City of Yuma
City Council Meeting
Agenda

Wednesday, June 3, 2026 **5:30 PM** **Yuma City Hall Council Chambers**
One City Plaza, Yuma

Notice is hereby given, pursuant to Resolution R2015-047 that one or more members of the Yuma City Council may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

Those wishing to speak on an agenda item or during Call to the Public must complete a Speaker Request Form prior to the start of the meeting. Speaker Request Forms can be found on the City's website, in the Clerk's Office, as well as in the Council Chambers.

"Call to the Public" comments are limited to non-agenda items that pertain to City business under the authority and legislative functions of the City Council. The total time for "Call to the Public" is limited to 30 minutes.

Speaker Request Forms should be submitted to City Clerk staff prior to the start of each meeting. All speakers, whether speaking on an agenda item or during "Call to the Public" are provided 3 minutes, with no more than 5 speakers permitted per topic/issue.

City Council Worksessions and Regular City Council Meetings can be viewed through the following platforms:

• Cable – Meetings are broadcast live on Spectrum Cable Channel 73.

• Live Stream – Residents can watch meetings on their computer or mobile device at www.yumaaz.gov/telvue. Previous Council meetings are also available on-demand.

• Virtual – Residents can watch meetings via Teams on their computer or mobile device at www.yumaaz.gov/publicmeetings. Click on "Calendar" then select the City meeting and click "Join".

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

FINAL CALL

Final call for submission of Speaker Request Forms.

ROLL CALL

I. MOTION CONSENT AGENDA

All items listed on the Motion Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a Councilmember so requests. In which event, the item will be removed from the Motion Consent Agenda and the vote or action may be taken separately.

A. Approval of minutes of the following City Council meeting(s):

1. MC 2026-100 **Regular Council Meeting Draft Minutes May 6, 2026**

Attachments: 2026 05 06 RCM Minutes

B. Executive Sessions

Executive Sessions may be held at the next regularly scheduled Special Worksession, Regular Worksession and City Council Meeting for personnel, legal, litigation and real estate matters pursuant to A.R.S. § 38-431.03 Section A(1), (3), (4), and (7). (City Attorney)

C. Approval of staff recommendations:

1. MC 2026-097 **Bid Award: Upgrade Pavement Markings At Four Citywide Locations**
Authorize a construction services contract for the Upgrade Pavement Markings Four Citywide Locations project to the lowest responsive and responsible bidder in the amount of $598,888.40 to HAWK Contracting LLC of Tempe, Arizona (Engineering-RFB-25-364) (David Wostenberg/Robin R. Wilson)

2. MC 2026-098 **Ratification of Purchase Order: Valley Aquatic Center Pool Renovations**
Ratify and approve change orders added to the original Purchase Order issued to DWD Construction, Yuma, Arizona, in the amount of $95,000.14 for the Valley Aquatic Center Pool Renovations project. (Facilities Management RFB-26-016) (Justin Lewis/Robin R. Wilson)

3. MC 2026-099 **2026-2030 Consolidated Plan, Annual Action Plan, and NRSA Plan - Community Development Block Grant and HOME Investment Partnerships Program**

Approve the City of Yuma Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) 2026-2030 Consolidated Plan, Annual Action Plan, and Neighborhood Revitalization Strategy Area (NRSA) Plan, updated Citizen Participation Plan and authorize the City Administrator to execute funding agreements and related documents with the U.S. Department of Housing and Urban Development (HUD). (Community Development/Neighborhood & Economic Development) (Kassandra Granados)

Attachments:
1. Yuma Consolidated Plan (2026-2030)
2. Neighborhood Revitalization Strategy Area (NRSA) Plan
3. Citizen Participation Plan

II. RESOLUTION CONSENT AGENDA

All items listed on the Resolution Consent Agenda will be considered and enacted with one motion. There will be no separate discussion of these items unless a City Councilmember so requests or a Speaker Request Form has been submitted. In which event, the item will be removed from the Resolution Consent Agenda and the vote or action may be taken separately.

1. R2026-020 **Agreement - Arizona Department of Homeland Security**

Authorize an agreement with the Arizona Department of Homeland Security to reimburse the City for funds expended for overtime, employee related expenses, and mileage being utilized in support of Operation Stonegarden. (Police/Patrol) (Thomas Garrity)

Attachments:
1. SUPP Agreement: Arizona Department of Homeland Security
2. SUPP Agreement: Arizona Department of Homeland Security
3. RES Agreement: Arizona Department of Homeland Security
4. AGMT Agreement: Arizona Department of Homeland Security

2. R2026-021 **Memorandum of Understanding: Yuma Regional Mental Health Court**

Authorize the Yuma Police Department to participate in the Yuma Regional Mental Health Court through the attached Memorandum of Understanding (MOU). (Police/Administration) (Thomas Garrity)

