Vista will develop and implement a set of procedures to monitor all its federal activities, programs, and projects and to ensure long-term compliance with applicable program requirements and comprehensive planning. The goal of the monitoring procedures set forth by the City is to enhance performance of the federally funded activities to maximize their benefit the City's low- and

moderate-income community. The City of Sierra Vista Community Development Department will work to ensure that approved projects meet the purpose of the Consolidated Plan and that available funds are distributed in a timely manner. Monitoring includes programs operated directly by the City and those carried out by any subrecipients.

The program goals, as described in detail below, address the objectives of providing decent affordable housing, creating a suitable living environment, and creating economic opportunity.

Housing Needs

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

Based on input and the data received through the citizen participation process, the housing needs and priorities identified are:

- Affordable housing opportunities (e.g., housing supply and rental and homeowner assistance)
- Housing rehabilitation (e.g. modifications for persons with disabilities, energy efficiency, etc.)
- Fair Housing information

Considering these priorities, the following two goals related to housing are presented:

Goal: Housing Rehabilitation & Services

Provide housing rehabilitation, rental assistance, homeownership, and accessibility.

Goal: Fair Housing

Eliminate discrimination in housing.

Homeless Needs and Non-Homeless Special Needs

Meeting homelessness challenges is a collaborative effort comprising numerous individuals, agencies, and organizations. The City's homelessness strategy will be an approach that emphasizes homelessness prevention, immediate assistance, and re-housing to those who do become homeless; support for persons and families as they transition to economic and housing stability; and efforts to prevent those persons from returning to homelessness.

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low- and moderate-income and in need of public services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups.

Based on input and the data received through the citizen participation process, the need and priorities identified by the City's homeless and special needs populations are:

- Homeless activities (e.g. prevention, emergency shelter for families, mental health)
- Affordable housing units for disabled and elderly persons
- Public service programs (e.g. medical, mental health, seniors/youth, domestic violence, etc.)

Considering these priorities, the following goal related to homeless and special needs is presented:

Goal: Provision of Needed Services

Provide community services for special needs populations (primarily for seniors and youth), mental health services, and homeless services.

Non-Housing Community Development Needs

Non-Housing Community Development is a broad category of spending that covers many types of public facilities and improvements such as roads, sewer improvements, water improvements, wastewater improvements, lighting, drainage, community centers, parks, and virtually any other public project that benefits low- and moderate-income neighborhoods.

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

Based on input and the data received through the citizen participation process, the needs and priorities identified for community development are:

- Public infrastructure improvements (e.g., roads, water/sewer, fire protection, parks, etc.)
- Public facilities improvements (e.g., ADA accessibility, public safety, transportation, etc.)
- Elimination of slum and blight (i.e., unsafe or poor conditions, code violations, etc.)

Considering these priorities, the following two goals related to community development are presented:

Goal: Public Infrastructure/Facility Improvements

Provide ADA improvements, public facility improvements, and infrastructure.

Goal: Neighborhood Stabilization

Eliminate slum and blight.

DRAFT

SP-10 Geographic Priorities – 24 CFR 91.215 (a)(1)

GENERAL ALLOCATION PRIORITIES

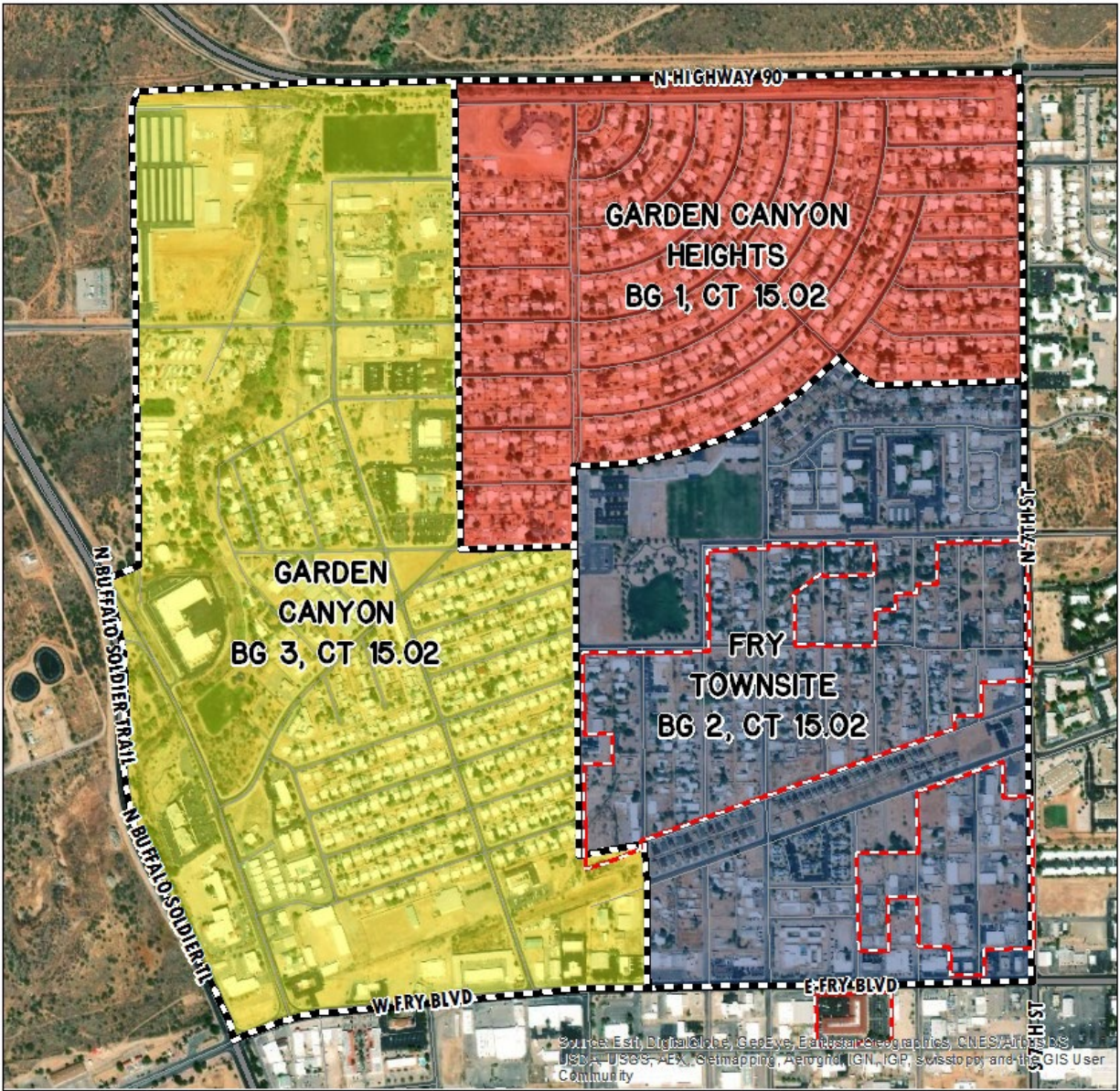
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

The City of Sierra Vista establishes no specific Target Areas, as all low- and moderate-income areas citywide have high levels of poverty and the need for improved housing, public services, and infrastructure or facilities. The City will allocate investments geographically to the City's low- and moderate-income areas and to individuals citywide based on income eligibility or special needs status (see **Planning Sector Maps** and **Table 49**).

The City of Sierra Vista will use CDBG funds throughout the jurisdiction to serve low- and moderate-income persons. The City's basis for allocating CDBG funding geographically will be to areas with the highest percentage of low- and moderate-income persons. The City is designated as an entitlement grantee by HUD. For a Census Block Group to qualify as low- and moderate-income, a Block Group in the City must contain 51% or more low- and moderate-income persons. All low- and moderate-income areas citywide have high levels of poverty and the needs for improved housing, public services, and infrastructure or facilities. These areas have been areas of concern in the past and were confirmed by examining the data and public input of this updated Five-Year Consolidated Plan.

Map 2 – Northwest Planning Sector

CDBG TARGET AREAS - NORTHWEST PLANNING SECTOR

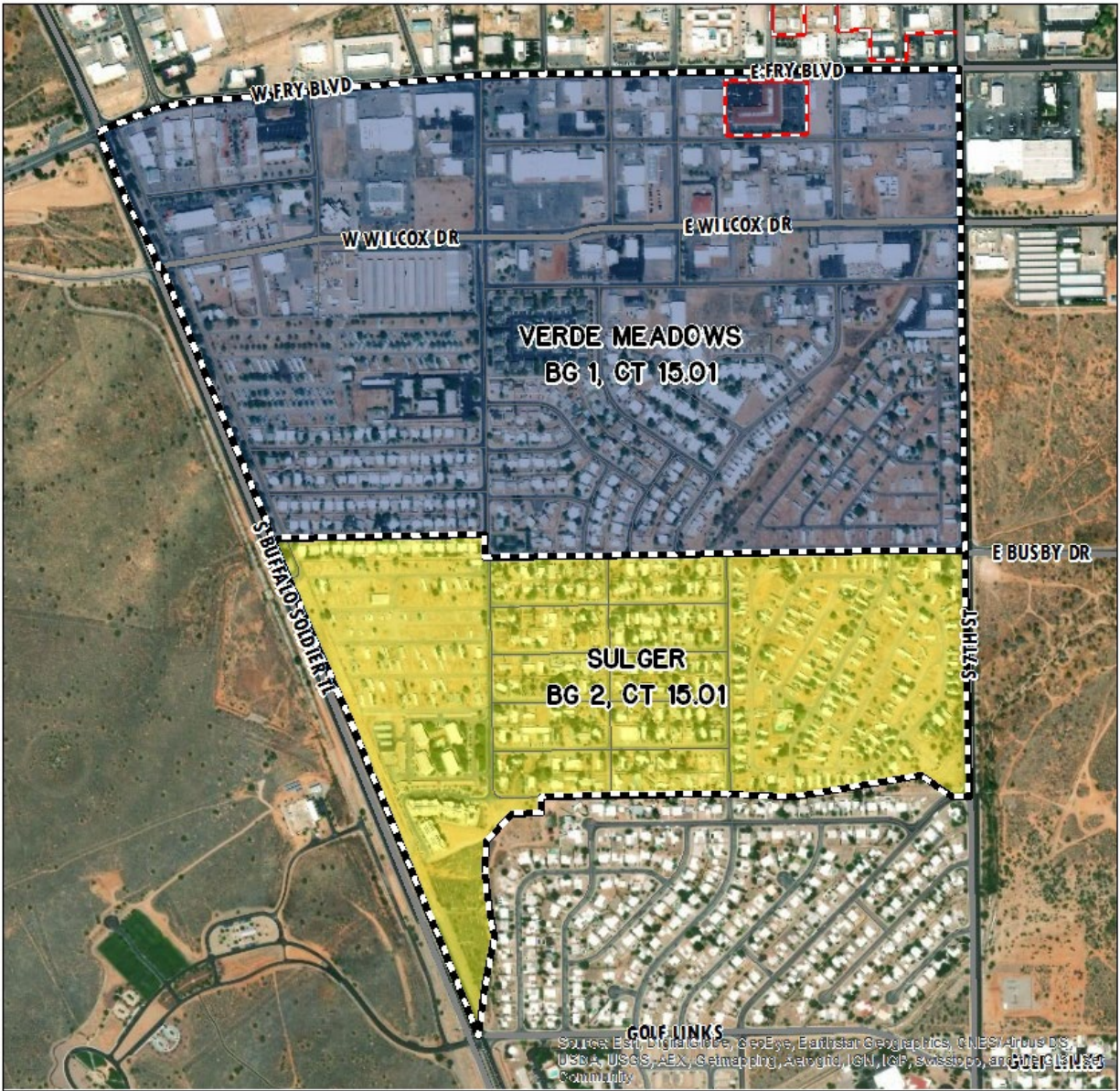


NORTHWEST PLANNING SECTOR

Block Group/Census Tract (Cochise, Arizona)	Neighborhood	Total Population	Low/Mod Population	Low/Mod Percentage	CDBG Eligibility
BG 3, CT 15.02	Garden Canyon	1,150	610	53%	Yes
BG 2, CT 15.02	Fry Townsite	1,565	1,000	64%	Yes
BG 1, CT 15.02	Garden Canyon Heights	1,715	745	43%	No

Map 3 – Southwest Planning Sector

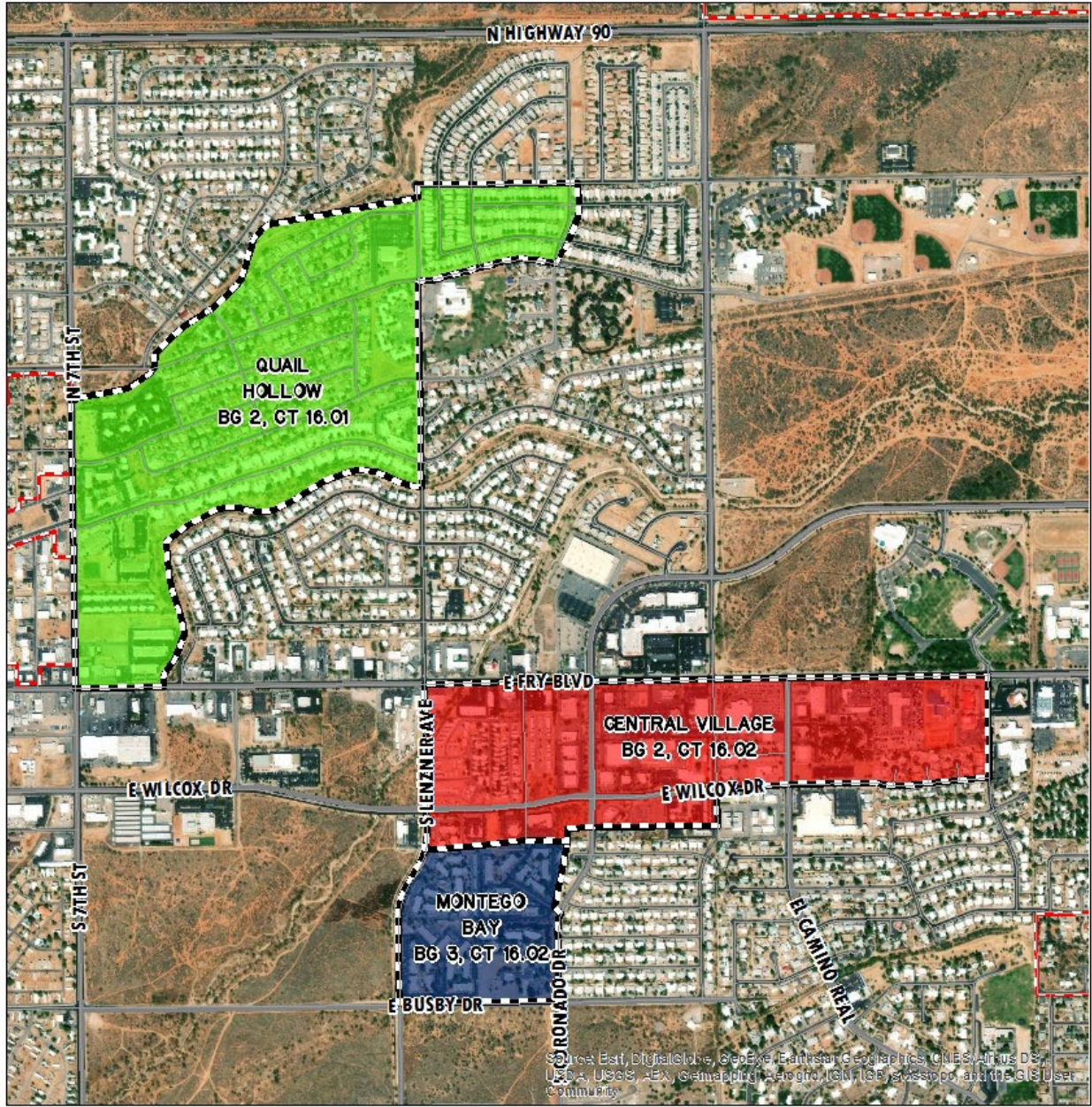
CDBG TARGET AREAS - SOUTHWEST PLANNING SECTOR



SOUTHWEST PLANNING SECTOR

Block Group/Census Tract (Cochise, Arizona)	Neighborhood	Total Population	Low/Mod Population	Low/Mod Percentage	CDBG Eligibility
BG 1, CT 15.01	Verde Meadows	1,195	865	72%	Yes
BG 2, CT 15.01	Sulger	765	500	65%	Yes

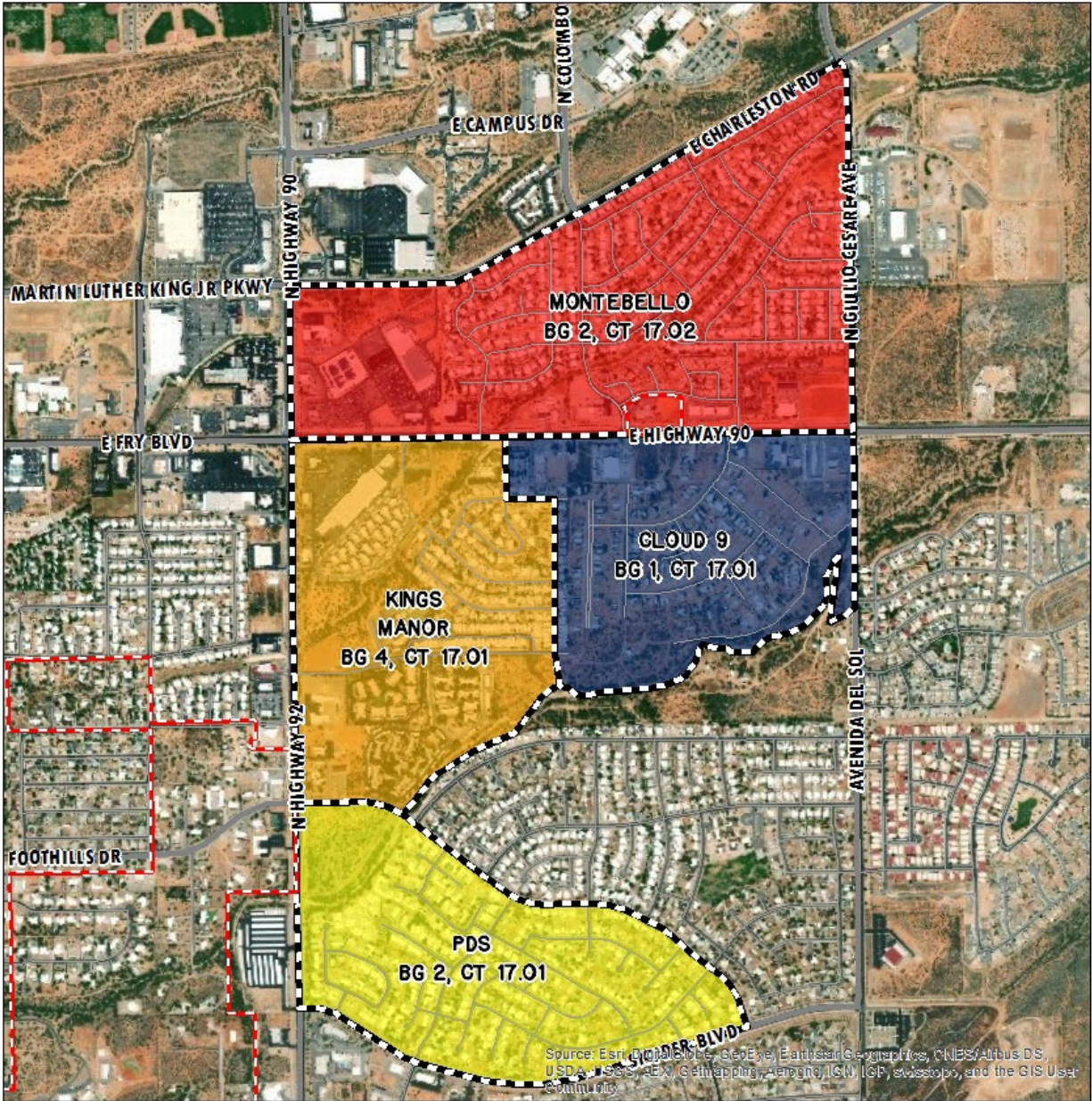
CDBG TARGET AREAS - CENTRAL PLANNING SECTOR



CENTRAL PLANNING SECTOR

Block Group/Census Tract (Cochise, Arizona)	Neighborhood	Total Population	Low/Mod Population	Low/Mod Percentage	CDBG Eligibility
BG 2, CT 16.01	Quail Hollow	1,690	745	44%	No
BG 2, CT 16.02	Central Village	515	475	92%	Yes
BG 3, CT 16.02	Montego Bay	755	600	79%	Yes

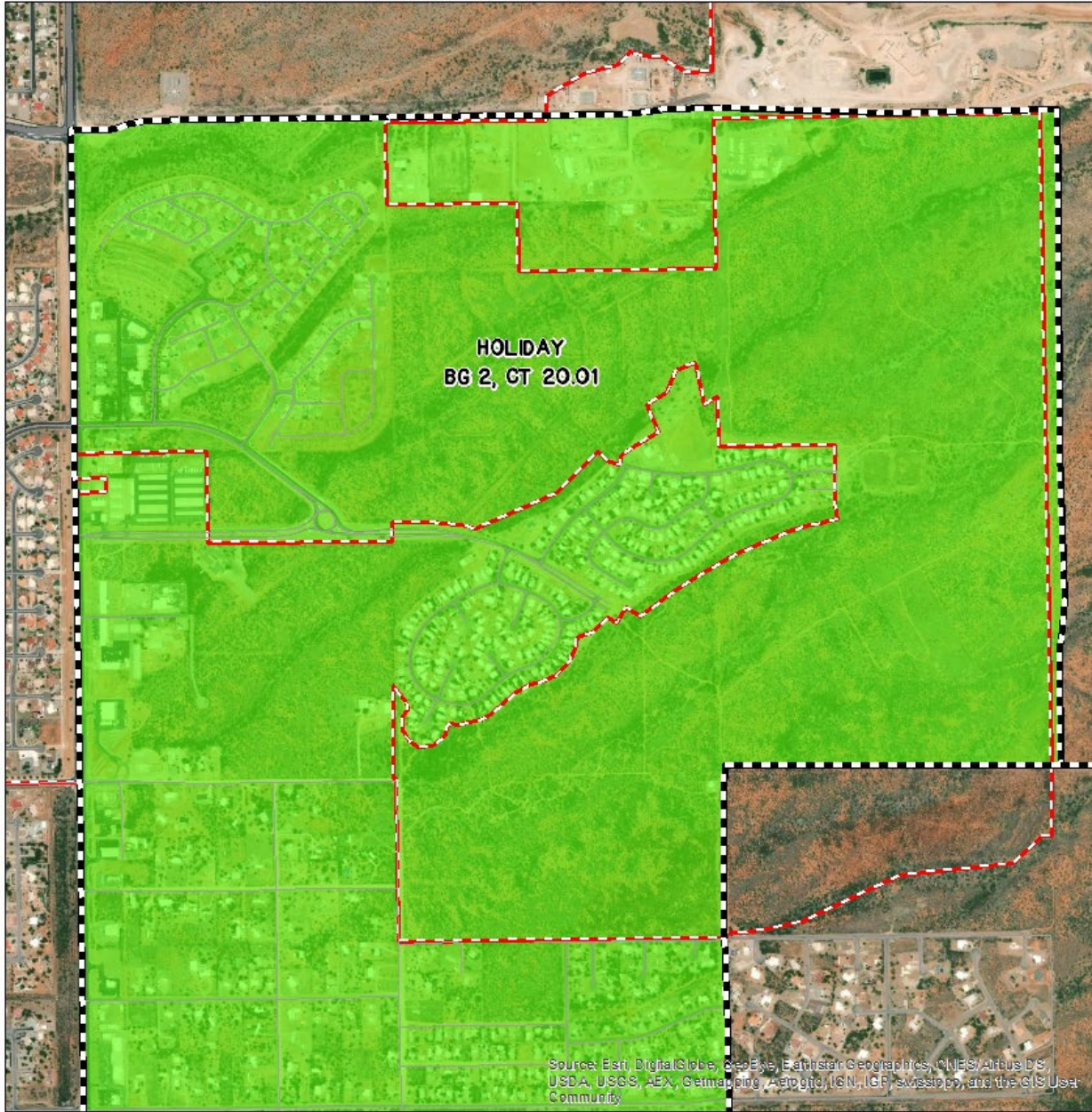
CDBG TARGET AREAS - EAST CENTRAL PLANNING SECTOR



EAST CENTRAL PLANNING SECTOR

Block Group/Census Tract (Cochise, Arizona)	Neighborhood	Total Population	Low/Mod Population	Low/Mod Percentage	CDBG Eligibility
BG 2, CT 17.02	Montebello	1,520	810	53%	Yes
BG 4, CT 17.01	Kings Manor	700	430	61%	Yes
BG 1, CT 17.01	Cloud 9	290	210	72%	Yes
BG 2, CT 17.01	PDS	1,175	615	52%	Yes

CDBG TARGET AREAS - SOUTH PLANNING SECTOR



SOUTH PLANNING SECTOR					
Block Group/Census Tract (Cochise, Arizona)	Neighborhood	Total Population	Low/Mod Population	Low/Mod Percentage	CDBG Eligibility
BG 2, CT 20.01	Holiday	2,675	1,860	70%	Yes

TABLE 49: GEOGRAPHIC AREA

1. Area Name: Citywide
Area Type: Other, Other Target Area Description: Benefit low/mod population and all residents
Identify the neighborhood boundaries for this target area. Individuals citywide based on income eligibility or special needs status
Include specific housing and commercial characteristics of this target area. All low- and moderate-income areas citywide have high levels of poverty and the needs for improved housing, public services, and infrastructure or facilities.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area? These populations have been populations of need in the past and were confirmed by examining the data and public input of this updated Five-Year Consolidated Plan.
Identify the needs in this target area. The highest priority needs for City’s low- and moderate-income and special needs populations citywide are public improvements/ infrastructure, elimination of slum and blight, and public facilities.
What are the opportunities for improvement in this target area? There is also a need for public service programs, housing rehabilitation, and Fair Housing information citywide.
Are there barriers to improvement in this target area? Lack of funding, resources, lack of institutional delivery structure/system
2. Area Name: Low/Mod Neighborhoods
Area Type: Low- and moderate-income neighborhoods
Identify the neighborhood boundaries for this target area. Block Groups having 51% or more low/mod population.
Include specific housing and commercial characteristics of this target area. All low- and moderate-income areas citywide have high levels of poverty and the needs for improved housing, public services, and infrastructure or facilities.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area? These areas have been areas of need in the past and were confirmed by examining the data and public input of this updated Five-Year Consolidated Plan.
Identify the needs in this target area. The highest priority needs for City’s low- and moderate-income neighborhoods are public improvements/ infrastructure, elimination of slum and blight, and public facilities.
What are the opportunities for improvement in this target area? There is also a need for public service programs, housing rehabilitation, and Fair Housing information in low- and moderate-income neighborhoods.
Are there barriers to improvement in this target area? Lack of funding, resources, lack of institutional delivery structure/system

Table 49 – Geographic Priority Areas

SP-25 Priority Needs – 24 CFR 91.215 (a)(2)

The Five-Year Consolidated Plan must indicate the general priorities for allocating investment of available resources among different needs. Priority needs are those that will be addressed by the goals outlined in the Strategic Plan. For each priority, the City of Sierra Vista has indicated one or more populations to be served, as well as an assigned priority level indicating relative importance among the needs listed (see **Table 50**).

DRAFT

TABLE 50: PRIORITY NEEDS

Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
Public Improvements/Infrastructure	High	Non-housing Community Development, Moderate Income (80% AMI), Low Income (50% AMI), Extremely Low Income (30% AMI)	Low- and Moderate-Income Neighborhoods	Public Infrastructure/Facility Improvements
Elimination of Slum and Blight	High	Non-housing Community Development, Middle Income (120% AMI), Moderate Income (80% AMI), Low Income (50% AMI), Extremely Low Income (30% AMI)	Citywide	Neighborhood Stabilization
Public Facilities Improvements	High	Non-housing Community Development, Moderate Income (80% AMI), Low Income (50% AMI), Extremely Low Income (30% AMI)	Low- and Moderate-Income Neighborhoods	Public Infrastructure/Facility Improvements
Provide Affordable Housing Opportunities	Low	Low Income (50% AMI), Moderate Income (80% AMI), Extremely Low Income (30% AMI), Elderly, Public Housing Residents, Frail Elderly	Citywide	Housing Rehabilitation and Services
Homeless Activities	High	Extremely Low Income (30% AMI), Low Income (50% AMI), Families with Children, Elderly, Chronic Homelessness, Homeless Mentally Ill, Homeless Families with Children, Victims of Domestic Violence- Homeless	Citywide	Provision of Needed Services
Public Service Programs	High	Elderly, Persons with Mental Disabilities, Victims of Domestic Violence, Families with Children, Moderate Income (80% AMI), Low Income (50% AMI), Extremely Low Income (30% AMI)	Citywide	Provision of Needed Services
Rental Acquisition and Rehabilitation; New Rental	Low	Extremely Low Income (30% AMI), Low Income (50% AMI), Large Families, Families with Children, Elderly, Frail Elderly	Citywide	Housing Rehabilitation and Services

Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
Economic Development	Low	Extremely Low Income (30% AMI), Low Income (50% AMI), Moderate Income (80% AMI), Non-housing Community Development	Citywide	Public Infrastructure/Facility Improvements
Fair Housing	Low	Extremely Low Income (30% AMI), Low Income (50% AMI), Moderate Income (80% AMI)	Citywide	Fair Housing

Table 50 – Priority Needs Summary

DISCUSSION

The needs in the target areas are numerous and varied. The principal needs are public facilities and infrastructure improvements; elimination of slum and blight; and public services (including homeless services). Additionally, housing rehabilitation and Fair Housing were also principal needs, although not rated as high.

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

The City believes that the elimination of blight and slum is a High priority, as these efforts keep people in affordable neighborhoods and improve the quality of life, especially for extremely low-income and other burdened homeowners.

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

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

Rental Acquisition and Rehabilitation and New Rental Construction receive a Low ranking because these are resource intensive types of projects, which, though important, are not practical given the City's limited resources.

DRAFT

SP-30 Influence of Market Conditions – 24 CFR 91.215 (b)

TABLE 51: INFLUENCE OF MARKET CONDITIONS

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

Table 51 – Influence of Market Conditions

DRAFT

SP-35 Anticipated Resources – 24 CFR 91.215(a)(4), 91.220(c)(1,2)

INTRODUCTION

The Five-Year Consolidated Plan must identify the federal, state, local and private resources expected to be available to the City to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in **SP-35** and **Table 52**.

The City is faced with the difficult task of meeting increasing needs with limited resources. The figures shown below in the table are estimates. First year figures are based upon the estimated HUD allocation. The figure for “Expected Amount Available Remainder of Consolidated Plan” is based on historic allocations, which have totaled approximately \$1.3 million over the past five years, and subtracts out the first year figure to arrive at an estimate for the remainder of the Consolidated Plan.