Attachments:
1. RES MOU: Yuma Regional Mental Health Court
2. AGMT MOU: Yuma Regional Mental Health Court
3. ACK MOU: Yuma Regional Mental Health Court
4. SUPP MOU: Yuma Regional Mental Health Court

3. R2026-022

Intergovernmental Agreement: Yuma Region Imagery Acquisition Consortium Project

Adopt a resolution authorizing the City Administrator to sign an Intergovernmental Agreement between the City of Yuma, Yuma County, and other governmental agencies to participate in the Yuma Region Imagery Acquisition Consortium Project. (IT) (Isaiah Kirk)

Attachments:
1. RES IGA: Yuma Region Imagery Acquisition Consortium Project
2. AGMT IGA: Yuma Region Imagery Acquisition Consortium Project

4. R2026-023

Intergovernmental Agreement: Yuma County for Election Services

Approve an Intergovernmental Agreement (IGA) with Yuma County to assist with the coordination and administration of City elections. (Administration/City Clerk) (Janet L. Pierson)

Attachments:
1. RES IGA: Yuma County for Election Services
2. AGMT IGA: Yuma County for Election Services

5. R2026-024

Development Fee Deferral: Cielo Verde Unit 4, Phase III Subdivision

Authorize deferral of City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 4, Phase III Subdivision, and collect a $500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is three years from date of execution. (Engineering) (David Wostenberg)

Attachments:
1. MAP Development Fee Deferral: Cielo Verde Unit 4 Phase III
2. RES Development Fee Deferral: Cielo Verde Unit 4 Phase III
3. AGMT Development Fee Deferral: Cielo Verde Unit 4 Phae III

6. R2026-025

Development Fee Deferral: Cielo Verde Unit 6, Phase II Subdivision

Authorize deferral of City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 6, Phase II Subdivision, and collect a $500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is three years from date of execution. (Engineering) (David Wostenberg/ Andrew McGarvie)

Attachments:
1. MAP Developmnet Fee Deferral: Cielo Verde Unit 6, Phase II
2. RES Development Fee Deferral: Cielo Verde Unit 6, Phase II
3. AGMT Development Fee Deferral: Cielo Verde Unit 6, Phase II

III. INTRODUCTION OF ORDINANCES

The following ordinance(s) is presented to the City Council for introduction. No vote or action by the City Council is necessary. However, the City Council may, at its option, vote or take action where appropriate. Ordinances given introduction are generally presented to the City Council for adoption at the next Regular City Council meeting.

1. O2026-015

City of Yuma Proposition 436: Permanent Base Adjustment - November 2026 General Election

Adopt an ordinance authorizing the submission of Proposition 436 to the qualified electors of the City of Yuma at the November 3, 2026, General Election, asking whether to approve a $30 million Permanent Base Adjustment to the City's expenditure limitation. (City Administration/Finance) (Jay Simonton/Douglas Allen)

Attachments: 1. ORD Proposition 436: Permanent Base Adjustment

2. O2026-016

Rezoning of Property: Northwest Corner of 27th Street and 20th Avenue

Rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District. (Community Development/ Community Planning) (Alyssa Linville)

Attachments: 1. P&Z RPT Rezoning of Property: Lume Desert Living

2. ORD Rezoning of Property: Lume Desert Living

3. O2026-017

Rezoning of Properties: 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and Southeast Corner of 6th Street and Gila Street

The Planning and Zoning Commission recommends approval of the request to rezone the properties located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and the Southeast Corner of 6th Street and Gila Street, from the Heavy Industrial/Infill Overlay (H-I/IO) District to the Old Town/Infill Overlay (OT/IO) District. (Community Development/Community Planning) (Alyssa Linville)

Attachments: 1. P&Z RPT Rezoning of Properties: 2 E. 6th St,541 S. Gila St, 599 S. Gila St, southeast corner of 6th St and Gila St

2. ORD Rezoning of Properties: 2 E. 6th St, 541 S. Gila St, 599 S. Gila St, southeast corner of 6th St and Gila St

4. O2026-018 **City of Yuma Proposition 437: Signatures on Nomination Petitions**

Authorize the submission of Proposition 437 to the qualified electors of the City of Yuma at the November 3, 2026, Special Election, asking whether to approve a City Charter change that will reduce the number of signatures required on nomination petitions for City elected office. (City Administration) (Jay Simonton)

Attachments: 1. ORD Nomination Petitions Charter Change Draft.docx

IV. BUDGET DISCUSSION

Discussion and questions by City Council relating to the proposed FY2027 Budget

V. APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Discussion and possible action on the following items:

1. Appointments

• City Clerk

2. Announcements:

City Council report on meetings/events attended – City Council report on issues discussed in meetings/events attended by a City Council representative in their official capacity as the City's representative during the period of May 21, 2026 through June 3, 2026. City Council questions regarding the update must be limited solely for clarification purposes. If further discussion is warranted, the issue will be added to a future agenda for a detailed briefing.

City Council report of upcoming meetings.

City Council request for agenda items to be placed on future agendas.

3. Scheduling:

Motion to schedule future City Council meetings pursuant to Arizona Revised Statutes Section 38-431.02 and the Yuma City Code, Chapter 30.

VI. SUMMARY OF CURRENT EVENTS

This is the City Administrator's opportunity to give notice to the City Council of current events impacting the City. Comments are intended to be informational only and no discussion, deliberation or decision will occur on this item.

VII. CALL TO THE PUBLIC

Members of the public may address the City Council on matters within City Council's authority and jurisdiction that are not listed on the agenda during the "Call to the Public" segment of the meeting. All speakers must complete a Speaker Request Form and submit it to City Clerk staff no later than the "Final Call for Speaker Request Forms" is made at the beginning of each meeting.

VIII. EXECUTIVE SESSION

An Executive Session may be called during the public meeting for the purpose of receiving legal advice for items on this agenda pursuant to A.R.S. Section 38-431.03 A (1, 3, 4 and/or 7) and the following items:

A. Discussion, consultation with and/or instruction to City Attorney regarding Title 39. (A.R.S. § 38-431.03 A3 & A4)

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Department, One City Plaza, Yuma, AZ 85364-1436; (928) 373-5125 or TTY (928) 373-5149.

City of Yuma

City Council Report

File #: MC 2026-100 **Agenda Date:** 6/3/2026 **Agenda #:** 1.

Regular Council Meeting Draft Minutes May 6, 2026

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY COUNCIL CHAMBERS, YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
MAY 6, 2026
5:30 p.m.

DRAFT

CALL TO ORDER

Mayor Nicholls called the City Council meeting to order at 5:31 p.m.

INVOCATION/PLEDGE

Pastor Dan Alberson of Sierra Vista Presbyterian Church gave the invocation**. Alex Tipton**, Assistant Director of Engineering, led the City Council in the Pledge of Allegiance.

FINAL CALL

Mayor Nicholls made a final call for the submission of Speaker Request Forms for agenda related items from members of the audience.

ROLL CALL

Councilmembers Present:	Martinez, Morris, McClendon, Smith, Morales, Watts, and Mayor Nicholls
Councilmembers Absent:	None
Staffmembers Present:	Acting City Administrator, John D. Simonton
	Building Official, Randall Crist
	Director of Parks and Recreation, Eric Urfer
	Chief of Police, Thomas Garrity
	Various Department Heads or their representative
	City Attorney, Richard W. Files
	Acting City Clerk, Janet L. Pierson

PRESENTATIONS

Reading of Proclamation: National Water Safety Month

Mayor Nicholls read a proclamation declaring the month of May as Water Safety Month and encouraged all residents, families, schools and community organizations to take an active part in promoting water safety.

Reading of Proclamation: Economic Development Week

Mayor Nicholls read a proclamation declaring the week of May 4th – 8th 2026 as Economic Development Week and encouraged residents, businesses and community partners to recognize and celebrate the important role of economic development in building a strong and prosperous community.

Reading of Proclamation: Missing and Murdered Indigenous Women Day

Mayor Nicholls read a proclamation declaring May 2026 to be National Awareness Month for Murdered, Missing Indigenous Women and Relatives in Yuma County, highlighting the importance of continued awareness and remembrance**. Roxanne Barley**, Cocopah Indian Tribe member, honored the resilience of the Yuma Indigenous community, described concerns about the limited effectiveness of the Turquoise Alert system, and thanked the City of Yuma for supporting awareness efforts over the past year.

Reading of Proclamation: Building Safety Month
Mayor Nicholls read a proclamation declaring the month of May 2026 as Building Safety Month and encouraged all residents to participate in Building Safety Month activities.

Recognition of Outgoing Board Member
Crist recognized Bill DeNise for his 30 years of service on the Building Advisory Board, highlighting his contributions to the City, his construction expertise, and his influence on the board. It was also noted that, following his retirement, his son, Josh DeNise, has been appointed to the board.

I. MOTION CONSENT AGENDA

Motion Consent Agenda Item C.7 – Cooperative Purchase Agreement: Aquatics Feasibility Study (Authorize the use of a cooperative purchase agreement through Omnia Partner Network, for the Aquatic Center Feasibility Study including Kennedy Pool to Berry, Dunn, McNeil & Parker, LLC of Phoenix, Arizona for a total of expenditure of $138,260.00) (CPA 26-292) (Pks & Rec/Purch)