Allocations for each CDBG entitlement grantee are determined annually by HUD following the adoption of the federal budget by Congress. HUD grants these funds to the communities to carry out community development activities directed towards revitalizing neighborhoods, increasing economic development, and improving community facilities and services. Grantees must give maximum priority to activities that benefit low- and moderate-income persons, aid in the prevention or elimination of slums or blight and meet urgent community development needs that pose a serious threat to health or welfare of the community. Grantees have wide flexibility to develop their own programs, activities, and funding priorities so long as they meet one of these national objectives. The City of Sierra Vista City Council establishes the allocations for the use of CDBG funding based on the priorities set forth in the Consolidated Plan.

The City of Sierra Vista anticipates an estimated total allocation of \$250,000 in CDBG funding for the 2024/2025 program year. No program income for CDBG is expected. CDBG funds will be used for community development activities including public facilities and infrastructure improvements, homeless shelter needs, public services including services for youth and assistance to low- and moderate-income households, and administration of the City’s CDBG program.

Anticipated resources are also summarized in **Table 56**.

The Annual Action Plan must summarize the City’s priorities and the specific goals it intends to initiate and/or complete within the first year of the Strategic Plan. These goals must be described in quantitative terms. City of Sierra Vista has selected goal outcome indicators and quantities based on the anticipated performance measured of the 2024/2025 Annual Action Plan. See **Table 57** and **Table 58**.

TABLE 52: ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public, Federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	\$250,000	\$0	\$0	\$250,000	\$1,050,000	Additional resources for leveraging may include other State and Federal grants, City Departments, public or social service providers or other sources.

Table 52 – Anticipated Resources

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED.

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

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

The City has received funds from a variety of other sources over the past decade. These include HOME funds, and NADBank grant for a major sewer project, County funds for emergency repairs and other projects, as well as an Energy Efficiency Block Grant for lighting in a low- and moderate-income neighborhood. The Community Partnership of Southern Arizona, based in Tucson, has several programs in Sierra Vista, including HOGAR housing assistance, Casas Primeras assistance, and Shelter Plus Care assistance.

The City uses general fund resources for infrastructure and community service activities on a regular basis, but such funds are becoming increasingly limited considering other needs and priorities across the City. While the City actively seeks additional funding from a range of sources, many of these sources are applications for highly competitive grants, and there is no assurance of receiving these funds.

IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN.

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

DISCUSSION

Please see the preceding responses.

SP-40 Institutional Delivery Structure – 24 CFR 91.215(k)

EXPLAIN THE INSTITUTIONAL STRUCTURE THROUGH WHICH THE JURISDICTION WILL CARRY OUT ITS CONSOLIDATED PLAN INCLUDING PRIVATE INDUSTRY, NON-PROFIT ORGANIZATIONS, AND PUBLIC INSTITUTIONS.

TABLE 53: INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Sierra Vista Community Development Department	Government	Planning/ Community Development	Jurisdiction
Housing Authority of Cochise County (HACC)	PHA	Affordable Housing/ Rental/Public Housing	Region
Cochise County	Government	Planning/Community Development	Region
State of Arizona	Government	Planning/ Affordable Housing/ Homelessness/ Non-Homeless Special Needs/ Community Development	State
Arizona Balance of State Continuum of Care	Continuum of Care	Homelessness/ Non-Homeless Special Needs	Region/State

Table 53 – Institutional Delivery Structure

ASSESS THE STRENGTHS AND GAPS OF THE INSTITUTIONAL DELIVERY STRUCTURE

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

TABLE 54: AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES

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

Table 54 – Homeless Prevention Services Summary

DESCRIBE HOW THE SERVICE DELIVERY SYSTEM INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE MEET THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)

At present the City does not directly support or coordinate the local homeless program delivery system. Going forward, the City will use a variety of programs and partners to first prevent low-income persons from becoming homeless and, second, to support homeless persons and families in obtaining safe, affordable, and sustainable housing. These efforts will include a continuum of programs ranging from emergency shelters to transitional housing to permanent supportive housing services. The extent of activity will be dependent upon the level of funding available in the face of many competing needs. As noted, the City does not directly support these services, though CDBG funds from the City and State have been applied to Good Neighbor Alliance projects over the past fifteen years. The City does know that, despite the availability of these services, they do not completely meet the needs of the homeless in the City.

Most of the prevention and outreach services are available in Sierra Vista. For example, rental and utility assistance are available and the police department is active and involved in addressing domestic violence, homelessness, and homeless persons. However, the most significant concern is that many of the supportive services require the persons or families to travel some distance (e.g., Bisbee) to receive them. Considering the lack of public transportation and the fact that homeless families may not have adequate transportation, there is a significant gap in the ability to provide these services as needed.

DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE.

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

PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM TO ADDRESS PRIORITY NEEDS.

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

DRAFT

SP-45 Goals Summary – 24 CFR 91.215(a)(4)

TABLE 55: FIVE-YEAR GOALS SUMMARY INFORMATION

Goal Name	Description	Category	Start Year	End Year	Objective	Outcome	Geographic Area	Priority Needs Addressed	Funding Allocated (Five-Year Total)	Goal Outcome Indicator	Quantity (Five-Year Total)	Unit of Measure (UoM)
Goal 1: Public Infrastructure/Facility Improvements	ADA Improvements, Public Facility Improvements, and Infrastructure	Non-Housing Community Development	2024	2028	Availability/Accessibility	Create Suitable Living Environments	Low/Mod Neighborhoods; Citywide	Public Improvements/Infrastructure, Public Facilities Improvements	\$ 910,000 (70%)	Public facility or infrastructure activities other than low/moderate-income housing benefit	10,000	Persons Assisted
Goal 2: Housing Rehabilitation and Services	Housing Rehabilitation and Accessibility	Affordable Housing	2024	2028	Affordability	Provide Decent Affordable Housing	Citywide	Provide Affordable Housing Opportunities	\$ 130,000 (10%)	Homeowner housing rehabilitated	10	Household/Housing Unit
Goal 3: Provision of Needed Services	Community Services; Special Needs Populations (primarily for seniors and youth); Mental Health and Homeless Services	Non-homeless Special Needs, Non-Housing Community Development, Homeless	2024	2028	Availability/Accessibility	Create Suitable Living Environments	Citywide	Homeless Activities, Public Service Programs	\$ 195,000 (15%)	Public service activities other than low/moderate income housing benefit	4,000	Persons Assisted
Goal 4: Neighborhood Stabilization	Elimination of slum and blight	Non-Housing Community Development	2024	2028	Sustainability	Create Suitable Living Environments	Low/Mod Neighborhoods	Elimination of Slum and Blight	\$ 0	Other	0	Other (N/A)
Goal 5: Fair Housing	Eliminate Discrimination in housing	Fair Housing	2024	2028	Availability/Accessibility	Provide Decent Affordable Housing	Citywide	Fair Housing	\$ 0	Other	0	Other (N/A)
Goal 6: Administration/Planning	CDBG Admin	Program Administration	2024	2028	Availability/Accessibility	Create Suitable Living Environments	Citywide	Program Administration	\$ 65,000 (5%)	Other	5	Other (Year of Admin.)

Note: A cap Of 20% of CDBG Entitlement Grant can be reserved for Administration and Planning Activities

Table 55 – Goals Summary

ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2)

The Five-Year Consolidated Plan must summarize the City’s priorities and the specific goals it intends to initiate and/or complete within the five-year term of the Strategic Plan. These goals are described in quantitative terms in this section (SP-45). The City plans to assist 10,000 persons with public facility/infrastructure activities and 4,000 persons with public service activities. Although no activities are currently planned to eliminate slum/blight for neighborhood stabilization, a goal is reserved for such activities should they be necessitated and funded during the five-year planning period. The City does not currently administer an affordable housing program for new housing units; however, during the five-year period, the City plans to provide housing rehabilitation assistance to 10 eligible low- and moderate-income households to improve the quality of existing housing units.

1	Goal Name	Public Infrastructure/Facility Improvements
	Goal Description	Provide ADA improvements, public facility improvements, and infrastructure.
2	Goal Name	Housing Rehabilitation and Services
	Goal Description	Provide housing rehabilitation, rental assistance, homeownership, and accessibility. As shown in Table 52, Anticipated Resources (and Table 55, Goals Summary), the City intends to fund an emergency home repair program within the five-year planning period to rehabilitate the housing stock.
3	Goal Name	Provision of Needed Services
	Goal Description	Provide community services for special needs populations (primarily for seniors and youth), mental health services, and homeless services.

4	Goal Name	Neighborhood Stabilization
	Goal Description	Eliminate slum and blight. The City has listed neighborhood stabilization as a goal although \$0 is committed. The City would like to keep this open as an option to fund future activities if the opportunity arises.
5	Goal Name	Fair Housing
	Goal Description	Eliminate discrimination in housing. As an Entitlement Community, the City is aware of its obligation to affirmatively further fair housing. The City intends to do this through the dissemination of information and education with flyers, posters, or informational pamphlets. Additionally, the City will work to provide referrals to those individuals that feel that they have a fair housing complaint or issue. The City has listed fair housing as a goal although \$0 is committed. The City would like to keep this open as an option to fund future activities if the opportunity arises.
6	Goal Name	Administration/Planning
	Goal Description	Administer the CDBG program.

SP-50 Public Housing Accessibility and Involvement – 24 CFR 91.215(c)

NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT)

Currently, there is no public housing authority located in the City of Sierra Vista and there are no low rent public housing authority units located in the City. The Housing Choice Voucher (HCV) program is administered by the Housing Authority of Cochise County. The figures in the Needs Assessment section of this Plan indicate a need for an increased number of accessible HCV units, but it is beyond the City's capability to increase this number.

ACTIVITIES TO INCREASE RESIDENT INVOLVEMENTS

Not Applicable.

IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?

No.

IF APPLICABLE, PLAN TO REMOVE THE 'TROUBLED' DESIGNATION

Not Applicable.

SP-55 Barriers to Affordable Housing – 24 CFR 91.215(h)

BARRIERS TO AFFORDABLE HOUSING

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

Sierra Vista does not put any limitations on growth. Through vehicles such as zoning ordinances, subdivision controls, permit systems, and housing codes and standards, the City has attempted to ensure the health, safety, and quality of life of its residents while minimizing the barriers that may impede the development of affordable housing.

The most important impediment to affordable housing revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor. The City has used, and is willing to make available, a range of incentives and assistance to developers wishing to build affordable housing. These elements include the use of Low-Income Housing Tax Credits, the waiver of development and re-zoning fees, and the phasing of impact fees. However, the State application process favors urban projects as additional points are available for meeting transportation requirements, which a community such as Sierra Vista cannot easily do.

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

The Housing Needs Assessment also noted that stringent criteria in the mortgage origination process due to the foreclosure crisis, have made ownership increasingly difficult for persons at all income levels. This factor is outside the scope and control of City policy. In some instances, issues revolving around personal finances (lack of down payment, credit history, employment history) affect the availability of affordable housing for Sierra Vista residents.

STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING

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

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

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

DRAFT

SP-60 Homelessness Strategy – 24 CFR 91.215(d)

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

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

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

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

ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

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

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

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

HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN.

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

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

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

HELP LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES WHO ARE LIKELY TO BECOME HOMELESS AFTER BEING DISCHARGED FROM A PUBLICLY FUNDED INSTITUTION OR SYSTEM OF CARE, OR WHO ARE RECEIVING ASSISTANCE FROM PUBLIC AND PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION OR YOUTH NEEDS

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

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

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

DRAFT

SP-65 Lead Based Paint Hazards – 24 CFR 91.215(i)

ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS

Lead was used as a pigment and drying agent in “alkyd” oil-based paint in most homes built before 1978. Lead may be present on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the U.S. Consumer Product Safety Commission lowered the legal maximum lead content in most kinds of paint to 0.06% (a trace amount). According to the Commission, about two-thirds of homes built before 1940, one-half of the homes built from 1940 to 1960, and a large number of homes built after 1960 contain heavily leaded paint. The 2018-2022 ACS Five-Year Estimates show that in Sierra Vista there are 20,286 housing units (either occupied or vacant). Studies have shown that the lead-based paint hazard lessens with newer construction. That is, a unit constructed between 1960 and 1979 has a 62% chance of having this hazard; units built from 1940 to 1959 have an 80% chance; and units built prior to 1940 have a 90% chance. Using this formula, the City has approximately 3,642 housing units with the presence of lead-based paint in them using a standard 62% chance of lead-based formula as the ACS does not break down the “year built” prior to 1950. There are 1,792 pre-1980 housing units with children present.

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

HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?

Approximately a decade ago the Housing Authority of Cochise County conducted a lead-based paint abatement program in the City but could not find housing units that met the criteria (age of structure, presence of children) to execute the program.

HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?

The City's housing rehabilitation programs take several steps to meet lead-based paint requirements including:

- Distributing the "Protect Your Family from Lead in Your Home" pamphlet to homeowners receiving housing rehabilitation services or homebuyer assistance;
- Identification of potential lead hazards for all houses which were built before 1978 which receive HUD-funded rehabilitation/homebuyer assistance;
- Treatment of lead hazards on HUD funded rehabilitation projects as mandated by HUD and Environmental Protection Agency (EPA) regulations and requirements and;
- Ensuring that all contractors comply with the most recent regulatory changes.

DRAFT

SP-70 Anti-Poverty Strategy – 24 CFR 91.215(j)

JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

According to the 2018-2022 American Community Survey (ACS) estimates, at least 10.8% of people living in the City of Sierra Vista are at poverty level or below (ACS, S1701). The City of Sierra Vista recognizes that the core of many social and housing problems relates to poverty. The objective of poverty reduction requires programming for broad areas including increased accessibility of resources, job training and placement, public services, education, and basic skills development. It is only through comprehensive, coordinated strategies that nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life that people can improve their situation.

HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN.

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

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

The City's anti-poverty efforts complement its plans to preserve and improve existing affordable housing by providing additional stability and resources to low-income households.

SP-80 Monitoring – 24 CFR 91.230

DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS

Monitoring is an integral management control technique to ensure the effective and proper use of Federal dollars. In addition, it is an ongoing process that assesses the quality of a program participant's performance over a period of time. This program performance relates to external and internal clients, as well as City staff who will be managing the programs. Monitoring provides information about program participants that is critical for making informed judgments about program effectiveness and management efficiency. It also helps in identifying instances of fraud, waste and abuse.

The City of Sierra Vista has developed monitoring standards and procedures. The City has access to models from other jurisdictions and has developed its own set of monitoring procedures.

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

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

Non-profit organizations that receive CDBG funds will be required to submit monthly financial and performance reports prior to reimbursement of expenditures. These reports will provide sufficient information to document compliance with timely expenditures and performance objectives. Performance objectives and outcomes will be required of all nonprofits receiving funding and will be

incorporated in the contract agreement with the City. Monthly reports will allow for monthly “desk monitoring” throughout the program year. The Community Development Department will review these reports on a monthly basis.

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

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

The City will manage all CDBG funds from within the City government fiscal system, which complies with OMB and HUD standards for tracking expenses and payments. All HUD and cross cutting requirements will be followed including Davis Bacon wage standards. The City has used state CDBG funds and is familiar with the administrative requirements for documenting Davis Bacon requirements and other HUD policies, procedures, and standards.

Annual Action Plan



AP-15 Expected Resources – 24 CFR 91.220(c)(1.2)

INTRODUCTION

The Five-Year Consolidated Plan must identify the federal, state, local and private resources expected to be available to the City to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in **SP-35** and **Table 52**.

The City is faced with the difficult task of meeting increasing needs with limited resources. The figures shown below in the table are estimates. First year figures are based upon the estimated HUD allocation. The figure for “Expected Amount Available Remainder of Consolidated Plan” is based on historic allocations, which have totaled approximately \$1.3 million over the past five years, and subtracts out the first year figure to arrive at an estimate for the remainder of the Consolidated Plan.

Allocations for each CDBG entitlement grantee are determined annually by HUD following the adoption of the federal budget by Congress. HUD grants these funds to the communities to carry out community development activities directed towards revitalizing neighborhoods, increasing economic development, and improving community facilities and services. Grantees must give maximum priority to activities that benefit low- and moderate-income persons, aid in the prevention or elimination of slums or blight and meet urgent community development needs that pose a serious threat to health or welfare of the community. Grantees have wide flexibility to develop their own programs, activities, and funding priorities so long as they meet one of these national objectives. The City of Sierra Vista City Council establishes the allocations for the use of CDBG funding based on the priorities set forth in the Consolidated Plan.

The City of Sierra Vista anticipates a total allocation of \$250,000 in CDBG funding for the 2024/2025 program year. No program income for CDBG is expected. CDBG funds will be used for community development activities including public facilities and infrastructure improvements, homeless shelter needs, public services including services for youth and assistance to low- and moderate-income

households, and administration of the City’s CDBG program. Anticipated resources are also summarized in **Table 56**.

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TABLE 56: ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public, Federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	\$250,000	\$0	\$0	\$250,000	\$1,050,000	Additional resources for leveraging may include State and Federal grants, City Departments, public or social service providers, or other sources.

**HUD 2019 Formula Allocation*

Table 56 – Anticipated Resources

The Annual Action Plan must summarize the City’s priorities and the specific goals it intends to initiate and/or complete within the first year of the Strategic Plan. These goals must be described in quantitative terms. City of Sierra Vista has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2024/2025 Annual Action Plan. See **Table 57** and **Table 58**.

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED

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

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

The City has received funds from a variety of other sources over the past decade. These include HOME funds, and NADBank grant for a major sewer project, County funds for emergency repairs and other projects, as well as an Energy Efficiency Block Grant for lighting in a low- and moderate-income neighborhood. The Community Partnership of Southern Arizona, based in Tucson, has several programs in Sierra Vista, including HOGAR housing assistance, Casas Primeras assistance, and Shelter Plus Care assistance.

The City uses general fund resources for infrastructure and community service activities on a regular basis, but such funds are becoming increasingly limited in light of other needs and priorities across the City. While the City actively seeks additional funding from a range of sources, many of these sources are applications for highly competitive grants, and there is no assurance of receiving these funds.

IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN

The City has been instrumental in acquiring slum properties being auctioned, due to non-payment of taxes, and ensuring the properties will be redeveloped into low-income housing or other options that will benefit the low-income neighborhoods.

DISCUSSION

Please see the preceding responses.

AP-20 Annual Goals and Objectives

TABLE 57: GOALS SUMMARY INFORMATION

Sort Order	Goal Name	Category	Start Year	End Year	Outcome	Objective	Geographic Area	Needs Addressed	Funding Year 1	Goal Outcome Indicator	Quantity	Unit of Measure (UoM)
1	Public Infrastructure / Facility Improvements	Non-Housing Community Development	2024	2025	Availability/Accessibility	Create Suitable Living Environments	Low/Mod Neighborhoods; Citywide	Public Improvements/Infrastructure, Public Facilities Improvements	\$ 202,500	Public facility or infrastructure activities other than low/moderate-income housing benefit	230	Persons Assisted
2	Housing Rehabilitation and Services	Affordable Housing	2024	2025	Affordability	Provide Decent Affordable Housing	Citywide	Provide Affordable Housing Opportunities	\$0	Other	0	Other (N/A)
3	Provision of Needed Services	Non-Homeless Special Needs, Non-Housing Community Development, Homeless	2024	2025	Availability/Accessibility	Create Suitable Living Environments	Citywide	Homeless Activities, Public Service Programs	\$ 37,500	Public service activities other than low/moderate income housing benefit	2,075	Persons Assisted
4	Neighborhood Stabilization	Non-Housing Community Development	2024	2025	Sustainability	Create Suitable Living Environments	Low/Mod Neighborhoods	Elimination of Slum and Blight	\$0	Other	0	Other (N/A)
5	Fair Housing	Other: Fair Housing	2024	2025	Availability/Accessibility	Provide Decent Affordable Housing	Citywide	Fair Housing	\$0	Other	0	Other (N/A)
6	Administration/Planning	Other: Program Administration	2024	2025	Availability/Accessibility	Create Suitable Living Environments	Citywide	Program Administration	\$ 10,000	Other	1	Other (Year of Admin.)

Table 57 – Goals Summary Information

TABLE 58: GOAL DESCRIPTIONS

1	Goal Name	Public Infrastructure/Facility Improvements
	Goal Description	Provide ADA improvements, public facility improvements, and infrastructure. CDBG - \$202,500
2	Goal Name	Housing Rehabilitation and Services
	Goal Description	Provide housing rehabilitation, rental assistance, homeownership, and accessibility. CDBG - \$0 As shown in Table 52, Anticipated Resources (and Table 55, Goals Summary), the City intends to fund an emergency home repair program within the five-year planning period to rehabilitate the housing stock.
3	Goal Name	Provision of Needed Services
	Goal Description	Provide community services for special needs populations (primarily for seniors and youth), mental health services, and homeless services. CDBG - \$37,500
4	Goal Name	Neighborhood Stabilization
	Goal Description	Eliminate slum and blight. CDBG - \$0 The City has listed neighborhood stabilization as a goal although \$0 is committed. The City would like to keep this open as an option to fund future activities if the opportunity arises.
5	Goal Name	Fair Housing
	Goal Description	Eliminate discrimination in housing. CDBG - \$0 As an Entitlement Community, the City is aware of its obligation to affirmatively further fair housing. The City intends to do this through the dissemination of information and education with flyers, posters, or informational pamphlets. Additionally, the City will work to provide referrals to those individuals that feel that they have a fair housing complaint or issue. The City has listed fair housing as a goal although \$0 is committed. The City would like to keep this open as an option to fund future activities if the opportunity arises.
6	Goal Name	Administration/Planning
	Goal Description	Administer the CDBG program. CDBG - \$10,000

Table 58 – Goal Descriptions

AP-35 Projects – 24 CFR 91.220(d)

INTRODUCTION

The first-year program will focus on two Public Infrastructure/Facility Improvements projects that will benefit existing low- and moderate-income neighborhoods and persons experiencing homelessness. New fire hydrants will be installed in the Montebello neighborhood, where 72.41% of the population is low- and moderate-income. The fire hydrants will provide instant water supply to fight fires and potentially reduce home insurance premiums. That project will be coordinated with Liberty Utilities, the local water service provider. The City will also fund replacement of beds and mattresses at the Good Neighbor Alliance shelter, which is always near 100% capacity and in constant use. These beds have not been replaced in over 10 years. The first-year program will also fund two Public Services projects that will provide increased youth after-school program scholarships at the Boys and Girls Club of Sierra Vista, Inc., and emergency assistance payments for homeless prevention through the United Way of Sierra Vista and Cochise County, Inc. General CDBG program administration will also be funded.

A total of five (5) projects (with project administration) will be funded in FY 2024. See Project Information table below.

TABLE 59: PROJECT INFORMATION

#	Project Name
1	Phase 2 - Montebello Fire Safety Improvements
2	Bed/Mattress Replacement at Emergency Shelter
3	Increase Youth Services
4	Emergency Crisis/Community Assistance Fund
5	General CDBG Program Administration

Table 59 – Project Information

DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS

In the Consolidated Plan, the principal needs identified are: 1) Public Infrastructure/Facility Improvements, 2) Housing Rehabilitation and Services, 3) Provision of Needed Services, 4) Neighborhood Stabilization, and 5) Fair Housing. The 2024 public meetings and public hearings were instrumental in identifying these principal needs for the Sierra Vista community. However, Public Infrastructure/Facility Improvements continue to receive *high* rankings because they are a means to make significant improvements in the quality of life in distressed neighborhoods.

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

The City's primary obstacle to meeting underserved needs is a lack of funding. In recent years, due to the lingering effects of the Great Recession, reduced revenues have plagued all levels of government (federal, state, and local). These reduced revenues have hindered the City's ability to meet the needs of low-income residents. Another obstacle to meeting underserved needs is the generally increasing demand for public services that is placing an additional burden on public service agencies within the City.

AP-38 Project Summary

TABLE 60: PROJECT SUMMARY INFORMATION

1	Project Name	Phase 2 - Montebello Fire Safety Improvements
	Target Area	Low/Mod Neighborhoods
	Goals Supported	Public Infrastructure/Facility Improvements
	Needs Addressed	Public Improvements/Infrastructure
	Funding	CDBG: \$ 191,007
	Description	Install new fire hydrants in Montebello Subdivision.
	Target Date	6/30/2025
	Estimated Benefit	210 persons assisted
	Location	Montebello residential subdivision, where 72.41% of residents are low-to-moderate income (Census Tract 17.01, Block Group 1).
	Planned Activities	(03J) Water/Sewer Improvements (Fire Hydrants). Install new fire hydrants in Montebello Subdivision.
2	Project Name	Bed/Mattress Replacement at Emergency Shelter
	Target Area	Citywide
	Goals Supported	Public Infrastructure/Facility Improvements
	Needs Addressed	Public Facilities Improvements
	Funding	CDBG: \$ 11,493
	Description	Replace all existing beds with industrial and bed bug resistant options
	Target Date	6/30/2025
	Estimated Benefit	20 persons assisted
	Location	Good Neighbor Alliance, Inc.
	Planned Activities	(03C) Homeless Facilities (not operating costs). Replace all existing beds with industrial and bed bug resistant options.
3	Project Name	Increase Youth Services
	Target Area	Citywide
	Goals Supported	Provision of Needed Services
	Needs Addressed	Public Service Programs
	Funding	CDBG: \$ 18,750
	Description	Program scholarships for before and after school program services
	Target Date	6/30/2025
	Estimated Benefit	75 persons assisted
Location	Boys & Girls Club of Sierra Vista, Inc.	
Planned Activities	(05D) Youth Services/(05L) Child-Care Services. Funding for access to services for extremely low and/or low to moderate income residents that otherwise would go unassisted. The core areas of focus are character and leadership; sports fitness and recreation; the arts; health and life skills; education and career development.	
4	Project Name	Emergency Crisis/Community Assistance Fund
	Target Area	Citywide
	Goals Supported	Provision of Needed Services
	Needs Addressed	Public Service Programs
	Funding	CDBG: \$ 18,750
Description	Emergency payments for homeless prevention	

	Target Date	6/30/2025
	Estimated Benefit	2,000 persons assisted
	Location	United Way of Sierra Vista and Cochise County, Inc.
	Planned Activities	(05Q) Subsistence Payments. One-time or short-term (no more than three months) emergency payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Examples include utility payments to prevent cutoff of service and rent payment to prevent eviction. Food and employment assistance will also be offered.
5	Project Name	General CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Administration/Planning
	Needs Addressed	Program Administration
	Funding	CDBG: \$ 10,000
	Description	One Year of CDBG Program Administration
	Target Date	6/30/2025
	Estimated Benefit	Not applicable; administration of overall CDBG program for one (1) year
	Location	Not applicable
	Planned Activities	(21A) General Program Administration. Overall program administration including related costs of grantee staff or other engaged in program management, monitoring, and evaluation. Includes annual action planning, project development, coordination and compliance oversight, and administrative activities.

Table 60 – Project Summary Information

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AP-50 Geographic Distribution – 24 CFR 91.220(f)

DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED

Low- and moderate-income areas in the City are also those locations having the greatest need for Public Infrastructure/Facility Improvements and Neighborhood Stabilization, which are Strategic Plan goals. The Montebello Neighborhood fire safety improvements project and Good Neighbor Alliance bed/mattress replacement project are both site-specific; however, only the Montebello Neighborhood project benefits Low/Mod Neighborhoods. Scholarships for after school programs and emergency assistance payments will be provided to low- and moderate-income youth and households citywide.

TABLE 61: GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Citywide	24%
Low/Mod Neighborhoods	76%

Table 61 – Geographic Distribution

RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

The City has worked closely with public and civic leaders to ascertain the priority needs within targeted areas. Meetings with agency providers, neighborhood associations, and the Housing and Neighborhoods Commission guided the prioritization of needs. These priority needs include infrastructure improvements such as fire hydrant replacement, facility improvements for persons experiencing homelessness, public services for youth, and emergency assistance payments.

DISCUSSION

The City of Sierra Vista has identified five (5) projects to implement the five goals of the Strategic Plan during the first year, Federal FY 2024, of the 2024-2028 Consolidated Plan. These projects benefit low- and moderate-income persons citywide and within the City’s low- and moderate- income areas.

AP-55 Affordable Housing – 24 CFR 91.220(g)

INTRODUCTION

As stated previously, the City places a high priority on providing affordable housing opportunities in Sierra Vista. This goal shall be addressed indirectly by local non-profit organizations and developers that construct new, modestly priced, affordable houses, or repair existing houses for resale to lower-income, first-time homebuyers. In addition, the City shall seek creative ways in which we can provide affordable housing opportunities and a means for obtaining such. The City plans to directly support housing rehabilitation within the Strategic Plan’s five-year period.

For the first program year, the City has not planned specific affordable housing activities, instead focusing the majority of CDBG funding on a necessary public infrastructure project for fire safety. Affordable housing activities, to include housing rehabilitation, will be funded in subsequent program years.

TABLE 62: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

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

Table 62 – One Year Goals for Affordable Housing by Support Requirement

TABLE 63: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

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

Table 63 – One Year Goals for Affordable Housing by Support Type

DISCUSSION

The City is not prepared to engage in affordable housing activities in the first program year. The City will rely on various partners throughout the jurisdiction, and Cochise County to assist its residents in obtaining affordable housing.

AP-60 Public Housing – 24 CFR 91.220(h)

INTRODUCTION

The City of Sierra Vista does not have a Public Housing Authority nor does the City own or operate any public housing. Additionally, the City of Sierra Vista does not administer any Section 8 certificates. As a result, the needs of public housing are not within the scope of this Consolidated Plan. In the absence of a locally administered program, the City works cooperatively with the Housing Authority of Cochise County which provides City residents any Section 8 and VASH vouchers.

ACTIONS PLANNED DURING THE NEXT YEAR TO ADDRESS THE NEEDS TO PUBLIC HOUSING

Not Applicable.

ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP

Not Applicable.

IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED OR OTHER ASSISTANCE

Not Applicable.

DISCUSSION

Not Applicable.

AP-65 Homeless and Other Special Needs Activities – 24 CFR 91.220(i)

INTRODUCTION

This section of the Annual Action Plan describes the City of Sierra Vista one-year goals and the specific actions steps it will undertake in the program year to carry out the homeless strategy identified in the Strategic Plan. Additionally, this section addresses any activities related to the supportive housing needs of non-homeless populations.

Going forward the City will work to assess the community's homeless needs and develop the policies, procedures, and capacity to better assist homeless and other special needs activities. Several avenues already exist and will be expanded upon to achieve these goals. The City has a Commission on Disabilities Issues and is a member of the regional Continuum of Care. Further, the City closely coordinates with the Governor's Commission on Homelessness and Housing, local United Way, and Southwest Arizona Fair Housing Council, all of which serve the areas homeless and special needs populations.

DESCRIBE THE JURISDICTIONS ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS

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

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

The City government cannot directly assist persons experiencing homelessness; rather it relies on the Good Neighbor Alliance (owns the homeless shelter) and other service-oriented agencies to assist those persons. The Cochise County Resources Guide lists a number of organizations and agencies that provide food, clothing, financial assistance, healthcare, and transportation assistance. These include State and County agencies and organizations such as the Catholic Community Services of Southern Arizona, the Salvation Army, Sierra Vista United Methodist Church, Southeastern Arizona Community Action Program, Southern Arizona Humanitarian Aid Resource Alliance (S.A.H.A.R.A.), services from Fort Huachuca and the Good Neighbor Alliance.

The City will consider funding subrecipient activities to address the housing and supportive service needs of persons who are homeless, and those that have special needs. However, at this time, the City

does not have the procedures, policies or mechanisms in place to assist to provide these types of services directly.

ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

There is one emergency homeless shelter in the City: the Good Neighbor Alliance (GNA) facility that is for men, women, and families (including pets). Additionally, the Forgach House serves Domestic Violence victims. GNA has received a PATH grant for the last several years and has staff and caseworkers performing outreach to those individuals experiencing homelessness throughout Cochise County. GNA is an emergency and temporary shelter that offers a walk-in shower program, clothes washing, nightly dinner, AA and NA meetings at the location, and case management to ensure that the clients can access HUD and DES programs.

The GNA facility has a total capacity of 15-22 persons, a combination of single men, single women, and families and has an estimated occupancy rate of 90-95 percent. In 2016 the City allotted \$20,000 of its 2016 CDBG to GNA to fix the roof at the Samaritan Station (dorm) which, without replacing the roof, the building would have become inhabitable and displace all sheltered persons. The City was unable to get an eligible roof contractor after three solicitations and paid for the new roof with General Fund money. In 2021, the GNA received CDBG funds to remodel the on-site kitchen. The GNA has received annual Rapid Rehousing funding from the Arizona Dept. of Housing (ADOH) and Arizona Housing Coalition through 2025. In July 2023, GNA received a one-time award of \$240,000 from ADOH for Shelter Operations from the Housing Trust Fund, with funding ending in June of 2024. They work with agencies like the Legacy Foundation for operating funding and housing clients. GNA also works closely with the mental health providers to ensure the well-being of their clients.

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

services directly.

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

This is being discussed at the Cochise County Continuum of Care. For several years, GNA did not receive ESG or rapid rehousing funding, due to State funding cuts. However, GNA does now have a small amount of funding to assist with rehousing. However, being grant funded, funding is unknown year-to-year.

Furthermore, the City will continue to work with homeless service providers to implement a cohesive, community-wide discharge coordination policy that can be successfully implemented to ensure that persons being discharged from publicly funded agencies and institutions do not become homeless upon release.

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 is being discussed at the Cochise County Continuum of Care. For several years, GNA did not receive ESG or rapid rehousing funding, due to State funding cuts. However, GNA does now have a small amount of funding to assist with rehousing. However, being grant funded, funding is unknown year-to-year.

Furthermore, the City will continue to work with homeless service providers a to implement a cohesive, community-wide discharge coordination policy that can be successfully implemented to ensure that persons being discharged from publicly funded agencies and institutions do not become homeless upon release.

DISCUSSION

With the City's Federal FY 2024 CDBG allocation, the City plans to fund replacement of beds and mattresses at the local homeless shelter run by Good Neighbor Alliance. The City will continue to offer other assistance, advice, and coordination with agencies that provide day facilities, case management, job skills training, vocational tools, and other homeless services.

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AP-75 Barriers to Affordable Housing – 24 CFR 91.220(j)

INTRODUCTION

This section of the Annual Action Plan summarizes actions City of Sierra Vista will undertake during the program year to reduce barriers to affordable housing and influence whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

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 City has several strategies that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. In general, the City of Sierra Vista will continue to work with non-profit and for-profit housing developers and providers to increase the amount of affordable housing.

Sierra Vista does not put any limitations on growth. Through vehicles such as zoning ordinances, subdivision controls, permit systems, and housing codes and standards, the City has attempted to ensure the health, safety, and quality of life of its residents while minimizing the barriers that may impede the development of affordable housing.

The City has addressed its zoning and land use regulations to ensure they are as equitable and open as possible. Development standards, though they sometimes add costs to construction or rehabilitation, are necessary for the safety and health of residents. The City continues efforts to streamline and facilitate the permitting process locally. The City reviews building codes to ensure that non-life-safety codes are not adding cost. The City continues to have one of the lowest property tax rates in Arizona.

DISCUSSION

Public policies can have a direct impact on barriers to affordable housing. Sierra Vista has recognized this fact and is currently undergoing its own processes to expose any barriers or obstacles to developing affordable and fair housing. The zoning and building codes and the City Master Plan do not create barriers to affordable housing directly, as there are affordable units within the City of Sierra Vista.

AP-85 Other Actions – 24 CFR 91.220(k)

INTRODUCTION

This section of the Annual Action Plan describes the City of Sierra Vista' planned actions to carry out the following strategies outlined in the Strategic Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

The greatest challenge to meeting underserved needs in the coming year will be meeting the increased need for program activities with a limited amount of funding. To overcome this significant challenge, the City will work more efficiently, seek a greater level of collaboration with other agencies and organizations, and aggressively seek opportunities to leverage funds. One activity, scholarships for after school programs organized by the Boys and Girls Club of Sierra Vista, Inc., will be offered in the first year. In addition, the percentage of public service projects and/or programs that can be supported by CDBG funds are limited yet create a large demand for funding. The City will continue to work with public service providers to expand services and become more of a resource for these providers.

Poverty levels have decreased between 2017 and 2022 (14.2% to 10.8%). It can be assumed that between 2017 and 2022 poverty has decreased due to continued economic growth in the United States following the "Great Recession" and COVID-19 Pandemic (ACS, S1701). Federal program funds being used are not designed to be anti-poverty programs, thus limiting the amount of resources available for such activities. The improvements that occur within CDBG eligible areas require that Section 3 workers are used, when feasible. Sierra Vista, however, is dependent on the availability of funding to accomplish infrastructure improvements.

The City, through the Consolidated Plan, shall seek to target federal funds, and other available resources, to residents that have traditionally not been served, or are underserved by previous programs. A strong emphasis will be placed on programmatic restructure that is not only compliant with changing rules and regulations, but make sense for today's economic climate, and ever-changing community structure.

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

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

However, the City recently conveyed residentially zoned lots to the Cochise Community College Residential Construction Program for building affordable single-family homes in the Fry Townsite target area, a partnership the City expects to continue. The City has enacted expedited permitting and fee waivers for affordable housing projects. As previously mentioned, the City intends to allocate future CDBG funding towards carrying out rehabilitation of housing, through emergency home repairs, occupied by income-qualified households to better maintain the existing housing stock. The City has been working with existing mobile home park owners to remove or rehabilitate vacant dilapidated trailers and improve site conditions to expand the supply of available quality affordable housing opportunities in Sierra Vista. The City will continue to work through the Continuum of Care to identify the appropriate ways the City can better support social service providers in addressing homeless activities.

ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS

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

Several years ago, the Housing Authority of Cochise County implemented a lead-based paint rehabilitation program, they were able to abate all the paint in qualified homes when requested.

ACTIONS PLANNED TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES

Because the nature of poverty is complex and multi-faceted, the City will attempt to allocate CDBG funds for public services to very low-income households. CDBG can provide funding to meet critical basic needs, but these efforts are constrained by the amount of CDBG funds available and competing priority needs. Two public services activities, scholarships for after school programs organized by the Boys and Girls Club of Sierra Vista, Inc., and emergency payment assistance through the United Way of Sierra Vista and Cochise County, Inc. will be offered in the first year. These activities will be targeted to lower-

income households, with United Way's program focused on homeless prevention.

According to the 2018-2022 American Community Survey (ACS) estimates, at least 10.8% of people living in the City of Sierra Vista are at poverty level or below (ACS, S1701). The City of Sierra Vista does not possess the capacity or manpower to directly improve the poverty status of its citizens. However, the City supports non-profit groups, County and State efforts to move low-income persons to economic self-sufficiency or to a maximum level of economic independence.

ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE

The City has in place a strong institutional structure necessary to carry out its housing and community development strategies. The City's Community Development Department will administer the City's CDBG program, including annual funding allocations.

In conjunction with other City operating departments, the Community Development Department will also implement any public works project proposed by the 2024-2028 Consolidated Plan or any of the Annual Action Plans within the five-year planning period.

Accordingly, the Community Development Department and partnering non-profit agencies have longstanding ties and an effective delivery system for social services to the City's youth, persons with special needs, and low- and moderate-income residents. The Community Development Department will integrate any affordable housing opportunities and public service activities proposed in the Action Plan with these on-going operations.

The City will continue to coordinate with various community groups to determine objectives and goals through the citizen participation process. These groups play a vital role in implementing the Five-Year Consolidated Plan and the Annual Action Plans, CAPERs, and any proposed Substantial Amendments. All stakeholders are welcomed and encouraged to participate in the implementation of this Consolidated Plan and Action Plan.

ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES

The City maintains a close relationship with state, regional, and county organizations that aid low- and moderate-income persons or persons experiencing homelessness.

The City will work closely with local non-profit organizations to actively encourage housing programs for low- and moderate-income persons. Also, the Community Development Department will develop and

maintain a positive relationship with the builders, developers, and financial institutions in the region.

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

DISCUSSION

The City's actions planned to address obstacles to meeting underserved needs include activities in support of special needs assistance. Additionally, the City's actions to foster and maintain affordable housing include continued funding of programs and agencies that further the affordable housing goals of the City.

DRAFT

AP-90 Program Specific Requirements – 24 CFR 91.220(i)(1,2,4)

INTRODUCTION

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.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) REFERENCE 24 CFR 91.220. (I)(1)

TABLE 64: AVAILABLE PROGRAM INCOME

Available Program Income	Amount
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

Table 64 – Available Program Income

TABLE 65: OTHER CDBG REQUIREMENTS

Available Program Income	Amount
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.	100%

Table 65 – Other CDBG Requirements

DISCUSSION

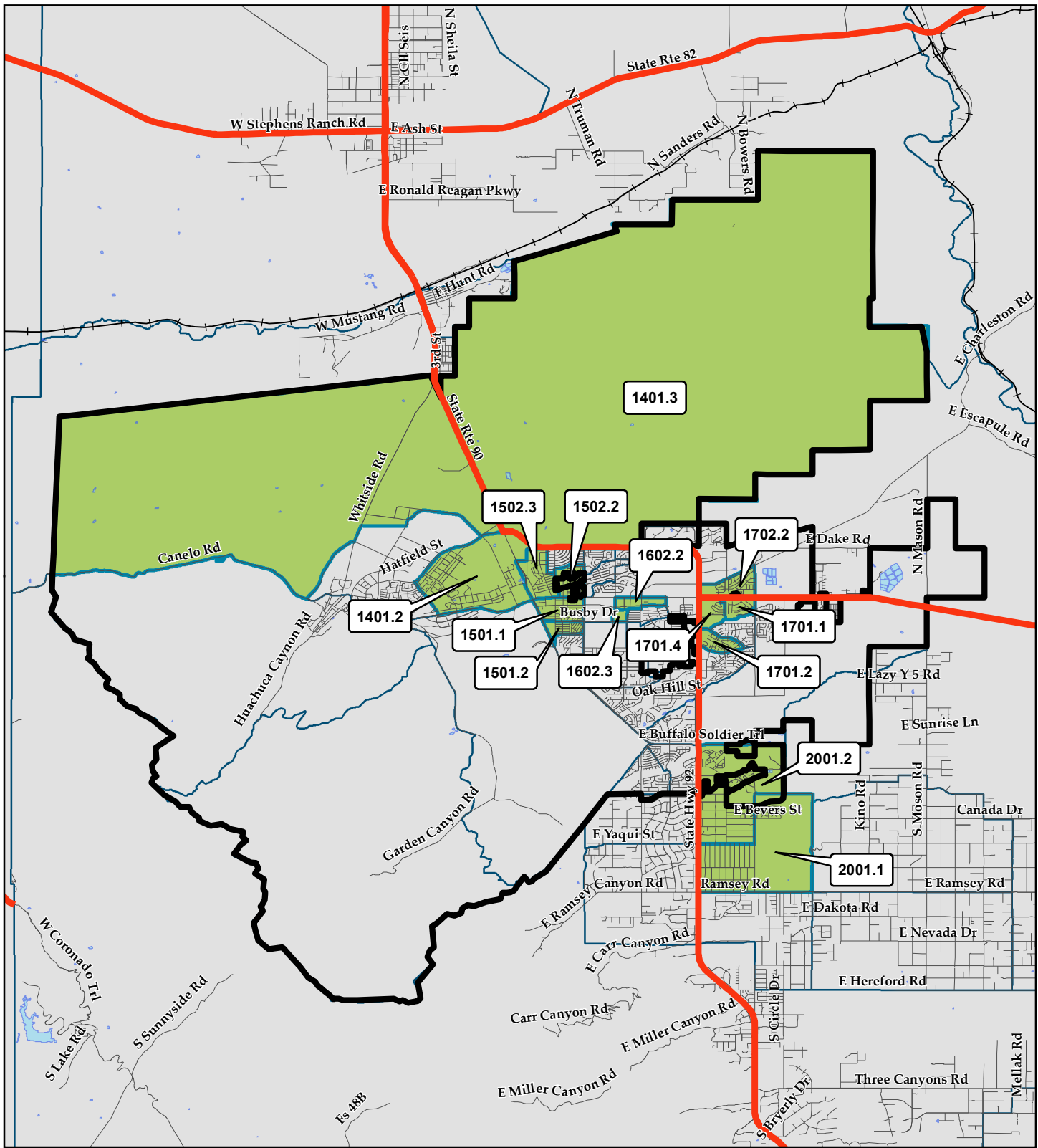
The City estimates 100% of CDBG funding will be spent on low- and moderate-income activities.

Appendix

- 1. Maps**
- 2. Public Participation**
- 3. SF 424, SF 424B, and SF 424D**
- 4. Certifications**
- 5. Citizen Participation Plan**
- 6. 2023 Point-In-Time (PIT) Count**

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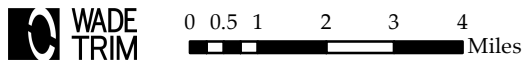
Maps



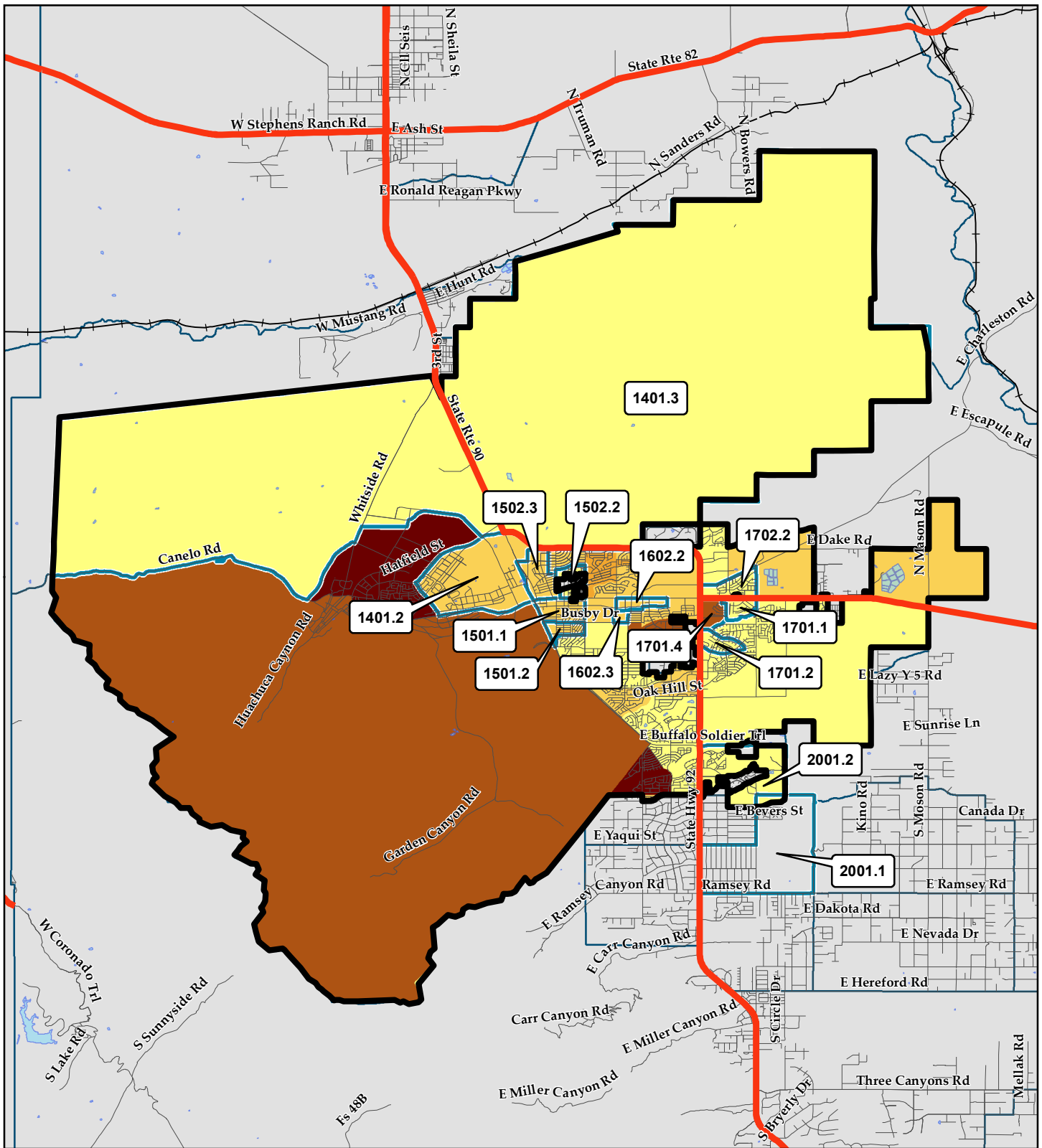
SIERRA VISTA, ARIZONA

Low & Moderate Income Areas Map

- City of Sierra Vista Limits
- Low/Mod Income Areas (Block Groups > 51.00%)
- Other Income Areas (All Block Groups)
- Water
- Highways
- Railroads
- Roads



Eligible Areas Source: HUD FY 2023 Low/Mod Income Summary Data (LMISD) based on 2011-2015 ACS.

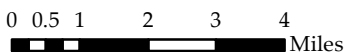


SIERRA VISTA, ARIZONA

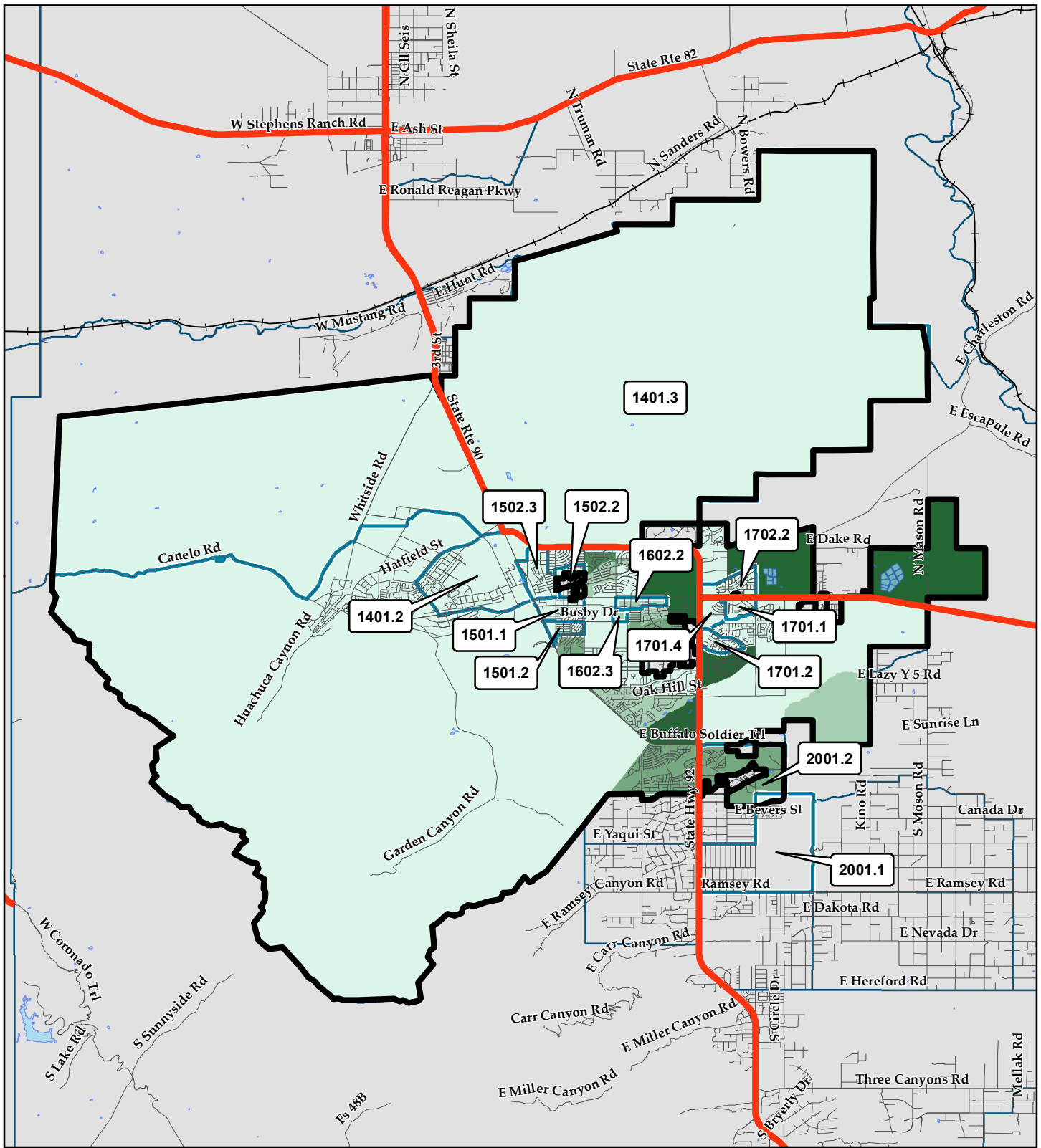
Percentage Black or African American Map

Percentage of Population by Block Group

- City of Sierra Vista Limits
- Low/Mod Income Areas (Block Groups > 51.00%)
- Less than 5%
- 5.01% - 10%
- 10.01% - 15%
- 15.01% - 20%
- Greater than 20%
- Highways
- Roads
- Railroads
- Water
- All Block Groups



Eligible Areas Source: U.S. Census American Community Survey (ACS) 2018-2022 Five-Year Estimates (Block Groups).



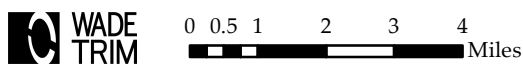
SIERRA VISTA, ARIZONA

Percentage American Indian or Alaska Native Map

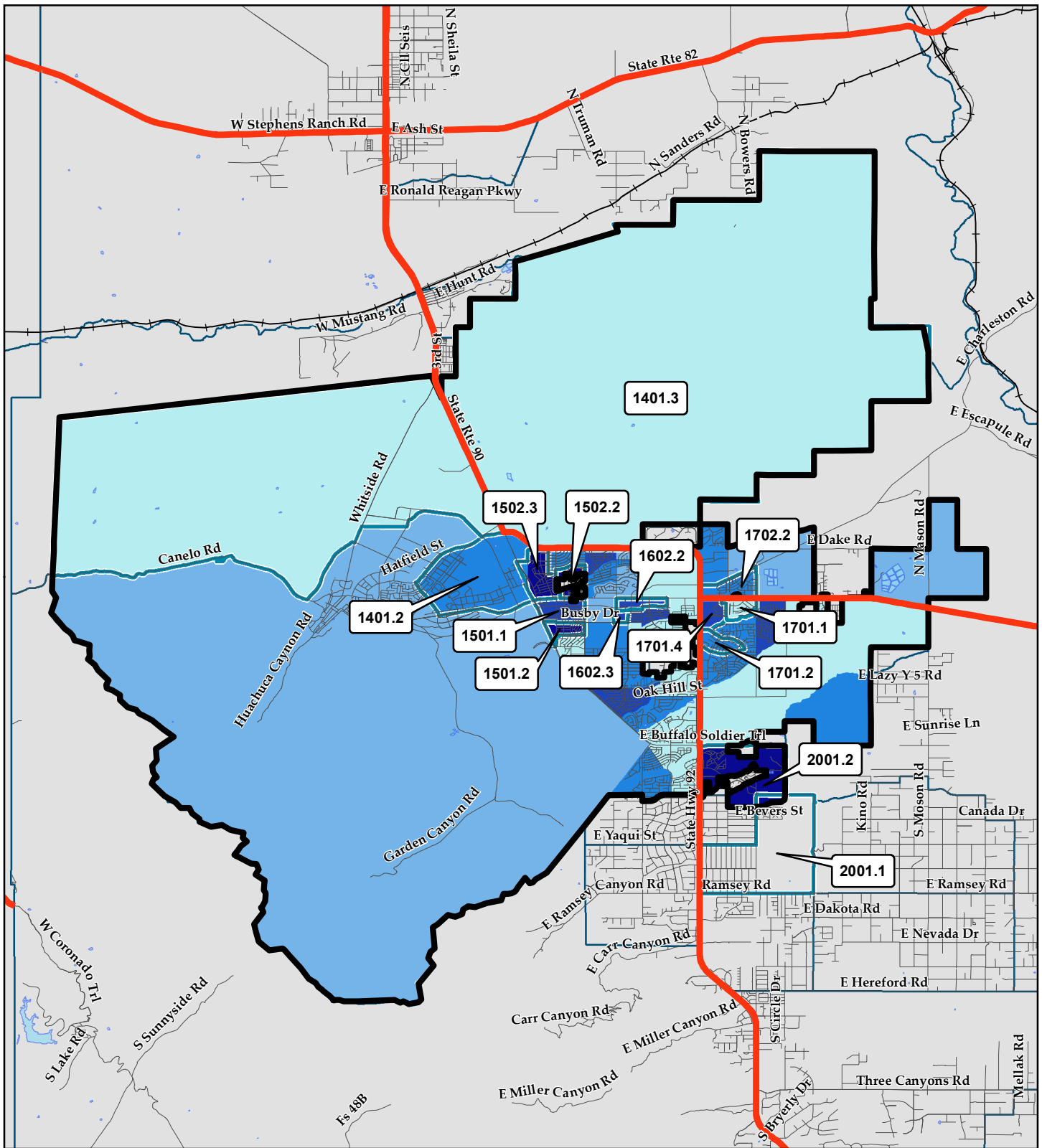


Percentage of Population by Block Group City of Sierra Vista Limits Low/Mod Income Areas (Block Groups > 51.00%)

- Less than 0.50%
- 0.51% - 1.00%
- 1.01% - 1.50%
- 1.51% - 2.00%
- Greater than 2%
- Highways
- Roads
- Railroads
- Water
- All Block Groups



Eligible Areas Source: U.S. Census American Community Survey (ACS) 2018-2022 Five-Year Estimates (Block Groups).

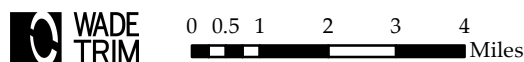


SIERRA VISTA, ARIZONA

Percentage Hispanic or Latino Origin Map

Percentage of Population by Block Group City of Sierra Vista Limits Low/Mod Income Areas (Block Groups > 51.00%)

- Less than 15%
- 15.01% - 20%
- 20.01% - 30%
- 30.01% - 40%
- Greater than 40%
- Highways
- Roads
- Railroads
- Water
- All Block Groups



Eligible Areas Source: U.S. Census American Community Survey (ACS) 2018-2022 Five-Year Estimates (Block Groups).

Public Participation

Sierra Vista City Council
Work Session Minutes
January 7, 2024

1. Mayor McCaa called the January 7, 2024, City Council Work Session to order at 3:00 p.m., Council Chambers, City Hall, 1011 N. Coronado Drive, Sierra Vista, Arizona.

Mayor Clea McCaa – present
Mayor Pro Tem Carolyn Umphrey – present
Council Member William Benning – present
Council Member Gregory Johnson – present (telephonically)
Council Member Angelica Landry – present
Council Member Marta Messmer - present
Council Member Mark Rodriguez – present

Others Present:

Victoria Yarbrough, Assistant City Manager
Chuck Potucek, City Manager
Chris Hiser, Police Chief
Brian Jones, Fire Chief
Laura Wilson, Leisure, Parks, and Library Director
Sharon Flissar, Public Works Director
Gabriel Squires, Public Works Internal Operations Manager
Matt McLachlan, Community Development Director
Jill Adams, City Clerk
Tony Boone, Economic Development Director
Dianna Cameron, Management Analyst
Jennifer Dillaha, Budget Officer
David Felix, Chief Financial Officer
Elizabeth Wrozek, PIO

2. Presentation and Discussion:

- A. January 11, 2024 Council Meeting Agenda Items ([agenda attached](#))

Mayor McCaa stated that the agenda starts with the call to order, roll call, invocation led by Reverend Carlson of the Sierra Vista Community Church, and the Pledge of Allegiance led by Council Member Messmer.

In response to Mayor McCaa, Mr. Potucek stated that there will be a meeting with the Joint Powers Authority Board for SEACOM in the morning on Thursday, January 11, 2024; therefore, he will be able to report what is going on there at Thursday's Council Meeting. He also reported that the sales tax report for November was flat. The City is up three percent for the year, which is not a horrible number, but things were slow, and we will see what the holiday numbers look like. Therefore, it looks like staff will probably be ratcheting the sales tax forecast for next year's budget down a little bit in anticipation of next year's numbers.

Item 2.1 Discussion and Possible Action of the Work Session Meeting Minutes of December 12, 2023 – There was no discussion.

Item 2.2 Discussion and Possible Action of the Regular City Council Meeting Minutes of December 14, 2023 – There was no discussion.

Item 3 Discussion and Possible Action of Resolution 2024-001, Application to the Arizona Game and Fish Department for an Archery Shooting Range Development Grant – Ms. Wilson stated that this item is requesting the Council's support to apply for a grant that will help create an outdoor archery shooting range on current city property located just north of the Domingo Paiz Sports Complex.

Ms. Wilson stated that shortly before the holidays, staff was referred to the Arizona Game and Fish Department by Crockett Bros Archery, a local business, and Matthew Irlmeyer, current archery coach for the City's Archery Program, about the possibility of creating an archery shooting range for archers. That referral led to a meeting between them, City's staff, and a representative from the Arizona Game and Fish Department, who came and toured City locations and found the location proposed as ideal to create a range. They also encouraged to consider applying for a grant in this round. The City's archery classes have been offered to the public for well over 20 years and they are currently held on Brown's softball field during scheduled permits because the fields have been getting a lot busier with tournaments and games. There is currently no location dedicated to the sport, and creating a space would help to remove the activity from its current location and provide a space for archery enthusiasts to use for classes, practices, and tournaments.

The City has a local archery club, the Vista Shooters Archery, who participates in the County's only Junior Olympic Development Program and USA Archery Adult Level Development Program. Their teams currently travel for their competitions, and they look forward to the day where they may be able to host some home tournaments to create a space that meets or exceeds all the requirements of the Shooting Ranges Development Policy located in the Arizona Revised Statutes. The Department will be requesting a grant in the amount of \$35,000. The City's matches 50 percent or \$17,500, which would be requested during the next fiscal year's budgeting process. Improvements would include shooting line shading, perimeter marking, safety signage, and other improvements as the budget would allow. Council's support of this request would permit staff to create and submit the application by its due date of January 15, 2024.