Discussion

- The need for expanded aquatic facilities was identified in the Parks, Arts, Recreation, and Trails Master Plan adopted in July 2024. The study consists of two phases. Phase One includes information gathering, facility assessments, review of regional aquatic amenities, and extensive public engagement. Preliminary findings and conceptual designs will be developed and reviewed through public work sessions. Phase Two will focus on construction and operational analysis, including cost estimates, five-year pro formas, site evaluations, and potential partnership opportunities. The final study will provide the City with the information needed to make informed decisions regarding the future of aquatics in Yuma. The Aquatics Feasibility Study will evaluate a full system of aquatic facilities to serve the community as it grows, not just a single pool. (**Mayor Nicholls/Urfer**)
- Pending approval, the study is expected to begin around Memorial Day and will take approximately 11 months to complete. (**Mayor Nicholls/Urfer**)
- The upcoming community engagement meetings will be held in multiple areas throughout the City similar to the approach used during the Master Plan process. Previous meeting locations included Yuma High School, the Civic Center, and the Readiness Center to ensure coverage across different neighborhoods. (**McClendon/Urfer**)
- Individual responses along with the final results are typically included in an appendix and attached at the end of the report, similar to the Master Plan. (**Martinez/Urfer**)

Motion Consent Agenda Item C.8 – Cooperative Purchasing Agreement: Pump and Motor Repair and Replacement (Authorize the purchase and delivery of pump and motor repair and replacement from Precision Electric, Yuma, Arizona; Phoenix Pumps Inc., Phoenix, Arizona; and D&H Electric, Yuma, Arizona, utilizing a Cooperative Purchase Agreement from the Yuma Educational Materials Management Consortium. This contract is valid for one year with the option to renew for four additional one-year periods, one period at a time, depending on the appropriation of funds and satisfactory performance on an as-needed basis, at a total estimated annual expenditure of $298,000.00) (CPA-24-372) (Utl/Pks & Rec/Facl Mgmt, Purch)

DRAFT

Morales declared a conflict of interest on Motion Consent Agenda Item C.8, due to prior discussions with the vendor regarding services at his place of employment and left the dais.

Motion (Smith/Watts): To approve Motion Consent Agenda Item C.8 as recommended. Voice vote: **approved** 6-0-1. **Morales** abstaining due to conflict of interest.

Morales returned to the dais.

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Motion Consent Agenda Item C.3 – Contract Award: Professional Real Estate Services (Authorize a one-year contract with the option to renew for up to four additional years, one year at a time, contingent on need and satisfactory performance, for Professional Real Estate Services with Realty Executives, McKelvey-Malouff Satellite, Yuma, Arizona) (RFP-26-247) (DCD/Purch)

Discussion

- Concerns were raised about a potential conflict of interest with McKelvey-Malouff Realty due to one of the realtors serving on the Planning and Zoning Commission. After meeting with Chelsea Malouff, it was confirmed that she would represent the City and would recuse herself from any conflicting items, provided City staff gives clear notice of a conflict. The concerns have been addressed. (**Morales**)

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Motion Consent Agenda Item C.10 – Commemorative Facility Naming: City of Yuma Public Safety Evidence Storage Facility (Approve naming the new Public Safety Evidence Storage Facility the Lieutenant Daniel Elkins Public Safety Evidence Storage Facility) (YPD)

Discussion

- The Yuma Police Department's recommendation to name the new facility after Lieutenant Daniel Elkins who was killed in the line of duty while serving the Yuma community is significant. The service and commitment he and his family provided to our community is something to remember and it is important to express appreciation for honoring his legacy. (**Smith**)
- Once the naming is approved by City Council, planning will begin with Lieutenant Elkins' family to select a suitable date for the plaque unveiling. The intent is to invite his family, who are located in various areas outside of Yuma, and issue the press release at that time. (**Mayor Nicholls/Garrity**)

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Motion Consent Item C.11 – Guaranteed Maximum Price: Hotel Del Sol Multi-modal Transportation Center (Authorize a contract for a guaranteed maximum price for the construction of the Multi-modal Transit Center in the amount of $17,421,425.00 to Core Construction, Inc., Tempe, Arizona, under the existing Design-Build contract for the project) (Engineering 2020-20000136) (Eng/Purch)

Discussion

- The vision is to redevelop the facility into a multi-modal center. Only one third of the ground floor will serve transit functions, with the remainder of the building designed as open space for future commercial or residential uses. The project is primarily grant funded, including a $10.6 million federal grant, $3.6 million in state funding and close to $3 million was received for design funding, with the City providing the required match. If awarded, construction is expected to begin in

September and take approximately 18 months. The building will be demolished except for the historic east and north facades, which will be preserved and reattached. Additional historic elements, such as the fireplace, will be removed, preserved, and reinstalled, and other artifacts not returning to the building will be repurposed through local museums to maintain their history. (**Smith/Simonton**)

- The multi-modal center will address longstanding concerns related to transportation access. Passengers using Amtrak Train services currently wait outdoors during early morning hours, and Greyhound Bus riders rely on an unsheltered bus stop. The new facility will provide secure, appropriate indoor waiting areas for both services, improving safety and comfort for travelers. While this is a smaller component of the overall project, it remains an important and meaningful improvement for the community. (**Mayor Nicholls**)
- The total project cost is $17,421,425.00, with 80 percent funded by grants and the remaining portion paid by the City. (**Simonton/Martinez**)

Motion (Morris/Smith): To approve the Motion Consent Agenda as recommended, with the exception of item C.8, which was approved through a previous vote. Voice vote: **approved** 7-0.