Mayor McCaa asked if the archery shooting range would be located north of the pump track. Ms. Wilson stated that it is going to be north of the pump track and west of the expanded parking area. Staff has already started clearing that out; therefore, when driving by there, take a right past Stone Complex and on the left side is the property line.

Council Member Rodriguez stated that the requirements limitations states that a few different options may be done, and he wonders if the City will be looking at cash, land, labor, or a mixture. Ms. Wilson stated that the City would be doing the labor in-house, and it would be used to enhance the area. There is already a lot of dirt piled up in the area east of the pump track which would be taken over. There would be a large berm made of dirt, a shaded and dedicated area for the shooters to set up, which will make it much safer than its current location for the way that the archers are situated, direction of the arrows and signage.

Item 4 Discussion and Possible Action of Resolution 2024-002, Intergovernmental Agreement with the Arizona Department of Revenue for Tax Collection – Mr. Potucek stated that this is an update to an intergovernmental agreement that the City has with the Arizona Department of Revenue to allow them to collect the City's transaction privilege taxes, which they then remit

back to the City. The Department of Revenue requested that all cities and towns approve a new intergovernmental agreement as the last one dates to 2016. This is simply an update to that and designates Mr. Felix as the agent for these tax collections, an administrative item.

B. [Overview of Community Development Block Grant \(CDBG\) Process](#)

Mr. McLachlan stated that he would go over the CDBG consolidated planning process as he understands that this has been an ongoing ritual and Council is already up to speed on a lot of the information.

A slide was displayed of the schedule, a flow chart that follows the system's participation plan adopted with the first Consolidated Plan in 2014 when the City became an entitlement community.

Mr. McLachlan stated that later in the month, the Department will be issuing a notice of funding availability and push out the application form to the public and the nonprofit community using the e-mail distribution list that the Department has developed over the years through its involvement in the team of care. The Department will review the applications that are submitted and will present these to Council in March for tentative review and selection. Using Council's feedback and guidance, staff will then build its first-year annual action plan that will be presented in April. There will be a 30-day public comment and then staff will present the final draft in May which will serve as the City's application to HUD.

The Consolidated Plan covers a five-year time frame that governs the use of Federal Housing and Community Development funds received through HUD. This document is used as a guiding strategy on how CDBG will be used in the community to meet housing and community development goals. Each project and program in the annual action plans that are considered over the next five years need to hang on one of the goals that are established in the five-year consolidated plan.

A consolidated plan is a planning document, the application to HUD that identifies the strategies to carry out community development goals. Then each year there is a comprehensive annual performance appraisal on how the city is progressing towards meeting those goals. There is Citizen Participation Plan that will be reviewed and updated as part of the process. The City will be identifying needs and priorities through consultations with its stakeholders and neighborhood groups, and then laying out the strategic plan on what goals and objectives the City is going to strive to achieve over the next five years.

The Annual Action Plan describes how the funds will be allocated in each program year and those projects are designed to implement the goals in the Consolidated Plan. The City is a recipient of Community Development Block Grant funds and on a historical basis, the City has averaged about a quarter \$1,000,000 per year. The funding that is appropriated to the community is based on population poverty levels and the City usually gets its appropriation announced sometime in the March, but until then, the Department uses an estimate based on last year's funding amount, which is what will be advertised in the NOFA.

Each project or program needs to connect with one of three national objectives, but the City leans mostly on activities benefiting low- and moderate-income persons and that can be done on an area wide basis or on a limited clientele basis. The Department identified census tracts within the City that qualify as a low mod and has a map graphic that will depict those on a clientele basis. Each of the subrecipient contracts has a reporting requirement where the

beneficiary needs to demonstrate that they are within the low mod income strata activities which aid in the prevention, elimination of slums, or blight that can be done on an area wide basis or a spot basis. The City has already gone through the process of designating a redevelopment area, which fulfils this requirement. The City can also, on a property-by-property basis, analyze its characteristics relative to the statutory requirements for slum and blight. These programs involve the acquisition of property, deteriorated property. For redevelopment, it could be rehabilitation or demolition to cure the blighting influence on the surrounding neighborhood.

The Department hopes that they will never need the activities designed to meet in urgent need that are typically connected with natural disasters; however, the funding amount that the City would receive would not help much in that regard.

Low to moderate income in Cochise County - the AMI for the City's metropolitan area is \$78,000. The moderate-income threshold is 80 percent of that AMI, \$62,400.

Mayor Pro Tem Umphrey asked if the AMI is for a family of four. Mr. McLachlan stated that there is a matrix that scale to family size that can also be referred to. The Department uses this with its Emergency Home Repair Program, where the application requires the owner to submit income documentation to show that they qualify as low to Mod for receiving Community Development Block Grant funds for emergency home repairs.

A map was displayed, currently in the process of being revalidated, showing the neighborhoods that qualify as low and moderate-income areas. The map depicted block groups in the West End, east of Lenzner, South of Fry Boulevard, and a few block groups south of Charleston, east of Highway 90 that qualify for Community Development Block Grant fund investments. Historically, the City's focus has been concentrated on public facility infrastructure improvements on the West End. However, last year, funding was earmarked for installing fire hydrants within the Montebello Neighborhood. All these neighborhoods are income eligible and up for consideration in subsequent years as the City goes through the annual action planning process.

The City is currently in the needs identification stage that will be translated into goals and strategies to implement those priority needs. Then in subsequent years the City will implement those projects to better achieve those goals.

On the currently adopted consolidated plan goals that the Department is looking for validation on as to whether retain those in the update are:

- Public infrastructure facility improvements, which could be ADA improvements, improvements to parks, streets, curb, gutters, sidewalk, street lighting, and projects that will create a more suitable living environment.
- Housing rehabilitation services, but due to the limited amount of funding received, the City has not been able to do whole house rehabs, but the City could concentrate those funds on emergency home repairs, changing out HVAC units, hot water heaters, spot repairs on leaky roofs, ADA accessibility upgrades.
- Needed services

Mr. McLachlan stated that the City received an injection of funding to help deal with the pandemic, about \$500,000 that went to a variety of nonprofits for rental and utility payment

assistance, hotel vouchers for homeless individuals, mental health counseling, employment services to help them get back up on their feet. However, going forward, the Department is looking at improvements to better serve nonprofits, things like the parking lot expansion at the Saint Vincent de Paul, facility upgrades at nonprofits. The funding may be used to augment services going beyond what is currently being provided by the nonprofits as seen with Southeastern Arizona Legal Aid where they are expanding the reach into Sierra Vista, ramping up public education on their free civil legal aid services to low-income residents.

- Neighborhood stabilization

The Department has primarily deployed our abatement funds to address this issue. The Department has used Community Development Block Grant funds in the past to demolish a home in the Montebello Neighborhood that was deemed a public nuisance. The City got a court order for that demolition and the City can move more aggressively into this realm using Community Block Grant funds if the Council is inclined.

- Economic development

The City provided CARES Act funding for micro enterprise business assistance to help stabilize those companies that were impacted by the pandemic.

- Fair housing

The City continues to put out literature and educate the public on their rights.

- Administration planning

The Department has kept at a relatively low percentage maximizing the use of Community Development Block Grant funds for projects and programs.

A slide was displayed of a chart on how funds have been implemented by goal:

- About 2/3 was used for public infrastructure and facility improvements;
- \$75,000 went towards emergency home repairs; and
- Needed services is an inflated figure because the City is typically capped at 15 percent of the annual CBG amount towards public services. However, that cap was lifted with the CARES Act funding and the City was able to go above that threshold.
- No monies were earmarked for the neighborhood stabilization goal and that was accomplished through the General Fund.
- Economic development's \$86,000 was CARES Act money;
- Fair housing was taken on through the Department's normal day-to-day operations.
- Administration planning was used for things like legal ads and the hiring a consultant to do the data analysis that goes into the Consolidated Plan update, which will be presented to Council in March.

Mr. McLachlan displayed a slide listing the projects within the public facilities and infrastructure realm. He noted that most of the funding has been concentrated towards upgrading the neighborhood parks on the West End, and listed the following projects:

- Landscape and walkway improvements at Soldier Creek Park and Landwehr Plaza;
- In the process of implementing phase two at Soldier Creek Park, installing a slide;
- Surface parking added at Eddie Cyr Park to support the soccer fields.
- Timothy Lane, with some carryover money from the last Consolidated Plan, had its

landscaping finished.

- The GNA kitchen remodel was finished in June.
- St. Vincent parking lot was finished in May.
- The hydrants are in the process as the bid package is being designed, turned over to procurement and that project is expected to be carried out by the end of the program year.
- There are some alleyway improvements done in Fry.
- ADA ramps and sidewalks were installed along Len Roberts Park on Theatre Drive.
- About 12 applications on emergency home repairs over Program Year 21–22-time frame.
- Boys and Girls Club \$15,000 for scholarships for low-income youth.
- COVID funding was allocated towards United Way for emergency crisis community assistance programs.
- The advocacy center, Lori's Place was awarded \$15,750 in the last annual action plan and the Southern Legal Aid was awarded \$6,000, which are ongoing programs.

Mr. McLachlan stated that the Department is looking for guidance on whether Council thinks the current goals are consistent with what they would like to see, the priorities and needs for the next five years, or if there any other areas that the Council would like explored with the Community Development Block Grant funds.

Mr. McLachlan asked if Council would like to see the continuation of distributing the funds across the low-mod census tracts or concentrate them to try to maximize their impact.

Council Member Rodriguez stated that he likes the fact that Mr. McLachlan went back many years so that Council could see the good products that have come to fruition. Some are still in the works, but the path that the City is on is good. He further stated that he likes that it is spread out through different places, unless it is something that is earmarked for a major project. He shared his concerns about some parking lots in park areas that are dark that may affect people, i.e., Eddie Cyr Park, and the speed alley that the City has by the baseball fields, where there are no speed bumps and where the City is currently trying to enhance the parking lot as well as the establishment of an archery area. He noted that there were 12 applications for the emergency home repair, which is good because some of the houses were in great need and would not have been done without the grant funds. ADA compliance is super important for the town as there are new parks and a lot more sidewalks and paths. Lastly, he stated that the City will be looking for public input to see if something is missing or if there is an area where people are having trouble with that the Council does not know about.

Council Member Benning asked if the City partners with somebody for the emergency home repair. Mr. McLachlan stated that the City hires a contractor through Procurement to carry out the repairs. However, the Department will work with the homeowner to develop the scope of work and go through the bidding process that has been challenging. He noted that a lot of outreach was done with the SACa membership; therefore, the City ended up going through a job order contract with Tucson to find a contractor that was willing to bundle up those repairs and take those on. The Department is involved from start to finish.

Council Member Benning stated that he agrees with Council Member Rodriguez in that the vision is based on the need, and if the City can maximize its effect on one area, he is for that, but if it can be spread around and have the same effect around the community, he is for that also. He is for wherever that money can be best used for at whatever time.

Council Member Rodriguez stated that he has mentioned before the kitchen remodel for GNA, which he calls a \$14,000 counter that the City gave them. He realizes that it is based off the funds and what the prices were at the time, but he would like to assure them that they can reapply if they feel that the project was not completed enough.

Council Member Landry stated that she liked the presentation, the break down, and seeing it over the years. She further stated that she believes that the goals are consistent with the needs, but if there is anything that maybe Council is not aware of, it would be great to know. She noted that over the past few years, people are applying, and they are applying for what is available and getting help in areas that they need; therefore, she appreciates whatever help can be provided.

Mayor Pro Tem Umphrey stated that she agrees with Council Member Landry and asked if the City reaches out to community partners when there is no longer any funding to help with ADA compliance for people with disabilities that fit within the income bracket. Mr. McLachlan stated that the City works with its partners. The goals will be implemented through a broad array of funding sources. He further stated that Council Member Rodriguez brought up ADA and street lighting along North Avenue and he believes that this will be addressed through an FTA grant that was received for accessibility around transit stops. The Department will probably be moving away CDBG funds on those type of projects and leaning on FTA to make those accessibility improvements going forward to the extent the funding continues to be available. However, for ramps, there are other nonprofits that the City can push out the information to let the public know that help is available when money runs out with CDBG.

- C. [Discussion/direction on Youth Commission trip to March NLC Conference in Washington, DC](#)
- D. Brief by Mignonne Hollis on the Mission of the Good Neighbor Alliance
- E. Report on Recent Trips, Meetings and Future Meetings

Council Member Messmer announced the Arts, Humanity, and Culture Diversity Commission, reported on the Tourism Commission meeting and its short-term goals/plans as well as a long-term goal of working with the Arts, Humanities, and Cultural Diversity Commission on bringing the largest Hummingbird attraction in the United States on the West End. She also announced that the Cochise County Superintendent of Schools, Jackie Clay, is having on January 19, 2024, at Cochise College from 8:00 a.m. until 4:00 p.m. an education conference, where in attendance will be people from the State.

Council Member Landry reported that the Transportation Commission met on Wednesday, January 3, 2024, and toured the Sierra Vista Municipal Airport, where they met some tenants that house their aircraft there who shared their experiences, concerns over the years, and how things have changed. She announced that the next Transportation Commission meeting is scheduled for Wednesday, February 7, 2024, at 3:30 in the NW Conference Room at City Hall.

Council Member Benning announced the Parks and Recreation Commission.

Council Member Rodriguez reported that the Youth Commission met Sunday, January 7, 2024, and noted that they meet every month virtually and have a lot of good ideas that they want to do and see to fruition. He stated that if he must change the Commission to something else, he

might have to do that because it might be easier since there is too much red tape when it comes to getting his youth to do things and this is the reason that discussion was held in the past.

F. Future Discussion Items and Council Requests

In response to Mayor McCaa, Ms. Yarbrough stated that during the Council's first meeting in February, she will have an update on the General Plan ballot process.

3. Adjourn

Mayor McCaa adjourned the November 7, 2023, work session of the Sierra Vista City Council at 4:10 p.m.

Clea McCaa, Mayor

Minutes prepared by:

Attest:

Maria G. Marsh, Deputy Clerk

Jill Adams, City Clerk

AFFIDAVIT OF PUBLICATION

State of Texas, County of Ellis, ss:

Ayesha Carletta M Cochran-Worthen, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Herald/Review Media, a newspaper printed and published in the City of Sierra Vista, County of Cochise, State of Arizona, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached was printed and published correctly in the regular and entire issue of said Herald/Review Media.

PUBLICATION DATES:

Jan. 21, 2024

NOTICE ID: 9BPkFsDbHK7aB3b9Nel0

NOTICE NAME: Public Notice PY 24 - CSV CDBG NOFA

REQUEST OF

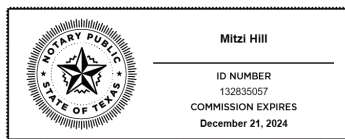
Matthew McLachlan

I declare under penalty of perjury that the foregoing is true and correct.

(Signed) Ayesha Carletta M Cochran-Worthen

VERIFICATION

State of Texas
County of Ellis



01/22/2024

Subscribed in my presence and sworn to before me on this:

Mitzi Hill

Notary Public
Notarized online using audio-video communication

PUBLIC NOTICE

NOTICE OF CDBG FUNDING AVAILABILITY – PROGRAM YEAR 2024

This is to notify the public that beginning on January 21, 2024, the City of Sierra Vista is soliciting for Community Development Block Grant (CDBG) Requests for the 2024 Annual Action Plan (AAP) which begins on July 1, 2024. The City will be receiving an estimated \$250,000 in CDBG funds this coming year. Project requests for funding consideration must be developed to meet one of the following national objectives: 1) primarily benefit low-income persons, 2) be an urgent and otherwise non-fundable need, or 3) address slum/blight. Potentially eligible activities may include acquisition, blight removal, housing rehabilitation, neighborhood improvements, recreation, beautification, public facilities, public services, and infrastructure improvements.

The purpose of the public meetings/hearing is to allow interested citizens, public agencies, community organizations, and other parties to share their opinions on housing and community development needs in the City and to propose projects for the City to consider funding with the CDBG. The City will hold the public meetings and public hearings on the following dates:

**PRE-APPLICATION MEETING (OPTIONAL)
THURSDAY, FEBRUARY 15,
2024, 3:00 P.M.**

City of Sierra Vista
City Manager Conference Room
1011 N. Coronado Drive,
Sierra Vista, AZ 85635
For virtual attendance option,
email Matt.McLachlan@SierraVistaAZ.gov for instructions.

**APPLICATION DEADLINE
TUESDAY, MARCH 5, 2024,
4:00 P.M.**

City of Sierra Vista Community Development Department
ATTN: Matt McLachlan,
Director
1011 N. Coronado Drive,
Sierra Vista, AZ 85635
Matt.McLachlan@SierraVistaAZ.gov

**PUBLIC HEARING
THURSDAY, MARCH 14,
2024, 5:00 P.M.**

City of Sierra Vista
City Council Meeting, City Council Chambers
1011 N. Coronado Dr., Sierra Vista, AZ 85635

The City considers all information obtained at the meetings/hearing when choosing projects and preparing the Annual Action Plan. Anyone unable to attend the hearing may submit written comments to Matt McLachlan prior to 4:00 P.M., March 7, 2024. For the Council to consider any project or program, please present the request at the public hearing, or in writing on the CDBG Application Form.

For additional information regarding the meetings and hearing, grievances, the CDBG program, or to receive assistance in formulating prospective project or program ideas, please contact Matt McLachlan.
Name:

Matt McLachlan, Director

Organization:

City of Sierra Vista

Address:

1011 N. Coronado Dr.

City, State, Zip:

Sierra Vista, AZ 85635

Telephone:

520.439.2177

Fax:

520.452.7023

TTY:

Please use Arizona Relay at 7-1-1

E-Mail:

Matt.McLachlan@SierraVista-

AZ.gov

The *CDBG Funding Application, Five-Year Consolidated Plan, Public Participation Plan*, and *Analysis of Impediments to Fair Housing* are available for viewing at Sierra Vista City Hall in the Department of Community Development or on-line at www.SierraVistaAZ.gov (search CDBG).

NOTE: It is the policy of the City of Sierra Vista to comply in all respects with the non-discrimination requirements of Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973. Individuals who require the reports in an alternative format may contact Jill Adams at Jill.Adams@SierraVistaAZ.gov to make their needs known. Please make requests as soon as possible to allow sufficient time to arrange the accommodation. Si necesita ayuda en español para entender este documento, puede solicitarla sin costo adicional, mand un email a Jill Adams

520-439-2145 Jill.Ad-

ams@SierraVistaAZ.gov

Publish: January 21, 2024

SIGN-IN SHEET
PY 24 CDBG APPLICATION WORKSHOP
February 15, 2024

NAME	AGENCY	PHONE	EMAIL
Lilla Deluca	Good Neighbor Alliance	500 439 0776	ldeluca@svshelter.org
MARY Mueller	The Salvation Army Sierra Vista	520-459-8411	Mary.mueller@usw.salvationarmy.org
Demetrius Drake	Boys & Girls Clubs of SV.	520-515-0055 520-227-1479	ddrake@bgsvaz.org
Melissa Avont Avont	First Things First	520-378-3280	mavont@firstthingsfirst.org
Anthony REED	United Way of Sierra Vista & Cochise County	(520) 234-4302	uwzyofsv@questoffice.net
Regina Rizzo	Southern Arizona Legal Aid	520-432-1639	rrizzo@saz.legalaid.org
Captain Heather Baze	The Salvation Army	949-292-9087	heather.baze@usw.salvationarmy.org

March 14, 2024

Memorandum to: Honorable Mayor and City Council

Thru: Charles P. Potucek, City Manager
Victoria Yarbrough, Assistant City Manager

From: Matt McLachlan, Director, Community Development

Subject: PUBLIC HEARING
Consideration of funding requests for PY 2024
Community Development Block Grant (CDBG) Annual Action Plan

REQUESTED ACTION:

Provide Staff with feedback and direction on internal and external funding requests for inclusion in Sierra Vista's PY 2024 CDBG Annual Action Plan (AAP).

INITIATED BY: City of Sierra Vista

BACKGROUND:

In 2013, the City of Sierra Vista entered the Community Development Block Grant (CDBG) entitlement program as a direct recipient of annual grant funding from the U.S. Department of Housing and Urban Development (HUD). The program was authorized under Title I of the Housing and Community Development Act of 1974 and is one of the longest continuously run programs at HUD. The Community Development Department administers the CDBG program and presents proposals and recommendations to the City Council, advisory boards, and the public.

The primary national objectives of the program are the development of **viable communities**, principally for low and moderate income (LMI) persons, through;

- *Decent Housing*
- *Suitable Living Environment*
- *Expanded Economic Opportunity*

All CDBG activities must result in **one** of the following:

- *Benefit low and moderate income (LMI) persons;*
- *Prevent or eliminate slum and blight; or*
- *Meet an urgent need having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.*

City of Sierra Vista Annual Action Plan

Each year, the City is required to prepare an Annual Action Plan that is submitted to HUD. The plan outlines the programs and activities the City will undertake in the coming year to implement the strategies of the Consolidated Plan. Specifically, the Plan describes how the funds will be expended to meet stated objectives.

The process begins with a “Notice of Funding Availability” requesting applications for proposed projects or program services. This was done through email correspondence to public service providers; newspaper advertisement; and posting on the City’s website. The City used a \$250,000 estimate for advertising purposes. Staff expects to receive the official appropriated amount from HUD prior to the presentation of the Draft Annual Action Plan in April.

The notice is followed by a public meeting to receive input and respond to questions. A meeting was held on February 14, 2024, to discuss program objectives, examples of eligible public service activities and application requirements. Three applications from outside agencies were received by the deadline that were screened for eligibility by Staff. Applicants have been asked to present their proposal in person at the public hearing for Council consideration and questions.

PY 2024 FUNDING REQUESTS:

Staff has requested each applicant to provide a brief presentation of their funding application and be available to address questions from the Mayor and City Council. Staff is seeking preliminary guidance on how the \$250,000 in estimated CDBG funding should be budgeted in the upcoming program year.

Please note that the applications from United Way of Sierra Vista and Cochise County, Inc. and the Boys and Girls Club of Sierra Vista, Inc. are for public services. Public services are capped at 15% of the overall CDBG grant amount, or \$37,500. Staff has communicated with the executive directors of both non-profits, and they are receptive to splitting the maximum allowable amount as shown in Staff’s recommendation on the following page.

Also note that Good Neighbor Alliance is seeking funds to replace the beds and mattresses at the emergency shelter which is classified as a public facility improvement which does not count towards the public services cap.

The City’s funding request for fire safety improvements will provide fully fund the fire hydrants needed in the Montobello subdivision to comply with International Fire Code spacing standards. The initial phase, budgeted last year at \$162,575, is currently expected to fund about half of the total cost. The ultimate actual cost will be determined through the competitive bidding process later this year. Any funds in excess of the amount allocated will be used for fire safety improvements needed in other low-moderate income census tracts as determined by the City’s Fire Marshal.

PY 24 CDBG PROGRAM FUNDING REQUESTS

AGENCY	PROGRAM/ PROJECT	REQUESTED AMOUNT	RECOMMENDED AMOUNT	DESCRIPTION	APPLICATION TYPE	NATIONAL OBJECTIVE	CDBG MATRIX CODE
City of Sierra Vista	Phase 2 - Montobello Fire Safety Improvements	\$191,007	\$191,007	Install new fire hydrants in Montobello Subdivision	PUBLIC INFRASTRUCTURE	Low/Moderate Income Area Benefit	(03j) Water/Sewer Improvements (Fire Hydrants)
City of Sierra Vista	General Program Administration	\$10,000	\$10,000	Overall program administration including related costs of grantee staff or other engaged in program management, monitoring, and evaluation.	PROGRAM ADMINISTRATION	N/A	(21A) General Program Administration
Good Neighbor Alliance, Inc.	Bed/Mattress Replacement at Emergency Shelter	\$11,493	\$11,493	Replace all existing beds with industrial and bed bug resistant options	PUBLIC FACILITY*	Low/Moderate Income Clientele Benefit	(03C) Homeless Facilities (not operating costs)
Boys and Girls Club of Sierra Vista, Inc.	Increase Youth Services at Carmichael Branch Location	\$30,000	\$18,750	Funding for access to services for extremely low and/or low to moderate income residents that otherwise would go unassisted. The core areas of focus are character and leadership; sports fitness and recreation; the arts; health and life skills; education and career development.	PUBLIC SERVICE	Low/Moderate Income Clientele Benefit	(05D) Youth Services/(05L) Child-Care Services
United Way of Sierra Vista and Cochise County, Inc.	Emergency Crisis/Community Assistance Fund	\$37,500	\$18,750	One-time or short-term (no more than three months) emergency payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Examples include utility payments to prevent cutoff of service and rent payment to prevent eviction. Food and employment assistance will also be offered.	PUBLIC SERVICE	Low/Moderate Income Clientele Benefit	(05Q) Subsistence Payments
TOTAL		\$280,000	\$250,000				

**In general, public facilities are interpreted by HUD to include all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public.*

Sierra Vista City Council
Meeting Minutes
March 14, 2024

Mayor Pro Tem Umphrey called the March 14, 2024, City Council Regular Meeting to order at 5:00 p.m., City Hall Council Chambers, 1011 N. Coronado Drive, Sierra Vista, Arizona.

Roll Call:

Mayor Clea McCaa II – absent
Mayor Pro Tem Carolyn Umphrey – present
Council Member William Benning – present
Council Member Gregory Johnson – present
Council Member Angelica Landry – present
Council Member Marta Messmer - present
Council Member Mark Rodriguez – present (telephonically)

Others Present:

Victoria Yarbrough, Assistant City Manager
Chuck Potucek, City Manager
Chris Hiser, Police Chief
Brian Jones, Fire Chief
Don Foster, Fire Marshall
Sharon Flissar, Public Works Director
Irene Zuniga, Capital Improvements and Development Manager
Jeff Pregler, Planner
Blake Fisher, Planner
Jill Adams, City Clerk
Nathan J. Williams, City Attorney
John Healey, Sports
Tony Boone, Economic Development Director
Adam Curtis, Marketing and Communications Manager
Elizabeth Wrozek, PIO

Invocation – Pastor Greg Rowles, God is Good Church, led everyone present in prayer.

Pledge of Allegiance – Council Member Messmer led the Pledge of Allegiance.

[Item 1](#) Acceptance of the Agenda

Council Member Benning moved that the agenda for the regular City Council Meeting of March 14, 2024, be approved. Council Member Johnson seconded the motion. The motion unanimously carried, 6/0. Mayor Pro Tem Umphrey, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

Awards and Presentations

Mayor Pro Tem Umphrey and Council awarded Mr. Felix the Government Finance Officers Association of the United States and Canada Award of financial reporting achievement.

Mr. Felix thanked staff and City Council for participating in the award program and shared that this is the 35th year in a row that the City of Sierra Vista has won this award. It does go through a board, and staff works hard.

City Manager's Report: Mr. Potucek stated that the award is a source of pride not only for staff but for the City because it shows the community where the funds are invested and used, which are being put to good use and done properly. He voiced his appreciation to Mr. Felix and staff for what they do. He announced that the next work session is scheduled for March 26, 2024 at 3:00 p.m. in the Council Chambers that will include continued discussion on the Roadrunner Park design as well as the mid-year budget review focusing primarily on the Public Safety Retirement System, which leads into the budget work sessions in April. He also announced that the next regularly scheduled Council Meeting is on March 28, 2024 at 5:00 p.m. in the Council Chambers. He reported that the needs assessment for the Municipal Court Project proposals are due on March 15, 2024 at 10:00 a.m.; the contract is out for a signature on the RFP for the feasibility study of the Spaceport Re-entry Project, which will culminate in the City achieving a license for those activities at the Sierra Vista Municipal Airport and Libby Airfield; the annual Street Maintenance Project was awarded to KE&G in the amount of \$719,209 that will include asphalt patching, crack seal and liquid sand seal improvements. He added that the street list will be posted on the City's website and will be provided to Council, to make sure that the public is aware of the project. Lastly, he reported that the January sales tax figures were up 2.82 percent over Fiscal Year 2023 budget and 5.68 percent over budgeted amounts this year. Therefore, the City is still running positively, although there are signs of some issues, retail fell 1.1 percent which is about \$11,000, although the food tax made-up for that, which was up over 18 percent. However, the issue there is what the legislature will do with the food tax moving forward. This is an important revenue source for the community and although, nobody likes to pay taxes, it is something that would be difficult for the City to deal with if the legislature takes that away.

Item 2 Consent Agenda

[Item 2.1](#) Discussion and Possible Action of the Special City Council Meeting Minutes of February 20, 2024

[Item 2.2](#) Discussion and Possible Action of the Work Session Minutes of February 20, 2024

[Item 2.3](#) Discussion and Possible Action of Resolution 2024-010, Resignation of Shelly Short from the Sierra Vista Environmental Stewardship Commission

[Item 2.4](#) Discussion and Possible Action of Resolution 2024-011, Acceptance of Sewer Easements from Northeast Highway 90/92 Limited Partnership

Council Member Landry moved that the Consent Agenda consisting of the minutes of the Special City Council Meeting of February 20, 2024, the Work Session Minutes of February 20, 2024, Resolution 2024-010, accepting the resignation of Shelly Short from the Sierra Vista Environmental Stewardship Commission, with regret, and Resolution 2024-011, accepting sewer easements from Northeast Highway 90/92 Limited Partnership, be approved. Council Member Johnson seconded the motion. The motion unanimously carried, 6/0. Mayor Pro Tem Umphrey, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

New Business

[Item 3](#) Discussion and Possible Action of Resolution 2024-012, Request to proceed with an Abandonment of a portion of Charleston Road Right-Of-Way

Council Member Messmer moved that Resolution 2024-012, a request to proceed with an abandonment of a portion of Charleston Road right-of-way located between Charleston Road and Parcel 107-16-026H, be approved. Council Member Landry seconded the motion.

Mr. Pregler stated that this item is a request to proceed with an abandonment of a portion of Charleston Road right-of-way located north of the Cochise Crossroads Shopping Center directly south of Plaza Vista Mall. There is an existing sewer line along State Route 90 that is failing and extremely difficult to maintain. Therefore, to bypass the flow from this line, staff is proposing to construct a new sewer line which will parallel Charleston Road. The line will extend from State Route 90 and continue through the abandoned area to conclude at the eastern property line on parcel 107-16-026H where it will connect with an existing line. The failing sewer line will be abandoned once the new sewer line is connected.

A sewer easement is required to maintain public sewer lines located on private property. Portions of the sewer line will be located on the subject property. There is an easement proposed on private property; therefore, the owner of the parcel, Cochise Crossroads Shopping Centre, has agreed to provide the City with these easements which are proposed to be 22 1/2 feet in width. The acceptance of the easements is a separate consent agenda item which was approved as part of the Consent Agenda. In exchange for providing the City sewer easements, the City has agreed to abandon a portion of Charleston Road right-of-way. According to Arizona Revised Statutes, title to any vacated or abandoned roadway vests with the abutting property owner. In this case, the owner of Cochise Crossroads would obtain the title to the property, which can then be used for future development. The City has no need for the property as it well exceeds the 100-foot right-of-way needed for arterial roadways. As part of the abandonment of the property, another 22 1/2-foot-wide easement will be obtained and recorded which will provide a continuous easement area extending the length of the sewer line.

Approval of the resolution by the Mayor and City Council directs staff to proceed with the process of abandonment which involves the City staff contacting all utility companies for their approval of the abandonment and a public hearing before the Planning Zoning Commission and the City Council.

The motion unanimously carried, 6/0. Mayor Pro Tem Umphrey, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

Public Hearing:

[Item 4](#) Consideration of funding requests for Program Year 2023 Community Development Block Grant (CDBG) Annual Action Plan

Mr. Fisher stated that the purpose of the public hearing is to receive input on proposed projects and activities for next year's Community Development Block Grant funding. Staff is still working with an estimated budget of \$250,000 in terms of allocation; although, the City will be receiving an official dollar amount from HUD in the coming few weeks. The City follows a routine application process that starts with a broadly distributed notice of funding availability followed by a pre-application meeting where discussed are potential programs, projects, and responses to questions, which was performed on February 14, 2024.

Staff has determined that all the applications received are eligible for consideration. Staff will use feedback and direction received to prepare the draft for the Annual Action Plan that will be presented at a second public hearing on April 11, 2024, which will then go for final approval sometime in May.

HUD restricts how the CDBG funds can be used. There is a 15 percent cap on an overall grant amount that can be awarded to public services. The City has received applications for that amount from the Boys and Girls Club and United Way. However, after discussions with both applicants, they agreed and were amenable to potentially splitting that amount which is the recommended amount by the City.

The City in terms of the Montebello Subdivision is essentially planning on installing fire hydrants, which is a subdivision of about 250 lots within the low to moderate income area. This is a phased project; therefore, it is not going to be all the fire hydrants at once.

Ms. De Luca with the Good Neighbor Alliance was unable to attend, but their proposal is for public facilities; therefore, it does not fall within the public service cap amount. They are proposing replacing existing beds with industrial and bed bug resistant options that are needed at their facility.

Mayor Pro Tem Umphrey asked if Council had already approved Phase One for the fire hydrants. Ms. Yarbrough stated that she is correct. That was last year's selection. This is a phased project. Fire Marshal Foster explained that there was not enough funding the first time around. The cost has dramatically gone up and the Department was able to get funding to correctly supply that neighborhood.

Demetrius Drake, Development Coordinator with the Boys and Girls Club, stated that their mission is to enable all youth, especially those who need them the most, to reach their full potential as responsible, caring, and productive citizens. This is an after-school program located at Paseo, San Luis. There is a second location at Carmichael School and starting in August, there will also be a third location in Palominas. The Boys and Girls Club is normally open after school, during the breaks, and during the summer. Therefore, when schools are closed, they are still open. This grant would help the Carmichael area.

Jay Hamwright, Chief Professional Officer at the Boys and Girls Club, stated that Council knows about the Boys and Girls Club, the need for programs like this for the kids in the community. The Boys and Girls Club serves kids after school, spring break, winter break, summer break, fall break and a lot of it goes to make sure that kids are being provided with opportunities, that finances are not preventing kids from participating in these opportunities, to make sure that they are leveling the playing field for these kids, or offering brand new opportunities that they cannot get anywhere else. Part of this includes character building programs, STEM programs such as 3D printing and digital media, arts, sports and fitness, homework help and tutoring.

The funds will be used to serve every kid who needs the program and removing the barrier of finances for their family to participate. If it costs so much to attend the program, the Boys and Girls Club fundraise so that the kids and families only pay so much. The funds would make sure that the Boys and Girls Club can lower that amount even more to keep the cost low for those kids who really need this program.

Lastly, Mr. Hamwright stated that he is confident in that Council knows how important a program like this is for the kids in the community. The primary goal is to make sure that they are serving

kids in the Carmichael area, but they will be helping kids at both of their locations. In closing, he shared the following survey data received from parents in 2023. These are not only parents of the program, but also citizens of the community:

- 82 percent of the parents say the Club helps them keep a job in the community;
- 94 percent say the Club helps their child academically;
- 100 percent say the Club helps with their child's behavior;
- 56 percent say that their child's grades have improved since they started attending the Boys and Girls Club;
- 73 percent state that they could not attend the Club if typical day care or childcare rates were charged;
- 67 percent of Carmichael parents state if they did not have the Carmichael branch, they could not attend the Boys and Girls Club; and
- 100 percent of the parents said that the kids have fun at the Boys and Girls Club.

There is a huge focus on using this funding to help the kids in the West End and the survey highlights families who are unable to drive from their home to a Boys and Girls Club's location because they do not have transportation. Although, the Boys and Girls Club has buses that go from every school to their location, these are the folks in the community who are taking the City's bus to get groceries, etc.

Council Member Landry voiced her appreciation at the Boys and Girls Club information and at the fact that they have grown. She shared that both of her kids attended the Boys and Girls Club, and it was nice to be able to know that they had a place to go after school that was safe. There are things that the Club offers children that they might not have in their homes, fun things to do, tutoring, and there are people there that they can look up to. This is needed in the community, and she wishes that there was not a cap for the amount to be received.

Council Member Rodriguez voiced his appreciation at the presentation and noted that they stated a lot of great points. The Council is aware that they do great things for kids, but the fact that highlighted was that they benefit the whole community is great. The parents having stated that they can have a job because their kids are somewhere safe while they are working and providing for their families is appreciated. There is a need not only in Sierra Vista, but all the way to Palominas.

Anthony Reed, Executive Director for United Way stated that they have been in a partnership with the City of Sierra Vista since COVID, when they started with assistance for rental, utilities, employment, food, and mental health. Everybody, whether they are currently doing well or not, is a paycheck away from poverty and the sad thing is that they used to see the same people coming in for help, but now they are seeing different people coming in for help. Also, a lot of the landlords are trying to recoup the money that they lost during COVID; therefore, they are not coming down on rent or negotiating for the assistance part. However, progress is being seen with everything that is being done by Council and United Way to help the community, it does not go unappreciated between organizations that they help and individual families.

Ramona McCaa, President of United Way stated that United Way is alive and well because of the City Council. She shared that about a month ago, there was a major in the reserve that was having hard times. He did not know whether to pay rent, pay for food, or daycare, and because of Council's generosity, he was able to go to Saint Vincent DePaul to get funding to help with rent.

Council Member Landry voiced her appreciation for the presentation, the information shared and added that sometimes people need a little boost to get going and it is great that there are people in the community that partner together to provide that help.

Council Member Rodriguez thanked Mr. Reed and Ms. McCaa for presenting and stated that Untied Way is another great organization that has been around for a while, helps the community, and focuses on making the community better.

Council Member Benning agreed with everything said and thanked United Way. He noted that what was shared about the major in the United States Army strikes a chord. Currently everyone is dealing with high gas prices, grocery bills, etc. and it does not matter who and what class they are in because everybody is one paycheck away from needing help. Therefore, places like United Way, Good Neighbor Alliance, and the Boys and Girls Club that offer people an out, a hand up is appreciated. Lastly, he stated that Michael Jordan went to Boys and Girls Club, and he is now giving back to his community. Therefore, highlighting all that these organizations do, for the people watching and the people that make comments on the CDBG funds, is important because the funds are not going to a director or someone that is running the organization. The funds are going to the people that need it. In closing, he asked people that are commenting to keep in mind all that these organizations do.

New Business

[Item 5](#) Discussion and Possible Action of Resolution 2024-013, Transfer of Funds from the General Fund to the Highway User Revenue, Capital Improvements, and additional FY24 PSPRS contribution

Council Member Benning moved that Resolution 2024-013, transferring funds from the General Fund to the Highway User Revenue and Capital Improvements Funds, and approving an additional payment to the Public Safety Retirement System, be approved. Council Member Messmer seconded the motion.

Mr. Felix stated that staff is still closing the books on Fiscal Year 2023, working with the auditors, and making final adjustments. Per City Policy, if there is revenue over expenditure in the General Fund, staff comes before Council with recommendations to make some budget adjustments. Based off very well above budget state shared revenues, transaction privilege taxes as well as Capital budgeted expenditures that did not occur or are under budget, the City is looking at over \$5 million of possible General Fund additions. Staff is recommending transferring \$2,000,000 of that to HURF mainly for North Garden Avenue. Staff is trying to get a grant for that, but if they do not get the grant, the City will have the money to do that. If the City gets the grant for the North Garden Project, then the funds will be moved over to the Wilcox Drive Project for another area that needs work.

The City is looking at an additional \$1,000,000 to go to the Capital Improvement Fund. There are a couple of projects that could use the funding, and \$2,000,000 is going towards PSPRS, \$1.25 million is going to the police portion and \$750,000 is going to the fire portion. The City's policy of over budgeting, budgeting for vacant positions, budgeting for people at maximum level are a big success for the unfunded amount. The City is showing positive progress on its unfunded liability, and this will be over and above which will help because PSPRS lost \$1,000,000 last year in the fire interest earnings last year. This is one of the only two ways that money can go into these funds. When the books are closed out, it will show a \$2,000,000 General Fund restricted fund balance because the fiscal year will be done. A transfer may be

done, but payment cannot be made from last year's funds. The payment would come from this year's funds, from the available budgeted projects, and show as going out this year from last year's revenues.

Council Member Landry stated that it is great to receive good news. The City benefits from Council being able to focus on the roads and taking care of its people and any other projects.

Council Member Johnson thanked Mr. Felix for the presentation and shared that PSPRS is a subject that he has been concerned about. He believes that great progress has been made in lowering the City's unfunded liability, but he wishes that the people that ran these funds would be liable for the losses. In closing, he voiced his appreciation to Mr. Felix and to City for everything that has been done with respect to keeping the public safety retirees secure in their retirement.

Mr. Potucek stated that things like this do not happen by accident. Staff has a very conservative approach to budgeting, and they try to make sure to over budget for PSPRS in the budget process. He thanked the Mayor and Council for tolerating staff's very conservative approach to the budget and hopes that this will help the community moving forward. He shared that there will be an extra \$600,000 going into General Fund reserves because of that and it should be about \$7.7 million; therefore, that fund is growing as well.

Mayor Pro Tem Umphrey noted that on Tuesday, March 12, 2024, Mr. Felix said that it was \$700,000, but the paper stated that it is \$600,000. Mr. Felix stated that it is about \$600,000, but he will have a final number due to any audit adjustments.

Council Member Benning asked if this funding is in addition to the money set aside for the Garden Avenue Project in relation to the grant that staff hopes to get. Ms. Yarbrough stated that Council approved \$2.5 million in the budget for the construction of North Garden Avenue. However, the design construction estimate was over \$2.5 million. Also, around that time, staff was notified that although the City could not receive RAISE grant funding for the project last year, the City was considered a project of distinction and strongly encouraged to apply again this year with a good chance for selection. Therefore, the decision was made to finish the design of the street and hold off until this year so that staff could put in the application for the RAISE grant. If the City does not receive the RAISE grant, then that additional money would go towards completing the North Garden Project, but if the City is fortunate to get the RAISE grant, then staff would propose Wilcox as the next highest priority project.

The motion unanimously carried, 6/0. Mayor Pro Tem Umphrey, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

Call to the Public

Eric Peterman, a neighbor to King's Court, thanked the Police and Fire Departments for their responses. He handed out pictures of the property, noted that the Police Department has responded 18 times and stressed his concerns about the structure, which is in a deteriorated condition, and the police officers' safety because the floor is going to collapse. He added that he is aware that the City has filed a lien on the property and that there are unpaid expenses that the City incurred in putting up a fence around the property. The City's administration has been vigilant in monitoring this property, but the City is constrained by law. However, he is hopeful that this property can remain a priority because there are neighbors who are concerned due to the building's proximity to the Sierra Springs Subdivision, who would not be a surprise if the

building burned down considering the regular visits by people who have no place else to go or people looking to be mischievous. Lastly, he stated that the Toronto-based company that owns the property has not paid their 2023 taxes and their final installment is due on May 5, 2024.

Berlynda Schaff with the District 8 League, which covers eight local leagues, Bisbee, San Pedro, Benson, Douglas, Ponytail, Santa Cruz, Nogales, and Wilcox, announced that on March 23, 2024, the League Service and Ponytail are hosting opening ceremonies along with a lot of other things going on that weekend at the Stone Complex. Starting at 9:00 a.m. there will be games following the opening ceremonies. She further announced that this year, the Little League is celebrating 50 years of girlfriend games that strengthen self-esteem, promotes teamwork, sportsmanship, and develops on-field fundamentals while providing a competitive outlet for girls. It was founded in 1974 and the program has more than 25,000 softball teams and 300,000 participants worldwide working to grow the game of softball at the grassroots level. Little League has collaborated with more than 25 countries to create a foundation of success and Little League Softball includes divisions of play for girls ages from 4 to 16, which accumulates at three Softball World Series tournaments for international competition and friendship. The League Softball is proud to offer different initiatives to support local leagues, including Little League, University, affordable coach and player clinics, and opportunities for financial assistance. Little League also brings communities together and offers a premier softball experience to families in the US and around the world.

Ms. Schaff reported that the Avengers Division for special needs kids was started seven years ago by Michelle Henredder along with Service of Ponytail President Audrey Hildreth. At that time, they only had five kids, but currently they have 35 players enrolled, ages ranging from four to its oldest player, Nathan who is now 28 years old. Little League does not do an age cap on special needs and the Avengers Division allows everyone to play. There will be a different schedule starting Saturday, April 6, 2024 to accommodate the special needs kids. The first game for the Littles will be on April 6, 2024 at 8:30 a.m. and on March 29, 2024 at 5:30 p.m. the Bigs A, which are the Bigs 1 and Bigs 2, will play against each other at the Veterans Memorial Park Sports Center Softball Field. Lastly, she thanked the City Council for the support of the sports field improvements that have greatly contributed to the League's ability to host games and tournaments.

Felicia Sawyer voiced her concern about Council Meetings taking place at 5:00 p.m. due to the lack of transportation because the buses in Sierra Vista stop running after 3:30 p.m. Therefore, she had to walk about a half a mile to a mile. This availability cuts out people her age who do not have cars and the normal cab service in Sierra Vista is \$9 per trip, not per mile. She also stated that she has had wonderful experiences in the past with the Sierra Vista Farmers' Market, but because she uses a walker and has an oxygen tank attached to it, that is no longer available to her since the Farmers' Market has been placed over rocks. All this makes her feel discriminated against because she is unable to go. Lastly, she voiced her concerns about the crosswalk in front of Denny's on Fry Boulevard. It is hard for pedestrians, handicapped, elderly and youth to cross and although there is a traffic signal at the corner, it only gave her 23 seconds to get across.

Comments and Requests of the Council

Council Member Rodriguez apologize for not being able to be at the Council Meeting in person, but he was traveling to and from the National League of Cities Conference in DC. He stated that he is glad that the next work session will continue discussion on Roadrunner Park because he has comments. He thanked the people that spoke to Council, thanked the Boys and Girls Club

for all the great things that they do, congratulated the Little League on their 50-year anniversary, voiced his appreciation to the buddies who help the Avengers on the field who have practices on Monday, from 5:00 to 6:00 p.m. and games on Saturdays at 9:00 a.m. He thanked Mr. Peterman for mentioning King's Court, which is a building that he and Code Enforcement have had their eyes on as well as the Thunder Mountain Apartments that are behind Hana Tokyo.

Council Member Johnson had nothing to report.

Council Member Landry wished everybody a very Happy Pie Day, congratulated and voiced her appreciation to staff for the financial reporting award, an achievement to have received it for so many years. She wished everybody a Happy and safe Saint Patrick's Day, cautioned people to have a plan to get home safe if they are going out to celebrate, and announced that next weekend will be the Tour de Zona. There will be signs and a lot of cyclists on the road; therefore, people should make sure to watch out for them, take a few seconds to take an extra look to make sure everybody is safe and has a good time. She also thanked all the people that came to speak at the Call to the Public and added that it is important to have people share their thoughts and their concerns, whether it is about the Little League or anything else. She added that anybody interested in the Little League may log onto littleleague.org/softball. Lastly, she announced that the Sky Island Summit Challenge is open for registration that takes place on Memorial Day weekend, Saturday, May the 25, 2024. She encouraged people to check it out and stated that there are options for one peak, two peaks, or three peaks, and her favorite thing - a passport only given out once the peak is reached.

Council Member Benning thanked Pastor Rowles for his blessing, thanked everyone who presented and came out to talk to Council, shared that he enjoys the Little League's Girls with Game, especially in March, and thanked all the amazing strong women in attendance and to the thousands watching on YouTube for everything that they do for this country. In closing, he stated that Margaret Thatcher once said that if you want something said, ask a man, and if you want something done, ask a woman, which holds true today. Lastly, he stated that he would be nothing or nowhere without his Oma and mom.

Council Member Messmer announced that the Adaptive Adults Spring Formal is on Saturday, March 16, 2024, at the Ethel Berger Center from 4:00 p.m. until 7:00 p.m., announced that the Tourism Commission will be present during the Tour De Zona the following weekend passing out pamphlets and helping people find great things to do in Sierra Vista. In closing, she wished everybody a Happy Saint Patty's Day.

Mayor Pro Tem Umphrey thank everyone who attended and announced that although Mayor McCaa is not present, he is currently watching the meeting and has heard the people that came to speak at the Call to the Public. In closing, she thanked everyone who came to the meeting and wished everyone a safe weekend.

Adjournment

Mayor Pro Tem Umphrey adjourned the March 14, 2024, meeting of the Sierra Vista City Council at 5:53 p.m.

Carolyn Umphrey, Mayor Pro Tem

Minutes prepared by:

Attest:

Maria G. Marsh, Deputy Clerk

Jill Adams, City Clerk

A recording of the Council Meeting is available at:

https://www.youtube.com/channel/UC8PtUpIbkQsixlhSy-jeR_Q/videos

SF 424, SF 424B, and SF 424D

Certifications

Citizen Participation Plan

CITY OF SIERRA VISTA, ARIZONA

CITIZEN PARTICIPATION PLAN

City of Sierra Vista
Adopted: June 26, 2014

CITIZEN PARTICIPATION PLAN

I. INTRODUCTION

This Citizen Participation Plan provides a framework and process by which the City's consolidated planning efforts comply with the citizen participation requirements published by the U.S. Department of Housing and Urban Development (HUD). This Citizen Participation Plan is prepared and implemented in accordance with the guidance provided in HUD Regulations 24 CFR Part 91.105.

The City of Sierra Vista is currently entitled to receive annual grant funding from the Community Development Block Grant (CDBG) program. This Citizen Participation Plan may be used for any future HUD programs to which the City become entitled. It is policy of the City to ensure adequate citizen involvement, with particular emphasis on participation by low- and moderate-income persons, in the planning, implementation, and evaluation of its housing and community development programs.

II. DEFINITIONS

Annual Action Plan: This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG program.

CAPER (Consolidated Annual Performance Evaluation Report): This document reports on the progress made in carrying out the Consolidated Plan and Annual Action Plan. The Community Development Department prepares the report annually in accordance with 24 CFR Part 91.

Department of Community Development: The City's Department of Community Development is responsible for administration particularly of the CDBG programs, as well as any other HUD programs the City qualifies for in the future.

CDBG (Community Development Block Grant): A HUD grant that provides for a variety of community development programs that benefit low- and moderate-income persons.

CPP (Citizen Participation Plan): The City's CPP sets forth the City policies and procedures for citizen participation for the use of CDBG, HOME Investment Partnership Act (HOME), and other HUD grants and funding programs. The CPP provides an opportunity for the community to work to identify needs and to allocate CDBG, HOME and other funds.

CBO (Community Based Organization): A public or private nonprofit organization of demonstrated effectiveness that is representative of a community or significant segments of a community; and which provides social, educational, or related services to individuals in the community.

Consolidated Plan: This document is submitted to HUD and serves as the planning document of the jurisdiction and application for funding CDBG and HOME. The document is developed in accordance with 24 CFR Part 91 and sets forth the priorities and strategies of the programs for a five-year period.

HOME (Home Investment Partnership Programs): A HUD grant that provides funding to expand the supply of decent and affordable housing for low-income households. (Currently, the City is not entitled to HOME grants directly through HUD.)

HUD: The U.S. Department of Housing and Urban Development.

Low- and Moderate-Income Persons: An individual from a household with a total income that does not exceed 80 percent of the median household income for the area adjusted for family size. HUD calculates and publishes the income limits yearly.

Needs Identification Analyses: The examination of current housing and community needs, identifying strategies, priority needs, and objectives for meeting housing, community development, and economic development goals. It also provides a basis for prioritizing project proposals for CDBG and HOME funding consideration.

Program Monitoring Policies: The City has developed and implemented policies to monitor the use of funds and to measure the progress and effectiveness of grant programs. These policies are in accord with HUD requirements.

Program Year: The twelve-month period in which HUD funds are to be spent for eligible activities; usually the period beginning July 1 and ending June 30.

Proponent: An entity that has or is considering submission of a proposal for the use of CDBG funds.

Public Meeting: Meetings in which the members of the public exchange their ideas on a particular issue and provide the sponsoring entity with their views on the subject at hand. Elected officials may attend Public Meetings but no formal actions are taken at these meetings.

Public Hearing: A formal opportunity for a governing body or other entity to receive public opinion on subjects that may require action. Notices of public hearings are advertised through various forms of media.

Relocation: The movement of a person as a direct result of the implementation of federally assisted acquisition, demolition, conversion, or rehabilitation activities.

Sub-recipient: A public or private nonprofit agency, authority or organization, or a for-profit entity receiving funds from the grantee or another sub-recipient to undertake activities eligible for assistance. The term does not include contractors providing supplies, equipment, construction, or services subject to the procurement requirements in 24 CFR 85.36 or in 24 CFR Part 84, as applicable.

Substantial Amendment: A substantial amendment is a change to the jurisdiction's planned or actual activities as published in the Consolidated Plan or Annual Action Plan. The City has established and published in the Citizen Participation Plan thresholds to define what constitutes a substantial amendment.

III. THE CITIZEN PARTICIPATION PLAN FOR THE CITY ADDRESSES EACH OF THE FOLLOWING ELEMENTS:

A. Participation

It is the City's policy to encourage and facilitate the wide-range participation opportunities for residents, service providers, government agencies, and others in the development of all HUD required consolidated planning documents including the Five-Year Consolidated Plan, Annual Action Plans, Substantial Amendments, and the CAPER.

The primary purpose of public participation is for needs identification, priority setting, funding allocations, and program recommendations related to the consolidated planning process. The City shall provide for and encourage citizen participation with particular emphasis on:

- Low- and moderate-income persons;
- Persons residing in predominantly low- and moderate-income neighborhoods or slum and blighted areas; and
- Giving opportunities for input to the persons residing in areas where there are proposed projects.

HUD programs, covered by the City's CPP, are to improve communities by assisting with decent housing, suitable living environments, and increasing economic opportunities. The City encourages the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities.

Meeting The Needs Of Non-English Speakers 24 Cfr 91.105 (E)(4)1

If there is a request for an interpreter, the Department of Community Development should be notified. The Department of Community Development will provide an interpreter at all Citizen Participation meetings when such a need is anticipated. The Department of Community Development will make every effort to ensure that limited English proficient persons have meaningful access to federally funded program and services and written materials. The forms and flyers announcing Citizen Participation Meetings will also be in Spanish when requested.

B. Public Hearings

The City must conduct at least two public hearings per year to obtain the views and comments of residents, service providers, government agencies, and other stakeholders regarding the HUD-funded programs in the participating jurisdiction's HUD program area. The hearings generally address housing, social, and community development needs (including infrastructure), proposed activities, and the review of program performance. The hearings will be conducted, at a minimum, at two different stages of the program year – at least one of these hearings must be held prior to the adoption of the proposed Consolidated Plan or Annual Action Plan. The second public hearing is usually conducted in conjunction with the preparation of the CAPER.

Citizens shall be given adequate notice of all hearings and meetings through advertisements in the newspaper of record for general circulation, serving the community of affected citizens. Both public hearings and public meetings are to be advertised at least 14 calendar days in advance of the hearing or at the beginning of the official public comment period, whichever occurs first. Public notice shall indicate the date, time, place, and purpose(s) of the hearing or meeting as well as disclose information that will contribute significantly to the public's understanding of the issues to be discussed at the hearings or meetings. The notices will also be noticed on the City's Website (www.SierraVistaAZ.gov). Additional means of advertising can be used, as appropriate, including, but not limited to: mailing flyers, distributing or posting notices at libraries, parks, and other public areas; placing radio public service announcements; developing press releases; and sending notices to community organizations.

In areas where the City has determined there are special needs to assist the public in reading or attending the meetings, an interpreter will be hired to assist at the public hearings and meetings. If the City determines that there is a substantial non-English-speaking population within its jurisdiction, the hearing or meeting notice will be published in both English and the appropriate other language.

The City will also follow the above public noticing process for other “non-public hearing” HUD related actions to be taken by the City Council.

The hearings will be held at times and locations convenient to potential and actual beneficiaries, with accommodation for persons with disabilities. When the need is anticipated, or it is requested, language translation services shall be made available.

Table A, at the end of this document, summarizes the public notice requirements for the various reports and documents.

C. Access to Meetings

It is the policy of the City to plan and conduct public meetings related to the Consolidated Plan and Annual Action Plan. These meetings shall be held at times and locations convenient to potential and actual program beneficiaries. When appropriate, these public meetings can be conducted as part of a regularly scheduled meeting of another community-based entity. The use of an existing community-based forum for the public meetings enhances the potential for acceptable turn-out of residents, service providers, government officials, and other stakeholders.

The public hearings will be held in the City Council Chambers at City Hall at a declared and noticed City Council Meeting.

As part of the FY 2015-2019 Consolidated Plan effort, the City will conduct a series of *Needs Identification* focus groups and meetings. Invitees to the Needs Identification focus groups and meeting are public agencies and other interested parties. These meetings request input from attendees regarding housing and community development issues, needs and problems, providing information on the consolidated planning process and applicable grant program, and encouraging the submission of project proposals. At these meetings, attendees may also complete a *Needs Assessment Survey*. Prior to public meetings, notices will be published in newspapers of general circulation (including Spanish if necessary) announcing the purpose, date, time, and location of the meetings. All meetings will be held in locations accessible to persons with disabilities with additional accommodations available upon request. When the need is anticipated or it is requested, language translation services shall be made available for non-English speaking residents.

D. Public Comments

It is the policy of the City to provide residents, service providers, government agencies, and other stakeholders, sufficient time, not less than 30 days, to review and comment on the proposed Consolidated Plan, Annual Action Plans, and Substantial Amendments and not less than 15 days to review and comment on the CAPER. All public notices will provide information regarding the topic for consideration, the contact person, and meeting details (date, time, location, etc.) and invite interested persons to submit comments. All comments will be reviewed and considered. All documents presented for public comment will include a summary of all comments received during the public comment period and a summary of comments not accepted and the reasons therefore.

E. Consolidated Plan Development

Public meetings and public hearings for development of the Consolidated Plan are held with residents as well as representatives of government and public agencies and organizations. These meetings are held to confirm the development planning process and to obtain citizen views and proposals on needs and priorities for a consistent strategy.

The following program information will be provided to the public:

- a. The estimated amount of HUD grant funds available to the jurisdiction including program income for community development and housing activities;
- b. The eligible program activities that may be undertaken with these funds;
- c. The areas and locations proposed for using the available funding; and
- d. The proposed allocation of federal funds to participating non-profit organizations, participating jurisdictions, and basic eligible program categories and proposed funding allocations for local funding programs.

F. Substantial Amendments

From time-to-time, it may be necessary for the City to process a “substantial amendment” to the Five Year Consolidated Plan or an Annual Action Plan to allow for new CDBG funded activities, modification of existing activities, or other program administrative actions.

Any proposed amendment that is considered a “substantial amendment” is subject to the Citizen Participation process, requires formal action by the City Council, and approval by HUD. A 30-day public notice shall be published to provide the opportunity for the public to review and comment on the proposed substantial amendments. The City will consider all comments or views received from the public concerning proposed substantial amendments in accordance with 24 CFR 91.105 (c)(3). A summary of these comments and views, including comments or views not accepted, and the reason why, shall be attached to the substantial amendment.

The City is required by HUD [24 CFR 91.505 (b)] to identify the criteria to be used in determining if a proposed action will be considered a *Substantial Amendment*. The City identifies a *substantial amendment* by the following criteria:

1. A new activity not previously listed and described in the Consolidated Plan/Annual Action Plan;
2. When a proposal is made to amend the description of an existing activity in such a way that the newly described purpose, scope, location, or beneficiaries differ significantly from the original activity's purpose, scope, location, or beneficiaries; or
3. An increase in the amount of CDBG funds allocated to an existing activity when the following apply:
 - a. an increase in funding for a CDBG public service-type activity in an amount greater than \$50,000, or a 100 percent increase over the current funded amount, whichever is greater;
 - b. an increase in the funding for other activities (public facility improvements, code enforcement, acquisition, etc.) in an amount greater than \$100,000, or 100 percent increase over current funded amount, whichever is greater; or

A matrix (Table B) at the end of this document summarizes these criteria.

4. In an effort to efficiently use CDBG funds, the City will consider the reprogramming of unspent CDBG balances from completed and cancelled CDBG-funded activities to other eligible activities. Activities under the stated thresholds may be cancelled for cause and funds reprogrammed without resulting in a substantial change. Examples of cause are:
 - a. cancellation requested by the sub-recipient

- b. determination by the Department of Community Development that insufficient funding prevents accomplishment of the activity
- c. determination by the Department of Community Development that the project cannot be carried out in a timely or eligible manner

In the event that any of administrative reprogramming actions are over the threshold limits, and come under the "substantial amendment" criteria, the proposed actions are subject to any citizen participation processes, will require formal action by the City Council, and notification to HUD.

Substantial amendments will be considered twice in each program year. These changes will be made in the spring and in the fall.

In the event of a declared emergency, it may be necessary to reprogram funds to meet urgent community needs. In these situations, requirements related to public notice and public comment period may be suspended.

G. Amendment to Citizen Participation Plan

During the administration of the HUD programs, it may become necessary to amend the CPP. Any proposed amendment to the CPP requires a 30-day public notice, formal action by the City Council, as appropriate, and be approved by HUD.

H. Access to Information

The City shall provide opportunities for residents, public agencies, and other interested parties, including those most affected, with reasonable and timely access to information and records relating to the City's Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this CPP.

Standard documents will be available for public review at the City of Sierra Vista, City Hall, 1011 N. Coronado Dr., Department of Community Development and the web site www.SierraVistaAZ.gov. These materials will also be available in a form accessible to persons with disabilities, upon request. A reasonable number of free copies of the CPP, and other standard documentation, will be provided to citizens and groups at their request; additional copies may be obtained on a first come, first serve basis from the Department of Community Development in accordance with Department's fee policy for copies. Direct comments, questions, or suggested amendments to Jenifer Thornton, Department of Community Development, at 520-439-2200 or via e-mail at Jenifer.Thornton@SierraVistaAZ.gov.

Standard program documents that shall be made accessible for public review and comment throughout the preparation process include: the proposed and final Consolidated Plan, Annual Action Plan, Consolidated Annual Performance Report (CAPER), Substantial Amendments, and this Citizen Participation Plan.

It is the City's policy to maintain and provide access to all applicable and appropriate records pertaining to the administration of the CDBG or any eligible HUD programs. Records retention will adhere to all HUD requirements. Accordingly, the City will maintain and provide access to documentation and records for a period of 5 years.