A. Approval of minutes of the following City Council meeting(s):

Regular Council Meeting Minutes	March 18, 2026
Regular Council Worksession Minutes	March 31, 2026
Regular Council Meeting Minutes	April 1, 2026
Regular Council Worksession Minutes	April 14, 2026

B. Executive Session

Executive Sessions may be held at the next regularly scheduled Special Worksession, Regular Worksession and City Council Meeting for personnel, legal, litigation and real estate matters pursuant to A.R.S. § 38-431.03 Section A (1), (3), (4), and (7). (City Atty)

C. Approval of Staff Recommendations

1. Approve a Series #10: Beer and Wine Store Liquor License application submitted by Anwar Jatoi, agent for Arco AM-PM located at 2295 S. Avenue C. (LL26-03) (Admn/Clk)

2. Authorize the purchase of lubricants, motor oils, and greases to the lowest responsive and responsible bidders for a total estimated expenditure of $55,500.00 annually to Senergy Petroleum, LLC of Gilbert, Arizona and McNeece Bros Oil Co. Inc. of Yuma, Arizona. (RFB-26-251) (Pub Wrks/Purch)

3. Authorize a one-year contract with the option to renew for up to four additional years, one year at a time, contingent on need and satisfactory performance, for Professional Real Estate Services with Realty Executives, McKelvey-Malouff Satellite, Yuma, Arizona. (RFP-26-247) (DCD/Purch)

4. Authorize a professional engineering services contract for the Hydrogen Sulfide Mitigation Study Grant project, utilizing the Water Systems On-Call Services contract in the amount of $209,670.00 to Carollo Engineers, Inc. (RFQ-23-087) (Utl/Purch)

DRAFT

5. Authorize a design services contract for Agua Viva Water Treatment Plant, Pureflow Expansion, utilizing the Water Systems On-Call contract in the amount of $288,570.00 to Carollo Engineers, Inc., (RFQ-23-087) (Utl/Purch)

6. Authorize Printing, Insertion and Mailing Services from Matrix Imaging Solutions, LLC, Coppell, Texas utilizing a Cooperative Purchase Agreement from the City of Allen, Texas for a one year with the option to renew for four additional one-year periods, one year at a time, depending on the appropriation of funds and satisfactory performance, at a total estimated annual expenditure of $42,500.00 (excluding postage). (CPA-26-248) (Fin/Purch)

7. Authorize the use of a Cooperative Purchase Agreement through Omnia Partner Network, for the Aquatic Center Feasibility Study including Kennedy Pool to Berry, Dunn, McNeil & Parker, LLC of Phoenix, Arizona for a total of expenditure of $138,260.00. (CPA 26-292) (Pks & Rec/Purch)

8. Pulled for separate consideration, see above.

9. Authorize the purchase of microwave radios and services, utilizing a Cooperative Purchase Agreement with Microwave Networks, Inc., Stafford, Texas for an estimated expenditure of $1,290,466.00. (GNT-26-283) (IT/Purch)

10. Approve naming the new Public Safety Evidence Storage Facility the Lieutenant Daniel Elkins Public Safety Evidence Storage Facility. (YPD)

11. Authorize a contract for a guaranteed maximum price for the construction of the Multi-modal Transit Center in the amount of $17,421,425.00 to Core Construction, Inc., Tempe, Arizona, under the existing Design-Build contract for the project. (Engineering 2020-20000136) (Eng/Purch)

12. Authorize a five-year contract with the Arizona Department of Corrections (ADOC) for inmate labor within the City limits with an estimated annual expenditure of $125,000.00 (IGA-26-303) (Pks & Rec/Pub Wks/ Utl/ Purch)

II. ADOPTION OF ORDINANCES CONSENT AGENDA

Motion (Morales/Watts): To adopt the Ordinances Consent Agenda as recommended.

Pierson displayed the following title(s):

Ordinance O2026-014

An ordinance of the City Council of the City of Yuma, Arizona, amending Chapter 154 of the Yuma City Code, rezoning certain property located in the Agriculture/Airport Overlay (AG/AD) District to the Suburban Ranch/Airport Overlay (SR-1/AD) District and Low Density Residential/Airport Overlay (R-1-12/AD) District, and amending the zoning map to conform with the rezoning (rezone approximately 36.24 acres located at the northeast corner of 40th Street and Avenue 5¼ E) (Cmty Dev/Cmty Plng)

Roll call vote: **adopted** 7-0.