I. Relocation

The City's policy is to administer the Community Development Block Grant program without displacement. In the event displacement is unavoidable, the City and/or other responsible party(s)

will comply with the regulations of the Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, and Section 104(d) of the Housing and Community Development Act of 1974, as amended.

Consistent with the goals and objectives of activities assisted under the Act, the City of Sierra Vista will take appropriate steps to minimize the direct and indirect displacement of persons from their homes.

J. Performance Reports

Each fiscal year the City is required to prepare and submit a performance report to HUD for the previous program year. The information compiled in this document is necessary to assess the progress on funding received by the entity, participating jurisdictions, sub-recipients, and other agencies or organizations. Data collected in the compilation of the performance report is used to supply information to HUD and the public on the accomplishments and services provided. The information will include the number of people served, ethnicity, income category, objective and outcome, and type of service received, as well as the current status on housing, public facilities and improvements, and other projects. The information is also used to determine future funding considerations.

The City will conduct the second required Public Hearing before its City Council to review the CAPER. The final CAPER performance report will be available to citizens for review and comment at least 15 days prior to submission to HUD. The Public Hearing will be advertised in the newspaper of general circulation at least 14 days in advance of the hearing and/or at the beginning of the official public comment period, whichever occurs first, so that citizens will be provided reasonable notice to review and present comments on performance reports. A copy of the CAPER will be available at the Department of Community Development for review and will also be located on the City's website www.SierraVistaAZ.gov. The CAPER shall be submitted to HUD within 90 days after the end of the program year. Final reporting documents will also be available to any interested parties upon request.

K. Technical Assistance

Technical assistance is available as necessary to groups and organizations representative of persons of low- and moderate-income that request such assistance in developing proposals for funding assistance under the Consolidated Plan.

The City will make technical assistance available to current subrecipients and potential proponents through the Department of Community Development staff, who are the main source of information of HUD programs and the application process. Community Development staff provides assistance at community meetings and during proposal preparation, evaluation, review, and monitoring. If Community Development sees a need, they can implement a mandatory proposal and sub-recipient training, to provide background and understanding of the programs and processes.

L. Complaints

Residents or other interested parties may submit complaints regarding the administration of HUD-funded programs to the City. Complaints need to be in writing and mailed to the City of Sierra Vista, Attn: Department of Community Development, 1011 N. Coronado Dr., Sierra Vista, AZ 85635. Community Development will receive, log-in, and file all written complaints and grievances. The complainant should state the nature of the complaint, what prior efforts were made to resolve the problem, and any other pertinent information to assist the City resolving the issues. All complaints will receive careful consideration and a response will be provided to the complainant within 15 working days.

IV. MONITORING AND EVALUATION

In accordance with HUD program regulations, Community Development continually monitors all HUD-funded sub-recipients and their activities. The City Program Monitoring Policies were developed to ensure compliance with 24 CFR 570.502 (CDBG) and 24 CFR Part 85.40 (a) which provides for the general program monitoring responsibilities of the City in the administration of the HUD-funded programs.

Grantees are responsible for managing the day-to-day operations of grant and sub-grant supported activities. In order to assure compliance with applicable Federal requirements and that the grantee is achieving their performance goals, grantees must monitor grant and sub-grant supported activities. Grantee monitoring must cover each program, function, or activity.

TABLE A

CDBG Public Notice Summary				
Type of Document	Public Hearing	Hearing Notice	Public Comment Period	Notices in Public Areas
Consolidated Plan and/or Annual Action Plan	1-2	Run a display notice in newspapers at least 14 calendar days prior to <u>each</u> hearing or at the beginning of the public comment whichever is first	30-day public comment period ending upon Council approval of the item	Post notice listing all meetings/hearings for the planning/adoption phase with enough detail for the public to recognize the purposes of the meetings, draft document locations, and dates for comment periods
Substantial Amendments to Consolidated Plan and/or Annual Action Plan	2 (Spring & Fall depending on the need)	Run a display notice in newspapers at least 14 calendar days prior to <u>each</u> hearing or at the beginning of the public comment whichever is first	30-day public comment period ending upon Board approval of the item	Post notice describing amendment items and location of drafts for public review & comment
Annual Performance Report/CAPER	1	Run a display notice in newspapers at least 14 calendar days prior to the hearing or at the beginning of the public comment whichever is first	15-day public comment period ending upon Council approval of the item	Post notice identifying purpose of hearing, comment period, and location of drafts for public review and comment
<ul style="list-style-type: none"> ▶ Display ads will be run in the adjudicated newspaper and/or in other key publications in the affected areas. ▶ Documents and drafts for public comment will be available on the Community Development Website, which will also provide updates to the process and links to other information. 				

TABLE B

SUMMARY OF SUBSTANTIAL AMENDMENT CRITERIA				
1) An activity not previously listed or described in the Consolidated Plan or Annual Action Plan				
2) Amending an existing activity so that the new purpose, scope, location ,or beneficiaries differ significantly from the original activity				
3) For a funding change or cancellation to an existing CDBG public service activity	The greater of:	An increase of more than \$50,000	or	A 100% increase over current funding
4) For a funding change or cancellation of an existing CDBG activity such as code enforcement, public facilities improvements	The greater of:	An increase of more than \$100,000	or	A 100% increase over current funding

2023 PIT Count (Cochise County)

	This is the number of persons interviewed see demographics tab for full count				
County	# of Households				
Cochise	84				
County	City	# of Households			
Cochise	Benson	2			
Cochise	Bisbee	14			
Cochise	Douglas	30			
Cochise	Sierra Vista	38			
		84			
County	1 Spent night unsheltered	# of Households			
Cochise	Abandoned/Substandard house/building	11			
Cochise	Behind a building/In an alley/shed/structure	5			
Cochise	blank	2			
Cochise	Camping	42			
Cochise	Desert	2			
Cochise	Van/Trailer/Camper wout running water or electricity	12			
Cochise	Vehicle such as car or truck wout camper	10			
		84			
County	2 How long without home	# of Households			
Cochise	Between 31 to 180 days	14			
Cochise	Less than one month	1			
Cochise	More than 6 mo but less than one year	16			
Cochise	More than three years	23			
Cochise	One yr to three yrs	30			
		84			
County	3 How long in the county	# of Households			
Cochise	Between 31 to 180 days	10			
Cochise	Blank	2			
Cochise	Less than one month	6			
Cochise	More than 6 mo but less than one year	4			
Cochise	More than three years	50			
Cochise	Not sure	1			
Cochise	One yr to three yrs	11			
		84			

County	4 First Time wout a home	# of Households			
Cochise	blank	2			
Cochise	no	46			
Cochise	not sure	1			
Cochise	yes	35			
		84			
County	5 If no-how many times in past three years	# of Households			
Cochise	blank	36			
Cochise	four to five times	17			
Cochise	not sure	2			
Cochise	six to ten times or more	8			
Cochise	two to three times	21			
	Individuals were able to make multiple choices/Many chose not to answer				
HH					
County	# of Households	# of Persons over 24	# of persons 18-24	# of persons under 18	Total # individuals in HH
Cochise	84	93	3		96
	Individual were able to make multiple choices/Many chose not to answer				
County	6. How did you become displaced	# of responses			
Cochise	Can't find affordable housing	26			
Cochise	Covid or illness	3			
Cochise	Discharged from an institutional setting	5			
Cochise	Eviction/Mortgage Foreclosure	6			
Cochise	lack of official/acceptable ID	2			
Cochise	Loss of job	19			
Cochise	Loss of public assistance	1			
Cochise	Loss of transportation	7			
Cochise	Relocated for employment	3			
Cochise	Travelling and stranded	10			
Cochise	Unable to pay rent	27			
Cochise	Underemployment/Low Income	24			

County	7 Any situations contribu	# of responses			
Cochise	Divorce/Separation	11			
Cochise	Domestic Violence situation	5			
Cochise	Fire/Disaster	4			
Cochise	Harassment taking place in housing situation	8			
Cochise	Housing/home situation wasn't safe	8			
Cochise	Legal problems	8			
Cochise	Overcrowding/Family Dispute	31			
Cochise	Partner/Family member passed away	5			
County	8 Health Insurance	# of Households			
Cochise	blank	1			
Cochise	no	23			
Cochise	not sure	4			
Cochise	yes	56			
		84			
	Individuals could state multiple conditions/Many did not answer				
County	9 Conditions	# of responses			
Cochise	A chronic disease	20			
Cochise	A chronic physical injury	22			
Cochise	A developmental disability	9			
Cochise	A serious mental illness	4			
Cochise	Experienced trauma	44			
Cochise	I have none of these cond	2			
Cochise	Issues with substance use	53			
Cochise	Post-traumatic stress	32			
Cochise	Serious Mental Illness	22			
Cochise	Traumatic brain injury	11			
County	10 Survivor of domestic violence	# of households			
Cochise	1-yes	26			
County	10 Did DV situation contribute to living situations	# of households			
Cochise	1-yes	11			
County	12 Currently employed	# of Households			
Cochise	Blank	3			
Cochise	No	78			
Cochise	Yes-full time	1			
Cochise	Yes-part time	1			
Cochise	Yes-seasonal	1			
		84			

	Individuals could state multiple sources/Many did not answer				
County	Sources of Income	#			
Cochise	Disability income	4			
Cochise	None	47			
Cochise	Panhandling/Flying a sign	11			
Cochise	Social Security	9			
Cochise	Veterans Benefits	1			
County	Ever serve in Armed Forces	# of Households			
Cochise	Yes	8			
County	Total # of HH	Total # individuals in Household	HH stands for Household		
Cochise	84	96			
County	Age	interviewed	# HH Members	Total #	
Cochise	Under 18	0	0	0	
Cochise	18-24	3	0	3	
Cochise	25-34	7	0	7	
Cochise	35-44	15	3	18	
Cochise	45-54	27	4	31	
Cochise	55-64	21	5	26	
Cochise	65-74	10	0	10	
Cochise	75+	1	0	1	
		84	12	96	
County	Race	interviewed	# HH Members	Total #	
Cochise	African American	4	2	6	
Cochise	Asian American	0	0	0	
Cochise	Hawaiian/Pacific Islander	0	0	0	
Cochise	American Indian/Native American	2	0	2	
Cochise	Multiple Races	25	2	27	
Cochise	White	53	8	61	
		84	12	96	
County	Ethnicity	interviewed	# HH Members	Total #	
Cochise	Hispanic/Latino/Mexican /Chicano	26	0	26	
Optional Response					
County	Tribal Affiliation	Total # of Households			
Cochise	Tohono O'odham Nation	1			

By Tribal Affiliation					
All counties	Total # of Households				
Colorado River Indian Tribe	1				
Gila River Indian Community	4				
Hopi	10				
Hualapai	2				
Navajo Nation	27				
Pascua Yaqui	4				
Quechan Tribe	1				
San Carlos Apache	6				
Tohono O'odham Nation	16				
White Mountain Apache	1				
Yavapai Apache	5				
County	Gender	interviewed	# HH Members	Total #	
Cochise	Female	30	6	36	
Cochise	Male	53	6	59	
Cochise	Not Singularly M or F/ Transgender/ Questioning	1	0	1	
		84	12	96	
County	## of CH Households	Total number of people in households that meet the CH definition			
Cochise	23	25			
County	Project Type	# of Individuals			
Cochise	ES	70			
Cochise	PSH	334			
Cochise	RRH	103			
Cochise	TH	10			
		517			

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE 2024 UPDATE



For Submission to the U.S. Department of Housing & Urban Development



Sierra Vista
Analysis of Impediments
to Fair Housing Choice
2024 Update

April 4, 2024

Prepared for:



City of Sierra Vista, Arizona

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INTRODUCTION

PURPOSE OF THE REPORT

The Fair Housing Act of 1968 states that it is the policy of the United States to provide for Fair Housing throughout the country and the Act prohibits any person from discriminating in the sale or rental of housing, the financing of housing, or the provision of brokerage services, including or otherwise making unavailable or denying a dwelling to any person because of race, color, religion, sex [including gender identity and sexual orientation], national origin, handicap, or familial status. The State of Arizona echoes such a goal and has also adopted legislation protecting equal access to housing.

Nationally, Fair Housing and impediments to Fair Housing are monitored by the United States Department of Housing and Urban Development (HUD) and Community Development Block Grant (CDBG) funding for Fair Housing advocacy groups. This role of HUD to act as an administrator of Fair Housing programs originated in 1968 with the passage of the Civil Rights Act, described below.

Each grantee which receives CDBG funding under Title I of the Housing and Community Development Act is required to further Fair Housing and Fair Housing planning by conducting an analysis to identify impediments to Fair Housing choice within the cities/communities within its jurisdiction. The grantee will also take appropriate actions to overcome the effects of any impediments identified and will maintain records which reflect the analysis and actions taken in this regard.

The City of Sierra Vista has consistently supported the concept of the provision of Fair Housing for its residents without regard to race, color, religion, sex [including gender identity and sexual orientation], national origin, handicap, or familial status. As a new entitlement community, the City will consistently use a portion of its funding to support programs of Fair Housing services for low- and moderate-income households. The fundamental Fair Housing goal is to make housing choice a reality through Fair Housing planning, which includes the following:

- Preparing an Analysis of Impediments to Fair Housing Choice (AI);
- Acting to eliminate identified impediments; and
- Providing Fair Housing records.

The purpose of this AI is to provide essential, specific, and detailed information and data to municipal officials and staff, policy makers, housing developers, lenders, and Fair Housing advocates. The AI helps build public support for Fair Housing efforts. This report represents Sierra Vista's efforts in making an objective assessment of the nature and extent of Fair Housing concerns in the City, and the potential impediments to making Fair Housing choice available to its residents.

This is the City's second AI. This AI considers the effects of population growth, an increasingly diverse population, economic change regarding jobs and the housing market, and the continued need for awareness, education, and outreach about Fair Housing.

DEFINING FAIR HOUSING

FEDERAL LAWS

The federal Fair Housing Act of 1968 and Fair Housing Amendments Act of 1988 (42 U.S. Code §§ 3601-3619, 3631) are federal Fair Housing laws that prohibit discrimination in all aspects of housing, such as the sale, rental, lease, or negotiation for real property. The Fair Housing Act prohibits discrimination based on race, religion, and national origin. In 1988, the Fair Housing Act was amended to extend protection to familial status and people with disabilities (mental or physical). In addition, the Amendment Act provides for “reasonable accommodations,” allowing structural modifications for persons with disabilities if requested, at their own expense, and sets housing code standards for new multi-family dwellings to accommodate the physically disabled.

Discrimination against families with children and persons with disabilities are further defined in the sections below.

DISCRIMINATION AGAINST FAMILIES WITH CHILDREN

Familial Status (often called “families with children”) refers to a parent or another person having legal custody of one or more individuals under the age of 18 years. It refers also to a person who is pregnant or in the process of getting legal custody of a minor child (including adoptive or foster parents). Families with children have under the law the same protection against housing discrimination as other groups protected by the law. In only two instances, does the law permit, as exceptions, discrimination against families with children. Both exceptions pertain to so-called housing for older persons. Housing intended for and occupied solely by people 62 years of age or older and housing in which 80 percent of the units are intended for and occupied by at least one person who is 55 years of age or older do not need to comply with the law’s familial status provisions. Discrimination against families with children manifests itself in many ways, the most common of which are in advertising (e.g., indications that rentals are for “no children” or “adults only”), restrictive occupancy standards that unreasonably limit the number of children who may occupy a given space and steering of families with children to separate buildings or parts of buildings.

PROVISIONS FOR PEOPLE WITH DISABILITIES

The Fair Housing Act defines "handicap" (or disability) as:

- 1) a physical or mental impairment which substantially limits one or more of such person's major life activities,
- 2) a record of having such an impairment, or
- 3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance.

SPECIAL PROTECTIONS

In addition to providing people with disabilities all of the protections against housing discrimination that are provided to members of the other six protected classes, the following provisions of the Fair Housing Act provide important additional protection.

The prohibition against discriminating in the terms and conditions of sale or rental prohibits a landlord from asking any questions of a person with a disability than would be asked of any other applicant. A landlord may not, for example, inquire about the nature or severity of a person’s disability or ask whether that person can live alone.

REASONABLE ACCOMMODATIONS

It is unlawful to refuse to make such reasonable changes in rules, policies, practices and services, which may be necessary to afford a person with a disability an equal opportunity to enjoy and use a dwelling. These “reasonable accommodations” include such things as making an exception to a “no pets” policy for a person who needs a service animal and providing a reserved, designated parking place for a person with mobility impairment.

REASONABLE MODIFICATIONS

It is unlawful to refuse to permit a person with a disability to make, at his/her own expense, such reasonable changes in the premises as may be necessary to permit use and enjoyment of the premises. “Reasonable modifications” include such things as installing grab bars to facilitate use of bathroom facilities, cabinets lowered or the widening of a doorway to accommodate a wheelchair.

FULL ACCESSIBILITY OF “NEW” MULTI-FAMILY HOUSING

Multi-family housing constructed for first occupancy after March 13, 1991 (i.e., buildings consisting of 4 or more units) must be fully accessible to people with disabilities. If a building has an elevator, all units must be accessible; if there is no elevator, only “ground floor” units must be accessible. “Accessible” means:

- 1) There must be an accessible building entrance on an accessible route;
- 2) Public and common use areas must be readily accessible to and usable by people with disabilities;
- 3) All inside doors must be wide enough to accommodate a wheelchair;
- 4) There must be an accessible route into and through the dwelling;
- 5) Light switches, electrical outlets, thermostats and other environmental controls must be accessible;
- 6) Bathroom walls must be reinforced to allow later installation of grab bars; and
- 7) Kitchens and bathrooms must have enough space to permit maneuvering in a wheelchair.

Three significant changes to the Fair Housing Act were made. These changes are described briefly as follows:

- The Housing for Older People Act of 1995 (HOPA) made several changes to the 55 and older exemption. Since the 1988 Amendments, the Fair Housing Act has exempted from its familial status provisions properties that satisfy the Act's 55 and older housing condition. First, HOPA eliminated the requirement that 55 and older housing have "significant facilities and services" designed for the elderly. Second, HOPA establishes protection from damages for persons who in good faith believe that the 55 and older exemption applies to a particular property, if they do not actually know that the property is not eligible for the exemption and if the property has formally stated in writing that it qualifies for the exemption.
- Changes were made in the Act to enhance law enforcement, including making amendments to criminal penalties in section 901 of the Civil Rights Act of 1968 for violating the Fair Housing Act.
- Changes were made to provide incentives for self-testing by lenders for discrimination under the Fair Housing Act and the Equal Credit Opportunity Act. See Title II, subtitle D of the Omnibus Consolidated Appropriations Act, 1997, P.L. 104 - 208 (9/30/96)¹. In addition, it is also illegal for anyone to threaten, coerce, intimidate, or interfere with anyone exercising a Fair Housing right or assisting others who exercise that right and advertise or make any statement that indicates a limitation or preference based on race, color, religion, national origin, familial status, or handicap.

Both intentional discrimination and unintentional actions or conditions that limit choice are also prohibited.

ARIZONA LAWS

It is the policy of the State of Arizona to provide, within constitutional limitations, for Fair Housing throughout the state. The State of Arizona has a Fair Housing Act that carries the same protections as the Federal Fair Housing Act and is designated as “substantially equivalent.” The Civil Rights Division of the Arizona Attorney General’s Office investigates and resolves housing discrimination complaints as well as providing education on Fair Housing. Additionally, the Arizona Department of Housing has an active role in the education and training of housing providers to ensure awareness of Fair Housing laws.

Under the Federal Fair Housing Assistance Program (FHAP), HUD contracts with the Arizona Attorney General’s Civil Rights Division to investigate and rule on Fair Housing cases. Nearly all complaints that are submitted to HUD and originate within Arizona, except for Phoenix, are processed by the Attorney General’s office.

SIERRA VISTA ORDINANCE

The City of Sierra Vista does not currently have a Fair Housing ordinance. The City on a yearly basis passes a Fair Housing resolution focused on supporting the Mayor, City Council, City Manager, City policies and programs, and City staff to uphold the Fair Housing principals in the Housing and Community Development Act of 1974 and Civil Rights Act of 1968.



A citizen may contact the Southwest Fair Housing Council or the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) for assistance with Fair Housing questions or to file a complaint.

FAIR HOUSING DEFINED

In light of the Fair Housing legislation passed at the federal, state, and local levels, Fair Housing throughout this report is defined as follows:

Fair Housing is a condition in which individuals of similar income levels in the same housing market having a like range of housing choice available to them regardless of race, color, ancestry, national origin, religion, sex [including gender identity], disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

IMPEDIMENTS DEFINED

Within the legal framework of federal and state laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to Fair Housing choice are defined as:

Any actions, omissions, or decisions taken because of race, color, religion, sex [including gender identity and sexual orientation], disability, familial status, or national origin which restrict housing choices or the availability of housing choices; or

Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex [including gender identity and sexual orientation], disability, familial status, or national origin.

To affirmatively promote equal housing opportunity, a community must work to remove impediments to Fair Housing choice.

FAIR HOUSING AND AFFORDABLE HOUSING

When discussing “Fair Housing” and “affordable housing,” the two phrases are often used interchangeably. The concepts are distinct but intertwined. However, it is important to distinguish between the two to clearly identify issues and reduce Fair Housing discrimination. The phrase “Fair Housing,” in the context of preparation of an AI Report, refers to persons (families, seniors, individuals, and special needs populations) who are members of protected classes, as specified by federal statutes. It is illegal to discriminate against a person on the basis of their membership in a protected class in the sale, rental, financing, and insuring of housing.

On the other hand, “affordable housing” generally refers to the ability of households to afford, based on income, to buy or rent housing within their means. The key difference between the two concepts is **that issues of discrimination regarding Fair Housing can apply to all income levels, because protected classes are represented in all income groups.**

Because the two concepts are different, tools to address Fair Housing are distinguished from tools to increase the supply of affordable housing. Most local, state, and federal funding programs that support increasing the supply of affordable owner and renter housing are targeted to low- and moderate-income households. Low-income households are defined by most of those publicly funded programs as earning less than 50 percent of the HUD determined area median income (AMI), with moderate-income households earning 50 to 80 percent of the AMI. In certain instances, affordable housing programs address households with greater incomes.

There are many actions recommended in this AI Report that can be taken to reduce discrimination against locally and federally protected groups in the selling, renting, financing, and insuring of housing. Such actions include but are not limited to: increasing awareness, outreach, and education about Fair Housing laws and potential discrimination; increasing the supply of affordable housing, and evaluating government policies that directly or indirectly affect the housing market. While implementation of these actions will reduce discrimination in housing, it is not likely that such actions taken alone will eliminate housing discrimination.

It is difficult to talk about addressing impediments to Fair Housing, and actions to eliminate discrimination in housing, without simultaneously talking about development of policies, plans, programs, and projects to increase the supply of affordable housing. Discrimination in housing will, in part, be reduced by the provision of housing choices made affordable to all income groups in all communities, especially low- and moderate-income households.

Certain protected classes have disproportionate representation in the numbers of low- and moderate-income households in Sierra Vista, and so it is reasonable to expect that as the supply of affordable housing is increased in all communities, greater numbers of protected class members will have access to housing without discrimination.

FILING A COMPLAINT

There are three primary agencies a Fair Housing Complaint may be filed. The first option is with the Southwest Fair Housing Council, the Arizona Attorney General’s Office, or the U.S. Department of Housing and Urban Development (HUD). A person has one year after an alleged violation to file a complaint, but it should be filed in good faith that a violation has occurred.

SOUTHWEST FAIR HOUSING COUNCIL

The Southwest Fair Housing Council is a non-profit organization that advocates for and facilitates the enforcement of the Federal and State Fair Housing Act in addition to the nondiscriminatory Ordinances of different Arizona municipalities. They act as a local Fair Housing center. If you are interested in their assistance, you may email them at intake@swfhc.org or call their office at 1-888-624-4611. They provide services in Spanish and English.



ATTORNEY GENERAL'S OFFICE

To initiate a complaint with the Civil Rights Division of the Arizona Attorney General's Office, a person must complete an intake complaint form, which is delivered to the Attorney General's office by mail, fax, or via the internet. This form may be found on the Internet or the following phone or mailing options:

<https://www.azag.gov/complaints/civil-rights>

Call the Attorney General's Office toll-free numbers: 877-491-5742 (Phoenix) or 877-491-5740 (Tucson)

Write a letter to the Attorney General that includes the following information:

- The person's name and address;
- The name and address of the person the complaint is about;
- The address of the house or apartment involved;
- The date when the incident occurred; and
- A short description of what happened.

Then mail the letter to:

Arizona Civil Rights Division
Office of the Attorney General
2005 N Central Ave
Phoenix, Arizona 85004

Complaints must be filed with the Attorney General's Office Civil Rights Division within 12 months (i.e., one year after the alleged violation). After receiving the complaint, the Attorney General will investigate and will complete a dual filing with HUD at no charge to the complaining person.

The Attorney General will notify the alleged violator of the complaint, and that person must submit a response. The Attorney General will investigate the complaint and determine whether reasonable cause exists to believe that the Fair Housing Act has been violated.

If the Fair Housing Act has been violated, the Attorney General will try to reach a conciliation agreement with the respondent. If an agreement is reached, the Attorney General will take no further action on the complaint. If the Attorney General finds reasonable cause to believe that the discrimination occurred and no conciliation is reached within 30 days, or the conciliation agreement has been breached, the Attorney General will file a civil action for enforcement.

There are two other laws that do not directly address Fair Housing, but that deal with housing issues. The first is the Arizona Landlord and Tenant Act, which details the rights of both tenants and landlords with respect to rental property, while the second, the Arizona Mobile Home Landlord and Tenant Act, deals specifically with mobile homes.

U.S. HOUSING AND URBAN DEVELOPMENT (HUD) OFFICE

Individuals who believe they have been discriminated against in a housing transaction may also file a complaint with the HUD Enforcement Division in San Francisco. The first step in filing a complaint with HUD is to submit a Housing Discrimination Complaint form explaining the nature of the alleged violation. Housing discrimination complaint forms are available on the Internet at:

<https://portalapps.hud.gov/FHEO903/Form903/Form903Start.action>

A complaint form or additional information may also be obtained by calling the HUD Housing Discrimination Hotline at 1-800-669-9777, report online at <https://www.hud.gov/fairhousing/fileacomplaint> or by written report to the Regional FHEO Office:

San Francisco Regional Office of FHEO
U.S. Department of Housing and Urban Development
One Sansome Street Suite 1200
San Francisco, CA 94104

After a formal allegation is filed one or more investigators will develop a formal report based on gathering information regarding relevant documentation, locations, timelines, conduct interviews, etc. The investigators will provide the party again whom the allegation has been filed against and provide an opportunity to respond.

A complaint may be resolved in several ways. HUD is required to try to first reach an agreement between the two parties involved. The conciliation agreement is voluntary and may be entered at any time. HUD may resolve the investigation through a conciliation agreement and/or a Voluntary Compliance Agreement. If an agreement is approved, HUD will take no further action unless the agreement has been breached.

The government may bring Fair Housing Act or other civil rights cases based on the HUD investigation. Example of relief sought include compensation for victims, changes to policies and procedures, and training. When the government brings a legal action, it does not charge any fees or costs to individuals who are alleging discrimination. Cases before the HUD Administrative Law Judge are handled by the HUD Office of General Counsel for litigation of the case. If cases are pulled into federal court, the cases are handled by the U.S. Department of Justice.

SCOPE OF ANALYSIS

This AI Report provides an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual's or a household's access to housing. The AI Report involves:

- A comprehensive review of the laws, regulations, and administrative policies, procedures, and practices;
- An assessment of how those laws, regulations, policies, procedures, and practices affect the location, availability, and accessibility of housing; and
- An assessment of conditions, both public and private, affecting Fair Housing choice.

GEOGRAPHIC AREA COVERED

This report constitutes the AI Report for the City of Sierra Vista, Arizona.

DATA AND METHODOLOGY

The purpose of this analysis is to identify any local housing concerns and impediments to the exercise of Fair Housing choice in the City of Sierra Vista. This analysis attempts to identify any attitudes, barriers, institutional practices, and public policies which create barriers to affirmatively further Fair Housing.

Research and analysis of information regarding housing choice and restrictions was based upon review of socioeconomic and housing characteristics. Data sources included, historical US Census figures (2000- 2021), reports and statistics from local, regional, State and Federal agencies, the City of Sierra Vista data, and interest groups. Reflecting HUD guidelines concerning “recommended contents,” this analysis incorporates the background of housing choice in Sierra Vista, federal, state and local public policies, profiles describing socioeconomic conditions of persons who make up the City of Sierra Vista, and community services provided by the City’s CDBG program. Last, this analysis includes institutional practices that affect the level of choice available within the area’s housing market.

The census data used is the U.S. Census which is a real count of specific individuals and American Community Survey (ACS) which is a statistically valid survey including results over a five-year period. For this report, the ACS data used is from 2017 to 2021.

The following are key data sources used to complete this AI:

- 2000, 2010, and 2020 U.S. Census and the 2017-2021 ACS
- Zillow Home Value Index 2023. URL: <https://www.zillow.com/home-values/192040/sierra-vista-az/>
- The City’s Consolidated Plan, 2019-2023
- Comprehensive Housing Affordability Strategy (CHAS) Data from HUD
- Home Mortgage Disclosure Act (HMDA) Data
- U.S. Department of Housing and Urban Development (HUD), Fair Housing and Equal Opportunity Complaint Data

Sources of specific information are identified in the text, tables, and graphics.

COMMUNITY PARTICIPATION

As with the development of the Consolidated Plan, this AI Report considers consultation input and builds upon existing participation mechanisms and venues. Citizens, not-for-profit organizations, and interested parties are afforded a variety of opportunities to:

- contribute during meetings, public hearings, and planning sessions;
- review and comment upon the Citizen Participation Plan;
- comment upon the AI Report and its amendments; and
- register complaints about the AI Report and its amendments.

The City complied with the citizen participation requirements of the regulations by doing the following:

- Preparing, adopting, and following a Citizen Participation Plan;
- Publishing informational notices about the AI Report;
- Holding public hearings in accessible places at convenient times after providing reasonable notice;
- Publishing a summary of the AI Report, describing its contents and purpose and a listing of locations where the entire document could be examined;
- Making the AI Report available for public examination and comment for a period of thirty (30) days before submission to HUD;
- Providing citizens, public agencies, and other interested parties reasonable access to records regarding uses of assistance for affordable and supportive housing the City may have received during the preceding five years; and
- Considering the views and comments of citizens and preparing a summary of those views for consideration with the submission.

The Department of Community Development staff held a City Council Work Session on January 9, 2024, a public meeting on February 15, 2024, a public hearing on March 14, 2024, an online survey February-March 2024, a public comment period from April 9 through May 8, 2024, and a public hearing on April 11, 2024. These meetings were part of a concerted effort to obtain public input on Fair Housing and the draft AI Report.

Representatives from community social service organizations, housing developers and advocates, and government departments were invited to attend the public meeting.

The City Council approved the AI Report and an executed Resolution of Authorization. The document was then forwarded to the HUD Regional Office.