DRAFT

III. INTRODUCTION OF ORDINANCES

Ordinance O2026-009 – Business License Fee Exemption for Resident Veteran-owned Businesses and Merchants (Revise Yuma City Code (Y.C.C.) to exempt resident veteran-owned businesses and merchants from the fee imposed by Y.C.C. § 70-05) (Admn)

Discussion

- The wording should accurately reflect the intent that the veteran can be a Yuma County resident while the business must be located within the City. (**Morris/Mayor Nicholls**)
- Thank you to Councilmember **Morales** for initiating this ordinance and putting it into motion. It is sincerely appreciated. (**Martinez**)

Motion (Morris/Smith) – Amend subsection (D) to read "Yuma County resident, veteran-owned businesses or merchants shall be exempt from any business licenses under this section". Voice vote: **approved** 7-0.

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Motion (Morris/McClendon) – To amend Ordinance O2026-009 as follows:

- In the fourth line of the Title, remove the word "RESIDENT".
- In the third line under the fifth WHEREAS clause, replace "City residents" with "Yuma County residents".
- Amend the new subsection (D) under Section 1 as follows:
    - The first sentence shall read: "Exemption. Yuma County resident, veteran-owned businesses or merchants shall be exempt from payment for any business license under this section."
    - The third sentence shall read: "The exemption shall terminate if the business or merchant ceases to be veteran-owned."

Voice vote: **approved** 7-0.

Pierson introduced the following title as amended:

Ordinance O2026-009

An ordinance of the City Council of the City of Yuma, Arizona, amending Title 7 of the Yuma City Code, Chapter 70, revising section 70-05 to exempt resident veteran-owned businesses and merchants from section 70-05 (exemption is to recognize the service of military veterans and promote entrepreneurship by reducing financial barriers to starting and operating a veteran-owned business within the City) (Admn)

IV. BUDGET DISCUSSION

Discussion

- **Mayor Nicholls** stated that the budget item will remain on the agenda until final approval to allow Councilmembers the opportunity to raise questions or request further discussion.
- Fund summaries and detailed information on the various funds, not presented during the Worksession held on May 5, 2026, will be presented at the next Worksession. (**Simonton/Mayor Nicholls**)

DRAFT

V. ANNOUNCEMENTS AND SCHEDULING

Announcements

Smith, Watts, Morales, McClendon, Martinez, and Mayor Nicholls reported on the following meetings attended and upcoming events:

- Yuma Salutes America's 250 – A Star-Spangled Celebration
- The State of the City Address
- STEADY Nursing Leadership Event
- Healthcare for Heroes Medicare Event
- City of San Luis Council Meeting
- Yuma Police Department 1st Annual Autism Awareness Community Event
- BizKids for United Way Event
- Crane District's Benefits Fair
- Yuma County Nurses Foundation Annual Gala
- Economic Impact Community Luncheon hosted by Onvida Health
- Meeting with Cocopah Tribe Activist Roxanne Barley
- Yuma Metropolitan Planning Organization Monthly Meeeting
- Driving the Vote for Equality Tour Stop
- National Association for the Advancement of Colored People (NAACP) Meeting
- Arizona Corporation Commission Arizona Public Service (APS) Rate Case Discussion
- Speaker at the Fraternal Order of Police Yuma Lodge #24
- Yuma Historical Society Annual Meeting
- BetterYuma.org Sunset Community Health Center Presentation
- 2026 Yuma County Teacher of the Year Banquet
- Onvida Health Center Economic Impact Study Presentation
- Ribbon Cutting for I Am Wellness Studio
- National Crime Victims' Rights Week Gathering at the Martin Luther King Jr. Youth Center
- Arizona Women Leading Government Presentation for Mountain View High School Students
- American with Disabilities Act (ADA) Commission Meeting
- 3rd Annual Bring Your Child to Work Day Event
- Safe House Tour
- Chamber of Commerce Board Meeting
- 428x Suicide Awareness & Prevention BurnOut Contest
- 2026 Somerton Domestic Violence Denim Day
- Yuma County Victim Rights Committee Meeting
- Hosted Arizona State University Prep with the Public School Districts
- Washington D.C. Meeting with Senator Mark Kelly, Senator Ruben Gallego, Congressman Juan Ciscomani, Congressman Paul Gosar, and Congresswoman Adelita Grijalva.
- Meeting with the Federal Aviation Administration
- National Water Resources Association Annual Meeting
- Space Rising Arizona Space Congress Event

DRAFT

Watts shared a safety concern after her daughter and grandchildren encountered a rattlesnake and a river hazard at the West Wetlands Park. She noted the lack of warning signs and suggested adding signage or outreach to inform visitors of local risks. **Simonton** agreed to coordinate with the Parks and Recreation Department and the Public Works Department to identify where safety signs are needed and move forward with the appropriate signage.