COMMUNITY PROFILE

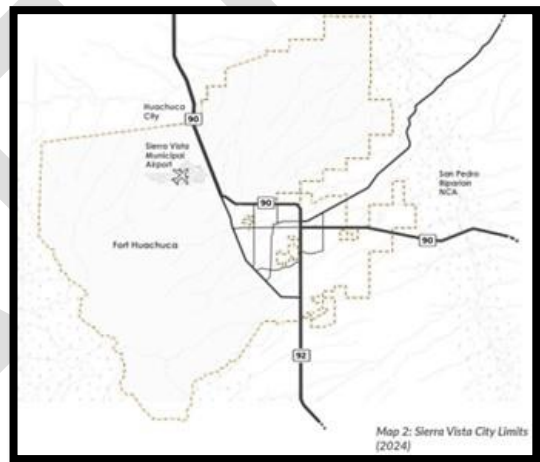
Fair Housing is concerned with ensuring that: 1) all people are treated equally in the rental, sale, or occupancy of housing; and 2) a range in types and prices of housing is available. This chapter examines the population, housing, and special needs characteristics and trends in the City that may affect equal housing opportunity.

This Community Profile provides insights for identifying potential impediments to Fair Housing choice. While not definitive indicators of impediments to Fair Housing choice in and of themselves, these data may point to conditions or situations that could be indicators of impediments to Fair Housing choice. Observations about issues that could arise are made at the end of this section.

OVERVIEW

The City of Sierra Vista is located in Cochise County, Arizona, 75 miles southeast of Tucson. Sierra Vista is the largest of seven incorporated cities in Cochise County, accounting for one-third of the county's population, and is bordered on the northwest by the much smaller town of Huachuca City. The City has a total area of 140.17 square miles, which includes Fort Huachuca. Sierra Vista is flanked on the southwest side by the Huachuca Mountains, with Miller Peak rising to 9,466 feet and Carr Peak to 9,236 feet, both south of the City limits. The City is accessible via Arizona State Routes 90 and 92. The San Pedro River flows just east of the City limits. The City serves as the main commercial, cultural, and recreational hub of Cochise County. The City is served by the Sierra Vista Municipal Airport (FHU) which is jointly operated by the U.S. Army as Libby Army Airfield. Currently there are no commercial flights arriving to or departing from FHU.

In addition to serving as a retail center, Sierra Vista has a substantial employment base because of Fort Huachuca, the community's major employer. Because of contracts with the Army, the professional, scientific, and technical services sector has been unusually large, and nearly half of all jobs in Sierra Vista are in the government sector. Wick Communications, which publishes several dozen newspapers in some twelve states, is headquartered in Sierra Vista. Higher education is available through the University of Arizona South, Cochise Community College, the University of Phoenix, Wayland Baptist University, and Western International University.



DEMOGRAPHICS

POPULATION

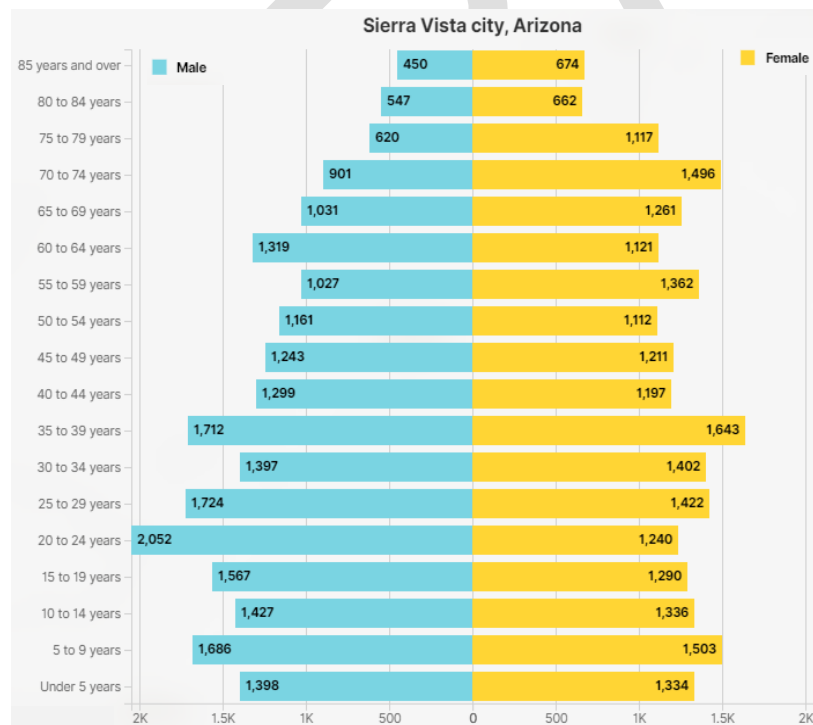
According to the U.S. Census, the City's total population at the turn of the century was 35,553 residents. Between 2000 and 2010, Sierra Vista experienced a 23% population increase, or 8,335 people. Overall population growth slowed the following decade in large part due to 2013 budget sequestration, which was a series of automatic spending cuts triggered by the Budget Control Act of 2011. Sequestration led to furloughs of civilian employees, reduced training, and other budgetary cuts at the fort causing a local economic recession. The City ended the decade with a 3% overall gain in population with a 2020 Census population of 43,888 residents.

Table 1: Age Breakdown

Age Cohort	Sierra Vista %	Arizona %	US %
Under 5	6.1%	5.8%	5.9%
5 – 9	7.1%	6.2%	6.1%
10 – 14	6.1%	6.8%	6.6%
15 – 19	6.4%	6.7%	6.6%
20 – 24	7.3%	6.8%	6.5%
25 – 29	7.0%	7.0%	6.9%
30 – 34	6.2%	6.6%	6.8%
35 – 39	7.5%	6.4%	6.6%
40 – 44	5.6%	6.1%	6.2%
45 – 49	5.5%	6.0%	6.2%
50 – 54	5.1%	5.9%	6.4%
55 – 59	5.3%	6.1%	6.7%
60 – 64	5.4%	6.0%	6.3%
65 – 69	5.1%	5.6%	5.3%
70 – 74	5.3%	4.8%	4.2%
75 to 79	3.9%	3.3%	2.7%
80 to 84	2.7%	2.0%	1.8%
85 years and older	2.5%	1.9%	1.9%

Source: 2017-2021 ACS 5-Year Estimates

Graphic 1



Source: U.S. Census Community Profile

The median age in the City is 37.3. The United States median age is 38.4 and the State of Arizona is 38.1 (2017-2021 ACS 5-Year Estimates). The lower median age is affected by the presence of a higher percentage of young, working-age adult cohorts between under 9 and 20 and 25.

Table 1 and **Graphic 1** provides additional information on Sierra Vista's population by age and sex.

RACE

Table 2 below compares the racial composition of Sierra Vista, to Arizona, and United States. In the City, 23.6% of the population identifies as Hispanic or Latino. The U.S. Hispanic or Latino population is 18.7%, while Arizona is 30.7%. The City is above the national average with its Hispanic or Latino population, but below the state's average by about 7%. The black population is below the national, but above the state's average. Of those reporting as two or more races, the City exceeds both the state and national percentages.

	Sierra Vista %	Arizona %	US %
Hispanic & Latino	23.6%	30.7%	18.7%
Non-Hispanic:			
White	56.5%	53.4%	57.8%
Black or African American	7.4%	4.4%	12.1%
American Indian & Alaska Natives	0.5%	3.7%	0.7%
Asian	4.3%	3.5%	5.9%
Native Hawaiian & Pacific Islander	0.7%	0.2%	0.2%
Some Other Race	0.7%	0.4%	0.5%
Two or More Races	6.2%	3.7%	4.1%

Source: 2020 Decennial Census

There are no census tracts in which a minority population constitutes over 50% of population of that tract.

The following data is from the 2017-2021 ACS 5-Year Estimates. Approximately 9.5% of the City's population is foreign born which is less than the state (13.1%) and national (13.6%) percentages. The percentage of the population in Sierra Vista that speaks a language other than English is 18.4%, which is under the state's percentage of 26.2% and national percentage of 21.7%. The most common language spoken beside English is Spanish at 12.4%.

FAMILIES & HOUSEHOLDS

The total number of households in the City was 20,051 (2020 Census). **Table 3** shows that in the City, there is a higher percentage of male householder, female householder, nonfamily households, and those with a member of the household 65 year or more when compared to the state and national average. The City, state, and national percentage of households with a member 18 years or younger and married-couple households are similar. Households with a member 18 years or younger comprise approximately 30% of household types and married-couple households comprise approximately 47%.

	Sierra Vista %	Arizona %	US %
Married-couple household	47.3%	47.3%	47.8%
Cohabiting couple household	5.8%	7.9%	6.7%
Male householder, no spouse/ partner present	19.0%	18.6%	18.0%
Female householder, no spouse/ partner present	27.9%	26.2%	27.4%
Nonfamily Households	37.7%	34.9%	34.9%
Households with one or more people under 18 years	30.6%	30.5%	30.6%
Households with one or more people 65 years and over	34.4%	32.7%	30.2%
Average Household Size	2.99	3.16	3.20

Source: 2017-2021 ACS 5-Year Estimates

DISABLED PERSONS & SPECIAL NEEDS POPULATION

The percentage of the total population in Sierra Vista with a disability is 15.7% which is higher than the State (13.2%) and Federal level (12.6%) based on the 2017-2021 ACS 5-Year Estimates.

	Sierra Vista	Arizona	United States
Elderly	19.50%	17.60%	16.04%
Frail Elderly	9.50%	7.20%	6.50%

Source: 2017-2021 ACS 5-Year Estimates

Elderly for the purpose of this report includes those who are 65 year and older. Frail Elderly are those who are 75 year and older. **Table 4** shows that in the City there are more elderly and frail elderly persons than in the state and national average (2017-2021 ACS 5-Year Estimates).

The total number of Disabled Persons in the City is approximately 6,421 individuals or 15.7% of the total population. Those who are 65 years and over with disabilities include 2,881 individuals or 33.3% of the elderly population. These figures, based upon the Census Bureau definition of disability, include a wide range of disabilities and a precise figure for persons with physical disabilities is difficult to determine.

THE DEVELOPMENTALLY DISABLED

The American Association on Intellectual and Development Disabilities (AAIDD) indicates that the base definition of intellectually or developmentally disabled is an IQ score less than 70-75. The Association for Retarded Citizens (ARC) indicates that the nationally accepted percentage of the population that can be categorized as intellectually or developmentally disabled is 2.5% to 3% of the population. By this calculation, there are an estimated 1,136 to 1,363 developmentally disabled persons in Sierra Vista.

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

THE PHYSICALLY DISABLED

In Sierra Vista, the number of persons under the age of 18 with disabilities is 742, while the number of persons aged 18 to 64 with disabilities is 2,798 based on the 2017-2021 ACS 5-Year Estimates. The number of persons 65 and over with disabilities is 2,881. A breakdown of those with hearing, vision, cognitive, ambulatory, self-care, and independent living difficulty is provided in **Table 5** by percentage of the total population for all age groups having these various disabilities.

	Sierra Vista %	Arizona %	US %
Hearing Difficulty	4.8%	4.0%	3.5%
Vision Difficulty	2.4%	2.5%	2.3%
Cognitive Difficulty	6.3%	5.1%	5.1%
Ambulatory Difficulty	7.7%	6.8%	6.7%
Self-Care Difficulty	2.6%	2.4%	2.9%
Independent Living Difficulty	5.7%	5.5%	7.3%

Source: 2017-2021 ACS 5-Year Estimates

The implications for Fair Housing issues are that there is a need for smaller housing units for the elderly and those living alone. There is a need for housing for the frail elderly, but the City's population percentages indicate a moderate demand for the housing designed for these persons. The percentage of persons with disabilities is higher than that of the state and national average, which indicates a need for housing to meet the needs of this segment of the population.

ECONOMIC FACTORS

For the population over the age of 25, the City has a higher percentage of those with some college, no degree, and associate degrees than the state and national average for education attainment. **Table 6** shows the population breakdown by education attainment.

Table 6: Education Attainment				
	Number	Sierra Vista %	Arizona %	US %
Less than 9th grade	630	2.1%	4.9%	4.8%
9th to 12th grade, no diploma	1,420	4.7%	6.8%	6.3%
High school graduate (includes equivalency)	6,270	20.8%	23.5%	26.5%
Some college, no degree	8,670	28.8%	24.6%	20.0%
Associate's degree	3,499	11.6%	9.0%	8.7%
Bachelor's degree	5,871	19.5%	19.3%	20.6%
Graduate or professional degree	3,751	12.5%	11.9%	13.1%

Source: 2017-2021 ACS 5-Year Estimates

LABOR FORCE & EMPLOYMENT

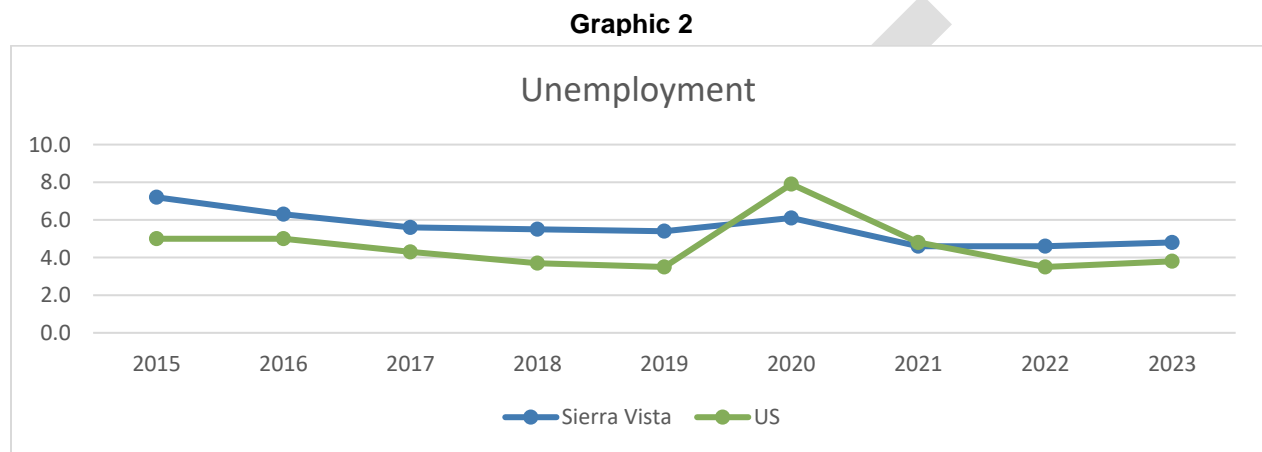
Sierra Vista's labor force (persons 16 years or older) is 16,474 based on the 2017-2021 ACS 5-Year Estimates. This is 79.5% of the total population of Sierra Vista. This percentage is lower than the national percentage of 80.1% and state percentage of 79.8%. The **Table 7** shows employment by industry. Sierra Vista's top three employment industries are education services, healthcare, and social assistance (22%), public administration (19.6%), and professional, scientific, and management, and administrative and waste management services (17.2%). The City has a higher proportion of the work force in public administration and professional, scientific, and management, and administrative and waste management services than the state and national averages.

Table 7: Worker by Industry				
	Number	Sierra Vista %	Arizona %	US %
Agriculture, forestry, fishing and hunting, and mining	67	0.4%	1.2%	1.7%
Construction	1,148	7.0%	7.3%	6.8%
Manufacturing	649	3.9%	7.2%	10.0%
Wholesale trade	60	0.4%	2.2%	2.5%
Retail trade	1,653	10.0%	12.0%	11.0%
Transportation and warehousing, and utilities	354	2.1%	5.6%	5.7%
Information	184	1.1%	1.8%	1.9%
Finance and insurance, and real estate and rental and leasing	620	3.8%	8.7%	6.7%
Professional, scientific, and management, and administrative and waste management services	2,834	17.2%	12.5%	11.9%
Educational services, and health care and social assistance	3,624	22%	22.1%	23.3%
Arts, entertainment, and recreation, and accommodation and food services	1,552	9.4%	10.0%	9.1%
Other services, except public administration	504	3.1%	4.6%	4.8%
Public administration	3,225	19.6%	4.8%	4.7%

Source: 2017-2021 ACS 5-Year Estimates

UNEMPLOYMENT

The unemployment rate is calculated by the Bureau of Labor Statistics. The unemployment rate is based on the Metropolitan Statistical Area (MSA) of Sierra Vista and Douglas Arizona. For the Sierra Vista-Douglas MSA in September 2023, the unemployment rate was 4.8%. In comparison to the unemployment rate in September of 2019 (five years prior), the unemployment rate was greater prior (5.4%). In review of the national trends, the unemployment rate in September of 2023 was 3.8% and in September of 2019 was 3.5%. Sierra Vista's unemployment rates were higher than the national rates. The unemployment rate of Sierra Vista and the US is illustrated in **Graphic 2** below.



Source: Bureau of Labor Statistics

INCOME & POVERTY

Table 8 shows key income and poverty figures on the City, state, and national level. The median income in the City is higher than Arizona, but well below the national median income (approximately \$3,000 less). The median family income in the City is less than both the state (approximately \$3,000 less) and national median numbers (approximately \$6,000 less). The per capita income for the City is slightly above the state, but approximately \$3,000 less than the nation. The City has the lowest percentage below the poverty line at 7.1% for families and 10.8% for individuals.

Table 8: Median Income			
	Sierra Vista	Arizona	United States
Median Household Income	\$66,129	\$65,913	\$69,021
Median Family Income	\$79,935	\$81,622	\$85,806
Per Capita Income	\$34,651	\$34,644	\$37,638
% Families Below Poverty Level	7.10%	9.50%	8.90%
% Individuals Below Poverty Level	10.80%	12.50%	12.60%

Source: 2017-2021 ACS 5-Year Estimates

For City residents 70.6% of income came from earnings. The breakdown of income sources was 35.4% using social security, 34.5% retirement, 2.9% supplemental security, and 3.1% cash public assistance. The percentage of residents utilizing Food Stamp/SNAP benefits in the last 12 months was 11.5%.

The national standard for poverty level is a household making less than \$15,000 annually. **Table 9** shows that Sierra Vista has a larger percentage of households making less than \$15,000, at approximately 10%, than the state and national average. The state average is 8.4% and the national the average is 9.4%. In

the City, largest income household group is those making \$100,000 to \$149,000, which is fairly consistent with the state and national trend.

	Sierra Vista %	Arizona %	US %
Less than \$10,000	4.9%	5.5%	5.5%
\$10,000 to \$14,999	5.1%	3.4%	3.9%
\$15,000 to \$24,999	7.1%	7.7%	7.8%
\$25,000 to \$34,999	8.6%	8.5%	8.2%
\$35,000 to \$49,999	12.7%	12.6%	11.4%
\$50,000 to \$74,999	16.6%	18.2%	16.8%
\$75,000 to \$99,999	14.6%	13.5%	12.8%
\$100,000 to \$149,999	17.7%	16.3%	16.3%
\$150,000 to \$199,999	8.4%	7.0%	7.8%
\$200,000 or more	4.2%	7.4%	9.5%

Source: 2017-2021 ACS 5-Year Estimates

HUD has provided detailed data as part of its Comprehensive Housing Affordability Strategy (CHAS) materials to assist in preparing the Consolidated Plan and implementing HUD programs. This information is from the CHAS data from 2016-2020 ACS 5-Year Estimates. HUD uses five income categories for its analysis. The five income categories are:

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

Income Distribution		Total
0-30%		1,405
31-50%		1,790
51-80%		2,480
81-100%		1,515
100% and above		10,635
Housing Cost Burden		Total
0-30%		13,280
31-50%		2,495
51% or Greater		1,800
Not Available		245

Source: 2017-2021 ACS 5-Year Estimates

Table 10 shows the income distribution and housing cost burden by income for Sierra Vista, Arizona, as calculated by HUD. The largest income group is 100% and above with 10,635 households, and the second largest income group is 51-80% with 2,480 households. The income group most affected by cost burden is 0-30% with 13,280 households, and the income group second most affected by cost burden is 31-50% with 2,495 households. This means that households with lower incomes are disproportionately affected by higher housing costs compared to their household income, resulting in housing unaffordability.

HOUSING DATA

HOUSING UNITS

The total number of housing units in Sierra Vista is 20,155 based on the 2017-2021 ACS 5-Year Estimates. Of those housing units, 10.4% are estimated to be vacant. This is a lower percentage than the state (12.2%), and nation (11.2%). Please note that these are Census Bureau estimates, not current data from local sources.



Table 11 breaks down housing units by type. The City is relatively similar to Arizona's percentages. There are fewer 1-unit attached, 2 units, 5 to 9 units, 20 or more units, and mobile homes in Sierra Vista than in the state or nation. The predominate housing structure is 1-unit detached at 67.9% of the City's total housing stock, followed by 10-19 units at 7.8%.

Table 11: Type of Structure				
	Number	Sierra Vista %	Arizona %	US %
1-unit, detached	13,677	67.9%	64.1%	61.6%
1-unit, attached	955	4.7%	5.0%	6.0%
2 units	97	0.5%	1.3%	3.5%
3 or 4 units	752	3.7%	3.4%	4.3%
5 to 9 units	589	2.9%	3.9%	4.6%
10 to 19 units	1,568	7.8%	4.0%	4.3%
20 or more units	1,360	6.7%	8.0%	9.7%
Mobile home	1,121	5.6%	9.9%	5.9%
Boat, RV, van, etc.	36	0.2%	0.4%	0.1%

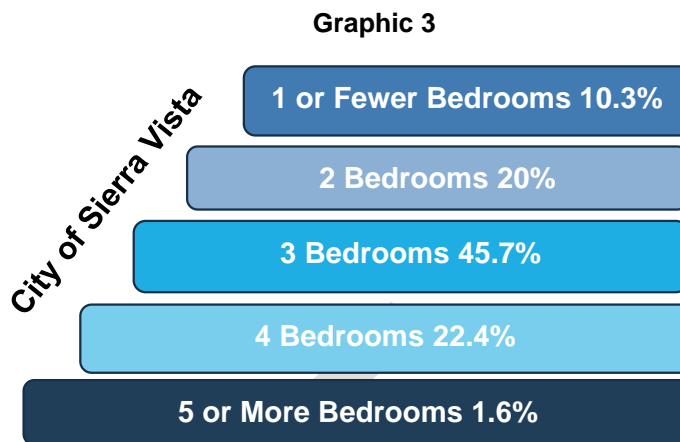
Source: 2017-2021 ACS 5-Year Estimates

The age of housing stock in the City is relatively consistent with state and national trends. **Table 12** shows the top three decades for housing development in the City are 1970-1979 (22.1%), 2000-2009 (21.9%), and 1980-1989 (18.6%). For homes that are 30 years or older, there is typically more maintenance and rehabilitation required to for proper maintenance. Of the housing stock, 57.2% meets this threshold (pre-1990). This could mean more significant costs for residents to live within the City.

Table 12: Structure Built			
	Sierra Vista %	Arizona %	US %
Built 2020 or later		0.1%	0.3%
Built 2010 to 2019		8.3%	8.6%
Built 2000 to 2009		21.9%	23.3%
Built 1990 to 1999		17.1%	19.4%
Built 1980 to 1989		18.6%	17.3%
Built 1970 to 1979		22.1%	16.2%
Built 1960 to 1969		6.6%	7.0%
Built 1950 to 1959		4.8%	5.1%
Built 1940 to 1949		0.2%	1.4%
Built 1939 or earlier		0.4%	1.4%

Source: 2017-2021 ACS 5-Year Estimates

The characteristics of housing include number of bedrooms and utilities. In the City, the top three most common number of bedrooms is 3 bedrooms (45.7%), 4 bedrooms (22.4%), and 2 bedrooms (20%), as shown in **Graphic 3**. The percentage of housing with 1 or fewer bedrooms in the City is 10.3% which is lower than the state (13.9%) and nation (13.4%). There is a concern regarding a diversity of housing size, specifically a lack of smaller units that are more affordable and desired by small families and the elderly.



Source: 2017-2021 ACS 5-Year Estimates

There are an estimated total of 113 housing units (0.6%) that do not have complete plumbing or lack complete kitchen facilities. The percentage of the total housing units that lack plumbing or kitchen facilities are approximately half (0.6%) compared to the state (1.4%) and national (1.2%) percentages.

OVERCROWDED

Overcrowding is a housing problem for household living conditions. There are two forms of overcrowding defined by HUD:

- 1) Severely overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- 2) Overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

The City has a lower percentage of overcrowding than the state and nation as shown in **Table 13**. In the City, overcrowding (0.9%) is more prevalent than severe overcrowding (0.5%).

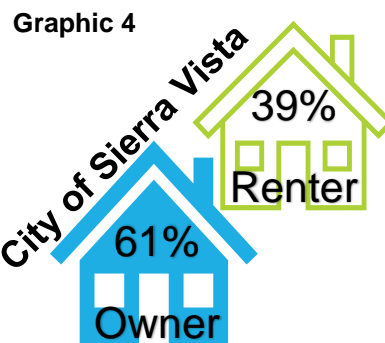
Table 13: Overcrowding

Persons per Room	Sierra Vista %	Arizona%	US %
1.00 or Less	98.6%	95.6%	96.7%
1.01 to 1.50	0.9%	3.0%	2.2%
1.51 or More	0.5%	1.5%	1.1%

Source: 2017 2021 ACS 5 - Year Estimates

TENURE

Sierra Vista's percentage of owner-occupied housing units is lower than the state and national percentages. As illustrated in **Graphic 4**, in Sierra Vista, the percentage of owner-occupied housing units is 61% and renter-occupied housing units is 38.9%. According to 2017-2021 ACS 5-Year Estimates, the national percentage of owner-occupied units is 64.6%, and renter-occupied units is 35.4%. The state's percentage of owner-occupied units is 65.8%, and renter-occupied units is 34.2%.



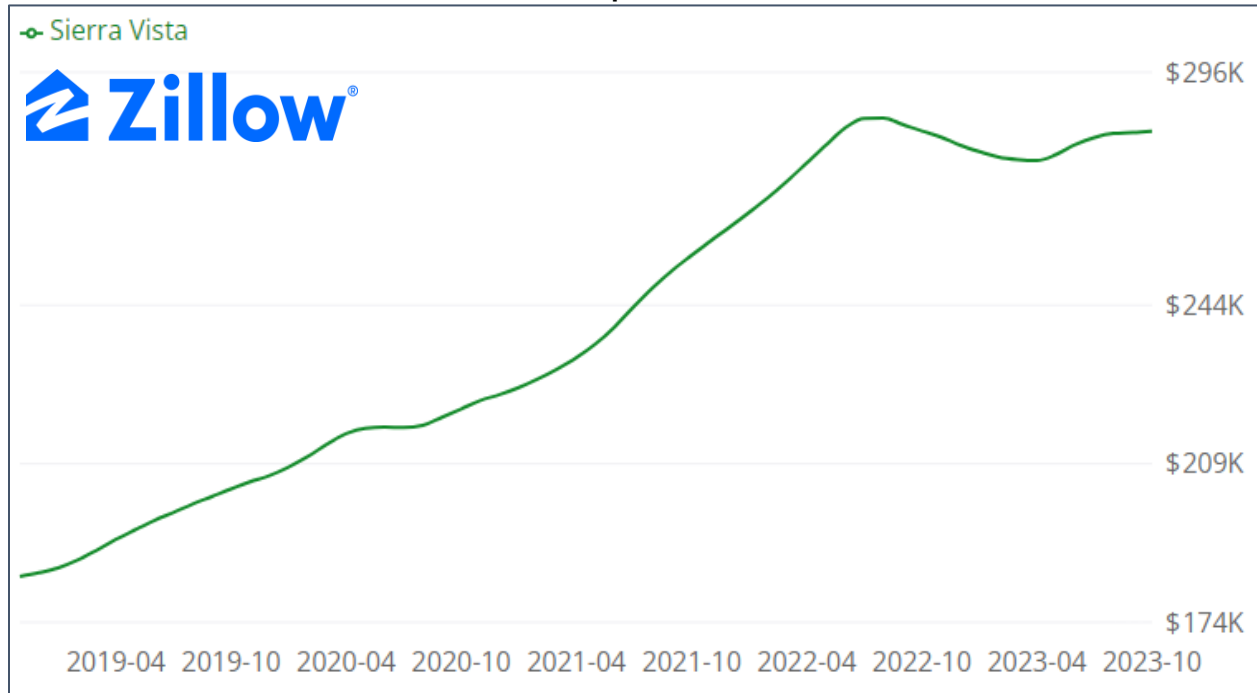
Source: 2017-2021 ACS 5-Year Estimates

The high percentage of renter-occupied units may result from the fact that some military families, as well as some contractors, rent rather than buy anticipating frequent transfer.

HOUSING COST, COST BURDEN, AND AFFORDABILITY

According to Zillow, a national home sale service, the estimated median sale price on September 30, 2023, was \$281,167 in Sierra Vista. The estimated median sale price in September of 2019 was \$204,359. Over the five-year period, this represents a 37.6% increase. **Graphic 5** shows the change in median sale price over the last five years.

Graphic 5



Source: Zillow Home Value Index 2023. URL: <https://www.zillow.com/home-values/192040/sierra-vista-az/>

The median monthly household mortgage payment in the City is \$1,305 based on the 2017-2021 ACS 5-Year Estimates. This is below the state (\$1,545) and national (\$1,697) median monthly household mortgage payment. The median gross rent in the City is \$1,017, which is less than the state (\$1,172) and nation (\$1,163).

Using the rule of thumb that housing should cost no more than one third of household income, spending more than 30% of household income on housing is considered a “cost burden.” For those with a mortgage in the City, 18.3% have a mortgage that is 30% or more of household income. This is significantly below the state (26.7%) and national (27.2%) percentages. For renters, there is more of an affordability concern. The percentage of households in the City with a gross rent over 30% of their household income is 40.1%. However, this is still lower than the state (48.3%) and national (49.4%) percentages.

According to the 2024 Fair Market Rent determined by HUD for the Sierra Vista-Douglas MSA, the Fair Market Rent for a 2-bedroom apartment is \$1,067 per month. According to the National Low Income Housing Coalition 2022 Out of Reach Report for Arizona, for the Sierra Vista-Douglas MSA, the hourly wage necessary to afford a 2-bedroom apartment is \$17.44. This would require a minimum income of \$36,280 and 1.4 full time jobs at minimum wage to afford a 2-bedroom apartment. At the state level, the necessary minimum income is \$48,747 and hourly wage is \$23.44 with a 1.8 full time job at minimum wage to afford a 2-bedroom apartment. Arizona’s minimum wage was \$12.80 in 2022. Since the Out of Reach Report was published, Arizona’s minimum wage has increased to \$14.35, effective January 1, 2024.

PUBLIC HOUSING

The City of Sierra Vista does not have its own housing authority and there are no low rent public housing authority units located in the City. There are two place-based Section 8 complexes in the City: Mountain View Apartments (60 units of 2-, 3-, and 4-bedroom units) and Bonita Vista Apartment (100 one-bedroom units for seniors). The increasing number of elderly and younger disabled persons creates additional need for accessible units.

The Cochise County Housing Authority reports that there are approximately 100 persons on the Section 8 waiting list as of May 4, 2023 (Cochise County Housing Authority, Section 8 Housing Choice Voucher Wait List – Cochise & Graham Counties Report Published 5-4-2023). Approximately 30 wait listers are from the Sierra Vista area. Many of the applicants have been waiting since 2021 for an opening.