Morales asked staff to provide options for an updated feasibility study for the Spaceport and Innovation District, noting that existing information is outdated and missing key financial and site details. He requested a report within 30–60 days on consultants, costs, and timelines. **Simonton** emphasized that feasibility studies require time and funding but agreed to review what can be compiled and report back.

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Scheduling – No meetings scheduled at this time.

VI. SUMMARY OF CURRENT EVENTS

Simonton thanked the staff and volunteers for the successful Yuma Salutes America 250 – A Star-Spangled Celebration, noting an estimated 4,000 attendees. He also announced the Greater Yuma Water Safety Alliance kickoff event, on May 7th and reminded the public that swim lesson registration is now open, highlighted the start of summer youth programs, and extended early Mother's Day wishes to the community.

VII. CALL TO THE PUBLIC

Carlos Adams, City resident, raised concerns about inconsistent commission meeting schedules and accountability, and also questioned the water use and community impact of a proposed data center.

Mike Shelton, City resident, expressed appreciation for **Urfer's** presentation and requested that outreach efforts include the Kennedy Park/Pool neighborhood. He also suggested exploring the possibility of a dual-use pool at Kennedy.

Raul Castillo, City resident and representative for Services Maximizing Independent Living and Empowerment (SMILE) Services, requested improved ADA accessibility, including updated signage to replace the word "handicap" with "accessible" and better sidewalks along Arizona Avenue.

VIII. EXECUTIVE SESSION/ADJOURNMENT

Motion (Morales/Smith): To adjourn the meeting to Executive Session. Voice vote: **approved** 7-0. The meeting adjourned at 7:10 p.m.

_____
Janet L. Pierson, Acting City Clerk

APPROVED:

_____
Douglas J. Nicholls, Mayor

Approved at the City Council Meeting of:
_____
Acting City Clerk: _____

DRAFT

City of Yuma

City Council Report

File #: MC 2026-097 **Agenda Date:** 6/3/2026 **Agenda #:** 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☒ Safe & Prosperous	☒ Motion
Finance	☐ Active & Appealing	☐ Resolution
	☐ Respected & Responsible	☐ Ordinance - Introduction
DIVISION:	☐ Connected & Engaged	☐ Ordinance - Adoption
Procurement	☐ Unique & Creative	☐ Public Hearing

TITLE:
Bid Award: Upgrade Pavement Markings At Four Citywide Locations

SUMMARY RECOMMENDATION:
Authorize a construction services contract for the Upgrade Pavement Markings Four Citywide Locations project to the lowest responsive and responsible bidder in the amount of $598,888.40 to HAWK Contracting LLC of Tempe, Arizona (Engineering-RFB-25-364) (David Wostenberg/Robin R. Wilson)

STRATEGIC OUTCOME:
This project aligns with the City Council's strategic outcome of fostering a safe and prosperous community. Upgrading and replacing pavement markings at these four locations is intended to mitigate traffic incidents occurring within these segments and enhance overall safety in these areas.

REPORT:
This project serves as the City's first Arizona Department of Transportation (ADOT) Certified Agency trial, enabling the City to administer grant-funded work directly. This approach is expected to reduce overall project costs by eliminating ADOT administration fees while maintaining full compliance with program requirements.

The project consists of upgrading the pavement markings with new thermoplastic paint and other related work on 32nd Street from Avenue D to Avenue C and from Avenue B to 4th Avenue, 16th Street from Avenue D to Pacific Avenue, and 3rd Street/Giss Parkway from Avenue B to Main Street.

The City applied for and was awarded a Highway Safety Improvement Program grant to fund this effort.

One bid was received from the following general contractor:

HAWK Contracting LLC $598,888.40

Approving this motion authorizes the contract with HAWK Contracting LLC. Construction of this project is anticipated to start by June 2026 and to be completed by July 2026.

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 100,000.00	BUDGETED:	$668,890.00
STATE FUNDS:	$ 568,890.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 668,890.00	Grants and City Road Tax Funds	

FISCAL IMPACT STATEMENT:
Sufficient budget capacity is provided in the FY 2026 City Council approved budget and Capital Improvement plan; and is programmed in the FY 2027 City Council adopted Tentative Budget.

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

None

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☒ Department
☐ City Clerk's Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

City of Yuma

City Council Report

File #: MC 2026-098 **Agenda Date:** 6/3/2026 **Agenda #:** 2.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☐ Safe & Prosperous	☒ Motion
Finance	☒ Active & Appealing	☐ Resolution
	☒ Respected & Responsible	☐ Ordinance - Introduction
DIVISION:	☐ Connected & Engaged	☐ Ordinance - Adoption
Procurement	☐ Unique & Creative	☐ Public Hearing

TITLE:
Ratification of Purchase Order: Valley Aquatic Center Pool Renovations

SUMMARY RECOMMENDATION:
Ratify and approve change orders added to the original Purchase Order issued to DWD Construction, Yuma, Arizona, in the amount of $95,000.14 for the Valley Aquatic Center Pool Renovations project. (Facilities Management RFB-26-016) (Justin Lewis/Robin R. Wilson)

STRATEGIC OUTCOME:
The re-plaster and renovation of the Valley Aquatic Center provides the community with a safe and functional competition and leisure pool, aligning with the City Council's strategic outcomes of Respected and Responsible and Active and Appealing.