OBSERVATIONS

Several key points emerge from the preceding discussion. While not definitive indicators of impediments to Fair Housing choice, they point to contributing factors that increase the likelihood of impediments to Fair Housing choice. These points are:

- 1) The population is relatively young and racially and ethnically diverse.
- 2) Despite a solid economic base, nearly one-third of the population is in the low-income categories as defined by HUD. Affordability is a problem for nearly one-third portion of the renter population.
- 3) There is a need for housing rehabilitation in the older neighborhoods and an increasing need for maintenance and rehabilitation of both rental and owner units as many properties are now thirty years old or older.
- 4) There is a relatively high percentage of persons with a disability.
- 5) The City has a higher percentage of senior and elderly persons when compared to the State of Arizona as a whole, and therefore there may be a need for smaller housing units meeting the unique needs of senior and elderly persons.

FAIR HOUSING PRACTICES

This section provides an overview of the institutional structure of the housing industry in governing the Fair Housing practices of its members. The oversight, sources of information, and Fair Housing services available to residents in Sierra Vista are described and their roles explained.

OVERSIGHT ORGANIZATIONS & ENFORCEMENT PROCESSES

As described above, City residents are protected from housing discrimination by state and federal laws. These laws are enforced by agencies at each level and persons have options for seeking assistance if they feel they have been discriminated against. At the federal level, the U.S. Department of Housing and Urban Development (HUD) and the Department of Justice have enforcement authority. Reports and complaints are filed with these agencies, and the Department of Justice may take legal action in some cases. Typically, Fair Housing service providers work in partnership with HUD and state agencies to resolve problems. However, in some cases where litigation is necessary, the case may be 1) resolved via administrative filing with HUD or the state, 2) referred for consideration to the Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section; or 3) referred to a private attorney for possible litigation.

The Arizona Fair Housing Act (AFHA) of 1991 (ARS § 41.1491) provides the same protections as the Federal Fair Housing Act (FHA), but different procedures for administrative complaint processing. In addition, the AFHA brought the Arizona Landlord and Tenant Act into compliance with the State Fair Housing Statute.

The City of Sierra Vista passed City Resolution 2023-020 on April 13, 2023, which establishes the City's policy regarding Fair Housing. Resolution 2023-020 refers persons to the Southwest Fair Housing Council, the State Department of Housing, the Arizona Attorney General's Office, or HUD with regard to Fair Housing complaints.

As noted above, there are a number of avenues a Sierra Vista resident can take to file a discrimination complaint. Under the Federal Fair Housing Assistance Program (FHAP), the U.S. Department of Housing and Urban Development (HUD) contracts with the Arizona Attorney General's Civil Rights Division to investigate and rule on Fair Housing cases. These types of complaints include alleged violations under the Fair Housing Act (Title VIII) and other HUD programs (Section 504 of the Rehabilitation Act of 1973, American with Disabilities Act of 1990, etc.). **In addition, a citizen may contact the U.S. Department of Housing and Urban Development (HUD) San Francisco Regional Office of Fair Housing and Equal Opportunity (FHEO) directly.**

Local government officials, in agreeing to accept CDBG funds, certify that they will "affirmatively further Fair Housing." While the law does not specify what type of action recipients must take, it is clear that local government recipients are obligated to take some sort of action to affirmatively further the national goal of Fair Housing. The City keeps records that reflect all recipients take one or more actions to affirmatively further Fair Housing.

COORDINATION & SUPERVISION IN THE HOMEOWNERSHIP MARKET

Many agencies are involved in overseeing real estate industry practices and the practices of the agents involved. A portion of this oversight involves ensuring that Fair Housing laws are understood and complied with. The following organizations have limited oversight within the lending market, the real estate market, and some of their policies, practices, and programs are described.

Federal Financial Institutions Examination Council (FFIEC) is a formal interagency body empowered to prescribe uniform principles, standards, and report forms for the federal examination of financial institutions by the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, the National Credit Union Administration, the Office of the Comptroller of the Currency, and the Office of Thrift Supervision, and to make recommendations to promote uniformity in the supervision of financial institutions. The FFIEC provides data on loan originations, loan denials, and other aspects of the home loan process, as well as preparing Community Reinvestment Act rating reports on financial institutions.



National Association of Realtors (NAR) is a consortium of realtors, which represent the real estate industry at the local, state, and national level. As a trade association, members receive a range of membership benefits. However, to become a member, NAR members must subscribe to its Code of Ethics and a Model Affirmative Fair Housing Marketing Plan developed by HUD. The term “Realtor” thus identifies a licensed real estate professional who pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. “Realtors” subscribe to the NAR’s Code of Ethics, which imposes obligations upon realtors regarding their active support for equal housing opportunity.

The NAR has created a diversity certification, “At Home with Diversity: One America” to be granted to licensed real estate professionals who meet eligibility requirements and complete the NAR “At Home with Diversity” course. The certification signals to customers that the real estate professional has been trained on working with the diversity of today’s real estate markets.

Arizona Association of Realtors (AAR) is a trade association of realtors statewide. As members of the Association, realtors follow a strict code of ethics. The Association provides Fair Housing information on its website, offers Fair Housing classes, education on ethics, professionalism, and professional standards, as well as the diversity course mentioned above. The Association also maintains a roster of instructors on key topics including Fair Housing and legal issues.



Arizona Department of Real Estate Commission is the licensing authority for real estate brokers and salespersons. The Department has adopted education requirements that include courses in ethics and Fair Housing. To renew a real estate license, each licensee is required to complete continuing education, including ethics and Fair Housing issues.

Southeast Arizona Association of Realtors was founded in 1971, the Southeast Arizona Association of REALTORS® Inc. represents approximately 220 REALTORS® in the Southeast Arizona area, including Sierra Vista, Bisbee, and Douglas. As members of the National Association of Realtors and licensed real estate agents, members abide by the NAR Code of Ethics, and have received training and continuing education on Fair Housing topics.



Cochise County Chapter
West & SouthEast REALTORS® of the Valley

COORDINATION & SUPERVISION IN THE RENTAL MARKET

A number of agencies are involved with the apartment rental process and related practices. This oversight includes ensuring that Fair Housing laws are understood. The following organizations have limited oversight within the rental housing market.

National Apartment Association (NAA) serves the interests of multifamily housing owners, managers, developers, and suppliers. As a federation of more than 170 state and local affiliates, NAA is comprised of over 63,000 members representing more than 7 million apartment homes throughout the United States and Canada. The organization offers a range of courses and information on Fair Housing issues, including domestic violence, housing design standards, and the elderly. In addition, the organization provides a Fair Housing Library for its members.



Arizona Multi-housing Association (AMA) is a statewide trade association for the apartment industry in legislation, legal and regulatory matters. The AMA provides services, products, educational programs, and networking opportunities to promote ethical, quality rental housing throughout Arizona.

National Association of Residential Property Managers (NARPM) is an association of real estate professionals who are experienced in managing single-family and small residential properties. NARPM promotes the standards of property management, business ethics, professionalism, and Fair Housing practices within the residential property management field. NARPM certifies members in the standards and practices of the residential property management industry and promotes continuing professional education. NARPM offers designations to qualified property managers and management firms, and these certifications require educational courses in Fair Housing practices.



OTHER ENTITIES

There are other organizations that are involved in Fair Housing activities, though not as supervisory organizations, but rather as advocacy organizations.



Arizona Center for Disability Law is a federally designated Protection and Advocacy System (P&A) for the State of Arizona. P&As throughout the United States assure that the human and civil rights of persons with disabilities are protected. In creating P&As, Congress gave them unique authorities and responsibilities, including the power to investigate reports of abuse and neglect and violations of the rights of persons with disabilities. The Center is authorized to pursue appropriate legal and administrative remedies on behalf of person with disabilities to ensure the enforcement of their constitutional and statutory rights, including Fair Housing issues.

Arizona Fair Housing Center (AFHC) is a private not-for-profit civil rights advocacy organization whose mission is to eliminate housing discrimination. The Center engages in a range of outreach and education efforts on Fair Housing. The Center also investigates some complaints, makes referrals to attorneys and government agencies, and provides technical assistance to government agencies, housing providers, and social service agencies.



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RISE Services, Inc. provides services in the Sierra Vista Arizona. RISE Services, Inc. provides children and adults that have developmental disabilities with developmental disability support services, safe housing, early intervention therapy, job coaching, and more. Their four main residential options include comprehensive in-home care for adults, group home care services, senior in-home care services, and independent living services.

Southwest Fair Housing Council (SWFHC), based in Tucson, Arizona, is a non-profit agency funded by memberships, donations, HUD, the Arizona Department of Housing and CDBG funding. The SWFHC also receives funding through HUD's Fair Housing Initiatives Program (FHIP) to assist people who believe they have been victims of housing discrimination. The SWFHC will use its FHIP grant to conduct an array of enforcement and education and outreach activities, and other Fair Housing assistance throughout the state.



The SWFHC works to affirmatively further Fair Housing and overcome identified impediments to Fair Housing choice for protected classes throughout the state and, collaborates with two Fair Housing Assistance Program (FHAP) agencies: the Arizona State Attorney General's Office and the City of Phoenix's Department of Equal Opportunity to address Arizona's Fair Housing needs.

The SWFHC provides a variety of services directed toward education and enforcement of Fair Housing laws, including: investigating individual complaints of housing discrimination; obtaining evidence to support enforcement action by public agencies conducting legal or administrative actions; initiating complaints and litigation to serve Fair Housing goals; making presentations at community meetings and special events; conducting conferences, training programs, and seminars to inform housing professionals about housing laws; and providing information and referrals for persons and families with housing needs.

LENDING AND COMPLAINT DATA; ADVERTISING

This section of the AI evaluates lending practices in Sierra Vista, using information from banking oversight agencies, and complaint data from local, state, and federal organizations and agencies, as well as an assessment of advertising practices.

HOME LOAN ACTIVITY

Loan activity information is tracked by the Federal Financial Institutions Examination Council (FFIEC). Through the Home Mortgage Disclosure Act the HMDA data base is developed. In this **Table 14**, the column label 'Application Received' is the total number of applications that are submitted to obtain a mortgage. 'Loans Originated' are loans/mortgages that have been granted. The 'Percentage Originated' is the number of 'Loans Originated' divided by 'Applications Received' to evaluate if there are differences in the success rates.



The reasons why some loan applications do not make it to the 'Loan Originated' column is because an application does not accept the agreement, the application is denied by the mortgage company, the application is withdrawn by the applicant, or the file is closed due to incompleteness by the mortgage company.

MORTGAGE BASED ON INCOME

Table 14 provides information about mortgage applications and originations based on area median income for the Sierra Vista-Douglas MSA from 2021. In review the data below, the average success rate is 54% for all income levels. The lowest percentage originated rate is those who have an income <50% of the MSA median family income of 43%. All other income classifications are over 54% with successfully receiving a loan. The highest success rate (61%) for receiving a loan for those with the highest incomes of 120% or greater MSA median family income.

Income Applicants Median Family Income	Applications Received		Loans Originated		Percent Originated
	Number	Amount	Number	Amount	
<50%	670	\$78,940,000	285	\$33,675,000	43%
50% - 79%	1,049	\$163,325,000	582	\$94,170,000	55%
80% - 99%	332	\$56,680,000	179	\$30,345,000	54%
100% - 119%	1,041	\$209,455,000	591	\$123,525,000	57%
>120%	2,511	\$612,805,000	1528	\$386,660,000	61%
Income Not Available	514	\$120,360,000	277	\$70,475,000	54%

Source: HMDA Disposition of applications by income, race, and ethnicity of applicant (2021)

MORTGAGE BASED ON RACE

Table 15 provides information on mortgage applications and originations based on race and ethnicity for the Sierra Vista-Douglas MSA from 2021. In review the data below, the average success rate is 54% for all races. The two lowest loan originated race groups are American Indian or Alaska Native (36%) and Native Hawaiian or Other Pacific Islander (46%). The two highest loan originated race groups are Asian (66%) and Joint (two different race classifications) (60%). In review of the data breakdown by ethnicity, the average success rate is slightly higher at 56% than the average success rate for all races. Those who identify as Hispanic or Latino have a slightly lower average of success rate at 54%.

Table 15: Mortgage Applications and Originations Based on Race & Ethnicity					
Race	Applications Received		Loans Originated		Percentage Originated
	Number	Amount	Number	Amount	
American Indian or Alaska Native	45	\$7,505,000	16	\$2,960,000	36%
Asian	79	\$16,765,000	52	\$11,350,000	66%
Black or African American	193	\$47,975,000	110	\$27,540,000	57%
Native Hawaiian or Other Pacific Islander	13	\$2,035,000	6	\$1,000,000	46%
White	3965	\$779,475,000	2312	\$474,210,000	58%
2 or more minority races	12	\$2,990,000	7	\$1,615,000	58%
Joint	156	\$38,050,000	93	\$24,685,000	60%
Race Not Available	1140	\$226,410,000	569	\$125,015,000	50%
Ethnicity					
Hispanic or Latino	971	\$166,145,000	525	\$95,575,000	54%
Not Hispanic or Latino	3393	\$698,965,000	1988	\$424,650,000	59%
Joint	225	\$50,225,000	140	\$32,550,000	62%
Ethnicity Not Available	1012	\$205,480,000	511	\$115,445,000	50%

Source: HMDA Disposition of applications by income, race, and ethnicity of applicant (2021)

FAIR HOUSING COMPLAINT DATA

As described earlier, there are several organizations and agencies with oversight of Fair Housing. This section of the AI Report will review and assess information about housing discrimination complaints and reports on housing opportunity in Sierra Vista.

In the past five years, there were two Title VIII cases in the Federal Court's Arizona District, but none of these complaints involved entities in Sierra Vista.

The Arizona Attorney General's Office is responsible for administration of Fair Housing complaints in Arizona. The HUD Office of Fair Housing and Equal Opportunity (FHEO) maintains data for the State of Arizona.

FHEO data was obtained for the City of Sierra Vista for the period between January 1, 2019, and December 31, 2023 (previous five years) and is presented in **Table 16** and **Table 17**. During the previous five-year period, only five Fair Housing complaints were filed, with no cases filed in 2019 and two cases filed in 2020. The majority of Fair Housing complaints filed in the previous five-years had a race basis for discrimination or involved discriminatory terms, conditions, or privileges. Other complaints were on the basis of disability, retaliation, and sex. These complaints included failure to make reasonable accommodations, refusal to rent, or was some other discriminatory act. No complaints were filed on the basis of color, national origin, familial status, or religion.

Table 16: Number of Case by Basis of Discrimination					
Cochise County, AZ	Year of Filing Date				
	2019	2020	2021	2022	2023
Total*	0	2	1	1	1
Race		1	1	1	1
Color					
National Origin					
Disability		1		1	
Familial Status					
Religion					
Sex				1	
Retaliation				1	1

Source: U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (FHEO), Los Angeles FHEO Center, Fair Housing Complaints in Sierra Vista, AZ, 2019-2023. *Some cases have more than one basis of discrimination.

Table 17: Number of Case by Fair Housing Issue

Cochise County, AZ	Year of Filing Date				
	2019	2020	2021	2022	2023
Total*	0	2	1	1	1
Terms/Conditions/Privileges		2		1	1
Failure to Make Reasonable Accommodations		1		1	
Refusal to Rent			1	1	
Other Discriminatory Act					1

Source: U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (FHEO), Los Angeles FHEO Center, Fair Housing Complaints in Sierra Vista, AZ, 2019-2023. *Some cases involve more than one Fair Housing issue.

REAL ESTATE ADVERTISING

This assessment of Fair Housing practices in Sierra Vista included a review of several sources containing advertisements for housing, both for sale and rental. Overall, there does not appear to be any attempt to exclude or discriminate against any of the protected classes. Common methods for looking for housing are using websites such as affordablehousing.com, trulia.com, realtor.com, apartments.com, and Zillow.com.

Cochise County’s Housing Authority can also assist in helping to find affordable housing options. Information can be found on their website at <https://www.cochise.az.gov/373/Housing-Authority>, their office at 1415 Melody Lane, Building A, Bisbee, AZ 85603 or calling 520-432-8880.



Another method in looking for housing options is to contact a local real estate agent. Some of the local real estate agencies include but are not limited to DiPeso Realty, Long Realty-Sierra Vista, Keller Williams Southern Arizona, Tierra Antigua Realty, Coldwell Banker Realty, Realty Executives Arizona Territory, Haymore Real Estate LLC, Brad & Iwona Snyder Sierra Vista Realty, and Sierra Shows Realty.

OBSERVATIONS

Several key points emerge from the preceding discussion. While not definitive indicators of impediments to Fair Housing choice, they point to contributing factors that increase the likelihood of impediments to Fair Housing choice. These points are:

- 1) The number of FHEO complaints for the period under review was modest (i.e., five cases).
- 2) There was no clear sign of discrimination in the language or illustrations of housing advertising in the area’s real estate online sites.

PUBLIC POLICIES AND PRACTICES

LAND USE PLAN - HOUSING

Public policies established at the local level can affect housing development and therefore, may have an impact on the range and location of housing choices available to residents. Fair Housing laws are designed to encourage an inclusive living environment and active community participation. An assessment of public policies and practices enacted by the City can help determine potential impediments to Fair Housing opportunity. To identify potential impediments to Fair Housing choice and affordable housing development, housing-related documents (e.g., zoning code materials, previous Fair Housing assessments) were reviewed. Additionally, interviews with Fair Housing advocates and practitioners were conducted in preparing this AI Report. This section of the analysis focuses on public policies that may impede Fair Housing choice in Sierra Vista.

Arizona law requires municipalities to prepare General Plans, including a Housing Element. This element establishes a goal of ensuring that all residents have access to adequate and affordable housing. The General Plan may also include a housing opportunities objective to provide quality housing and a range of housing size, cost, and density that should be made available in each community, to make it possible for all who work in the community to also live in the community. In these General Plans, local governments evaluate the composition and quality of the community's housing stock, the age and condition of housing, the cost of housing, the needs of households that are cost burdened, the relationship of local housing costs and availability to the socioeconomic characteristics of these households and special housing needs in the community (e.g., housing needs of residents who are elderly; homeless; persons with mental, physical, or developmental disabilities; and persons with HIV/AIDS).

The City's General Plan, approved by the City Council voters in June of 2014 and ratified by the voters in November of 2014, contains a chapter on housing. The housing goals note, in particular, the need to promote a range of available, accessible, and affordable housing, to provide quality housing, and to revitalize existing neighborhoods. The Plan is notable for its focus on providing housing meeting visitability standards, locating housing for citizens with special needs near transportation services, and for addressing the need to find or create housing for the "hard to house," including ex-offender and the homeless.

BUILDING AND ZONING CODES

The City also has a Building Code and a Zoning Code, which serve to protect the public interest and create safe and sanitary living conditions. However, both can affect Fair Housing choice. Inspection costs, permit fees, and higher quality construction requirements tend to drive up the cost of housing. Requirements for various kinds of building permits also increase the cost of a housing unit. Similarly zoning requirements that define or exclude certain types of housing can reduce the opportunity to develop a range of housing choices for individuals across the community.

The Fair Housing equation is balanced on one end with equal access and on the other end with a range of housing choice. To ensure Fair Housing choice in a community, a zoning ordinance should provide for a range of housing types, including single-family, multi family, second dwelling units, mobile homes, licensed community care facilities, employee housing for seasonal or migrant workers, assisting living facilities, emergency shelters, and transitional housing. Single and multi-family housing types include detached and attached single-family homes, duplexes, townhomes, condominiums, and rental apartments, as well as accessory units.

The Building Code for the City is based upon the 2018 edition of the International Building Code, amended to meet the specific needs of the City. As such, it incorporates policies, procedures and standards that are widely accepted and do not adversely affect housing choice.

The Development Code for Sierra Vista permits this range of development and permits a range of housing in a range of areas within the City. Manufactured housing is permitted, as are accessory units and group living arrangements. The standards do not restrict accessibility in particular. The current Zoning Code does address a number of terms, such as “disabled” and “family,” and in doing so avoids issues that could possibly impact housing choice. It should be noted that the Code does not mention visitability or universal design.

TRANSPORTATION

Transportation from housing to work, to services, and to shopping is an essential part of Fair Housing. Persons without automobiles, persons with disabilities, the elderly, and many others need access to reliable and convenient transportation.

Sierra Vista has a public mass transit system called Vista Transit, which is a division of the City's Department of Public Works. Vista Transit complies with Title VI of the Civil Rights Act of 1964 and service will be provided without regard to race, color, national origin, age, sex [including gender identity and sexual orientation], or disability. All fixed-route buses are fully accessible. The service has multiple routes that run between 7:00 AM and 5:00 PM, connecting residential areas to employment centers, amenities, and shopping.

Vista Transit's Paratransit curbside services are available to customers with disabilities and related information is provided in a variety of accessible formats. Vista Transit travels within the City Limits (Monday-Friday) to serve customers with special needs. All buses and vans are accessible compliant with the Americans with Disability Act (ADA) standards. Reservations must be made 7 days in advance, Monday-Friday during business hours.

OBSERVATIONS

Several key points relevant to potential impediments to Fair Housing emerge from the preceding discussion. While not definitive indicators of impediments to Fair Housing choice in and of themselves, they point to conditions or situations that may create impediments. These points are:

- 1) The City's General Plan emphasizes the development of a range of housing opportunities for all residents with an emphasis upon addressing the needs of persons with a disability and the “hard to house.”
- 2) The City's Building and Development Codes do not limit Fair Housing.
- 3) The City's public transit system provide adequate service and addresses public transportation needs as well as the needs of persons with disabilities.

SURVEY AND PUBLIC MEETINGS

SURVEY AND PUBLIC MEETING DISCUSSIONS

The City published an online survey including Fair Housing questions. When asked about Fair Housing and housing discrimination in Sierra Vista, the survey identify Fair Housing as a high priority and acknowledged that discrimination in housing is illegal. However, the survey did not indicate that housing choices were geographically limited to certain areas or neighborhoods. The survey also pointed to a lack of Fair Housing information and programs. At the January 7, 2024, City Council Work Session, Fair Housing was discussed in regard to continued literature and education about Fair Housing rights. Furthering Fair Housing is the responsibility of the City's Community Development Department through its day-to-day operations.

OBSERVATIONS

The key point that emerges from the preceding discussion is that the residents involved in these discussions see Fair Housing as a high priority. However further Fair Housing information and education is needed. Based on recent complaint data, the common bases of discrimination are race and disability. Based on the limited number of Fair Housing complaints in recent years, housing discrimination is not a major issue in Sierra Vista. However, Fair Housing information and education should continue to be provided to the community to ensure that equitable housing opportunity.

FAIR HOUSING ACCOMPLISHMENTS

The City of Sierra Vista has and will continue to participate in and educate the citizens in the community about the rights given to every person by the Fair Housing legislation. The City adopts a policy of acceptance through an annual Fair Housing Resolution each April and proclaims April to be Fair Housing Month in Sierra Vista. Most recently, at a regular meeting held on April 6, 2023, the Mayor proclaimed April “Fair Housing Month” and the City Council passed a resolution restating the City’s commitment to the principle of Fair Housing and the necessary actions to affirmatively further Fair Housing in the City. The City is scheduled to pass another Fair Housing resolution in April 2024.

The number of Fair Housing complaints reported in the City of Sierra Vista are modest, with only five complaints reported in the previous five years (FHEO, 2019-2023). If the City does receive a Fair Housing complaint directly, it refers the complainant directly to Southwest Fair Housing Council and HUD FHEO for investigation.

The City of Sierra Vista is required to affirmatively further Fair Housing as mandated by Section 808(e)(5) of the Fair Housing Act. Each Annual Action Plan for Sierra Vista’s Community Development Block Grant (CDBG) program includes initiatives to further Fair Housing choices and increase access to housing and housing programs and services. HUD also requires that the City conduct an Analysis of Impediments to Fair Housing Choice (AI Report) and to take appropriate actions to overcome the effects of any impediments identified through that analysis. The Department of Community Development also reports on Fair Housing issues to the Arizona Department of Housing and documents Fair Housing issues in its Comprehensive Annual Performance and Evaluation Reports (CAPER).

The City makes literature available to the public on Fair Housing rights, including a kiosk in the City Hall’s lobby stocked with literature, in English and Spanish, regarding Fair Housing. Appropriate notices concerning Fair Housing are displayed at City Hall. All City housing programs are marketed to the Spanish speaking residents of Sierra Vista to the greatest extent feasible, using Spanish language brochures, community outreach, and interpretation, when necessary, at all City of Sierra Vista public hearings. To educate citizens on Fair Housing issues, educational materials are distributed at housing events sponsored by the City, including brochures published by HUD FHEO.

IDENTIFIED IMPEDIMENTS, RECOMMENDATIONS AND ACTIONS

BACKGROUND

This section summarizes the key findings of the AI Report and makes recommendations for actions to eliminate impediments to Fair Housing choice in Sierra Vista. This information is as comprehensive as possible, and there likely remain additional remedies to these and other problems faced by home seekers.

Housing discrimination continues to occur and manifests itself in different ways among different segments of the population. Since it continues to be the goal of the City to eliminate any existing discrimination and prevent future housing discrimination and other impediments to equal housing opportunity, the recommendations provided below provide a guide to ensure fair access to housing for all City residents.

This 2024 AI Report analyzes recent data, identifies the private and public sector conditions that foster housing discrimination, and provides recommendations for dealing with the Fair Housing issues identified. Based upon research in statistical materials, a review of HMDA and complaint data, survey data, and public meeting discussion, the following is a list of key potential impediments identified in Sierra Vista. Each impediment below is followed by recommendations to address and eliminate that impediment.

Several of these topics are closely related and linkages among them are noted.

It should be noted that in some instances, it is necessary to strike a balance among issues. Land use policies and requirements and development standards, although sometimes adding costs to construction or rehabilitation, are necessary for the safety and health of residents.

It should also be noted that Sierra Vista appears to have a low reported incidence of housing discrimination.

IMPEDIMENTS, RECOMMENDATIONS, AND ACTIONS

1) Need For Increased Awareness, Outreach, And Education

Sierra Vista has an active Fair Housing program. However, discussions indicate a lack of knowledge about Fair Housing law, policies, and practices. The need for on-going education, awareness, and outreach remains, especially among lower income households and minorities.

Recommendations:

- 1) Continue and expand efforts by City agencies, housing advocacy groups, and service organizations to inform renters and homebuyers of their rights and means of recourse if they feel they have been discriminated against.
- 2) Conduct City-led training sessions and information campaigns especially among rental property owners and managers, as well as apartment owner associations, and management companies.
- 3) Convene focus groups of advocacy groups, community-based organizations, real estate industry professionals, lenders, property owners, and government agency officials to review and assess Fair Housing issues. These groups should identify discriminatory practices, trends, or changes in

these practices, focal points of discriminatory practice, and the means or methods to address them.

- 4) Update Fair Housing information regularly and adjust strategies and actions accordingly. In particular, the groups mentioned above should continue to meet annually (or perhaps twice a year), for example at the Housing Summit.
- 5) Expand awareness efforts through school programs (e.g., poster contests, essay contests) coordinated with Fair Housing Month programs, and devote a Housing Summit session specifically to Fair Housing law and practice.
- 6) Work with housing advocacy and not-for-profit organizations to develop homeownership and home maintenance educational programs for first-time homebuyers to better prepare them for the responsibilities of ownership and home maintenance.
- 7) Continue and, if possible, expand existing programs to educate households and housing related organizations by disseminating Fair Housing law literature, conducting Fair Housing law seminars and training, and focusing public awareness campaigns about Fair Housing law in ethnic and minority neighborhoods, and among civic, social, religious, and special interest groups.
- 8) Provide Fair Housing materials and educational programs in Spanish, especially in neighborhoods and communities with high percentages of Spanish-speaking persons.
- 9) Provide materials and information regarding the Fair Housing Act, and federal and state housing laws and regulations regarding Fair Housing choice, including options to report complaints and request legal assistance.

2) Limited Supply of Affordable Housing

As discussed earlier, affordability is an indirect aspect of housing discrimination and it is difficult to talk about addressing impediments to Fair Housing, and actions to eliminate discrimination in housing, without simultaneously talking about development of policies, plans, programs, and projects to increase the supply of affordable housing.

Earlier sections of this Analysis addressed the issue of affordability. Suffice to say that even moderate-income households face challenges in purchasing a home in Sierra Vista, and low-income families face a significant cost burden for rental housing. Incentives for the creation of affordable housing should be structured so that they are stringent enough to produce the desired units, but palatable to the developer as well.

Recommendations:

- 1) Continue to use all available federal and state funding resources and programs to address high priority housing needs for rehabilitation, preservation, and development of affordable units.
- 2) Continue to work with community-based organizations, affordable housing developers, and housing advocacy groups to increase the supply of disability accessible housing units, leveraging resources to the extent possible.
- 3) Continue and, if possible, expand housing rehabilitation programs to maintain the City's base of affordable units, both owner-occupied and rental.
- 4) Research other affordable housing programs for additional ideas and practices.

- 5) Continue to seek incentives to promote developers constructing a wide range of housing types at a number of price points, considering transportation, employment centers and the availability of services and shopping in their planning.
- 6) Housing for special needs populations and minorities should be scattered throughout the City.

3) Government Policies

This impediment deals with issues relating to the development of land including housing that is available to a wide range of persons and income levels in disparate locations. This goal is affected by a wide range of factors, some of which are beyond the ability of the City to change. However, the City can address some issues, as noted below.

Recommendations:

- 1) Ensure that reasonable accommodation and disabled access issues are properly addressed in municipal zoning and construction codes, especially noting the definitional issues raised earlier.
- 2) Do as much as possible to reduce review and approval process times for both new construction and home modification applications.
- 3) Encourage the use of universal design principles in new housing developments.
- 4) Ensure that local zoning ordinances and building codes properly address issues of concern with respect to higher density housing, persons with disabilities, and group homes/congregate living/community care, including small housing units for seniors living alone.
- 5) Seek new or additional incentives, as noted in Impediment Two, to get developers to undertake affordable projects or to include affordable units in market rate projects.

4) Awareness Of Potential Discrimination

The review of demographic information does not provide a clear indicator of housing discrimination among persons in the protected classes. However, statistical data can assist in identifying potential problems and topics of concern,

In the current economy and given the structure of the City's housing stock, the incidences of discrimination may focus on rental housing, and the focus of efforts in the immediate future should be upon aspects of discrimination in the rental market, and upon some groups within the protected classes.

In particular, potential discrimination affecting one protected class should be noted. **Disabled persons may face discrimination or difficulties in finding appropriate units because of the small number of small units and the costs of building or adapting units.**

Recommendations:

- 1) Increase housing choice alternatives for the disabled and families with children by encouraging the construction of affordable, and especially rental, housing.
- 2) Convene focus groups of advocacy groups, community-based organizations, real estate industry professionals, lenders, property owners, and government agency officials to review and assess Fair Housing issues. These groups should identify discriminatory practices, trends, or changes in

these practices, focal points of discriminatory practice, and the means or methods to address them.

- 3) The City could create, or participate in, a Fair Housing testing and auditing program, focusing upon rental properties at this time.

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