REPORT:
On September 17, 2025, Council approved the bid award in the amount of $304,769.30 to DWD Construction for the re-plaster and renovation of the Valley Aquatic Center. The project was necessary to address severe plaster delamination on the leisure and competition pools, which had become rough and porous, compromising pool chemistry and safety.

During construction, unforeseen site conditions required change orders in the total amount of $95,000.14. These included: installation of a metal top gutter on the north side of the competition pool; gutter repair and replacement throughout the competition pool; removal and replacement of the diving board; approximately 100 feet of tile work; new depth markers; and replacement of the sand filter serving both the competition pool and leisure pool. This exceeded the 10% change order limit that may be approved administratively, requiring City Council ratification.

A portion of the change order costs will be funded in collaboration with the Yuma Union High School District, contributing approximately $44,275.07 toward the total change order amount.

The project started on November 3, 2025, and reached final completion on April 8, 2026. Despite the expanded scope of work, the final total project cost of $399,769.44 remained under the $400,000.00 budgeted amount.

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 50,725.07	BUDGETED:	$ 400,000.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 44,275.07	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 95,000.14	General Fund	

FISCAL IMPACT STATEMENT:
Sufficient budget capacity is provided in the FY 2026 City Council approved budget. The project will be funded with the City's General Fund, with reimbursement from Yuma Union High School District of approximately $44,275.07.

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

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☐ Document to be recorded
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Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

City of Yuma

City Council Report

File #: MC 2026-099 **Agenda Date:** 6/3/2026 **Agenda #:** 3.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☒ Safe & Prosperous	☒ Motion
Community Development	☐ Active & Appealing	☐ Resolution
	☐ Respected & Responsible	☐ Ordinance - Introduction
DIVISION:	☐ Connected & Engaged	☐ Ordinance - Adoption
Neighborhood & Economic Development	☐ Unique & Creative	☐ Public Hearing

TITLE:
2026-2030 Consolidated Plan, Annual Action Plan, and NRSA Plan - Community Development Block Grant and HOME Investment Partnerships Program

SUMMARY RECOMMENDATION:
Approve the City of Yuma Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) 2026-2030 Consolidated Plan, Annual Action Plan, and Neighborhood Revitalization Strategy Area (NRSA) Plan, updated Citizen Participation Plan and authorize the City Administrator to execute funding agreements and related documents with the U.S. Department of Housing and Urban Development (HUD). (Community Development/Neighborhood & Economic Development) (Kassandra Granados)

STRATEGIC OUTCOME:
The projects proposed for funding under the Consolidated Plan, Annual Action Plan, NRSA Plan and Citizen Participation Plan support the City Council's strategic outcome of creating a Safe and Prosperous community by providing resources and services that address the needs of residents, particularly low-income households.

REPORT:
Staff is requesting City Council approval of the City of Yuma's 2026-2030 Consolidated Plan, Annual Action Plan, NRSA Plan, and Citizen Participation Plan which are required under federal regulations for the administration of CDBG and HOME funds. As a recipient of these funds, the City must submit these plans to the U.S. Department of Housing and Urban Development. The purpose of the Consolidated Plan is to identify the City's priority housing and community development needs over a five-year period, while the Annual Action Plan outlines the specific goals, objectives, activities, and funding allocations for Program Year 2026. The NRSA Plan supports targeted revitalization efforts within designated neighborhoods to address areas of greatest need.

Development of the Consolidated Plan, Annual Action Plan, and NRSA Plan was conducted in accordance with the City's adopted Citizen Participation Plan, which ensures residents have multiple opportunities to provide input throughout the planning process. Public engagement activities included public hearings, community meetings, stakeholder consultations, and meetings with the CDBG Citizen Advisory Committee. Public notices were published in both the Yuma Sun and Bajo El Sol.

The CDBG Citizen Advisory Committee participated in the development of the Program Year 2026 CDBG

funding recommendations by reviewing applications and receiving presentations from organizations requesting funding. The City of Yuma will receive $989,248 in Program Year 2026 CDBG funding, along with $495,257 in unprogrammed funds from prior years, for a total of $1,484,505 to support eligible community development activities benefiting residents of the City of Yuma.

The Yuma County HOME Consortium Board (YCHC) actively participated in the development of the Program Year 2026 HOME funding recommendations by reviewing submitted proposals and making funding recommendations for eligible housing activities. The YCHC will receive $667,363.82 in Program Year 2026 HOME funding, along with $18,269.34 in unprogrammed funds from prior years, for a total of $685,633.16 to support eligible housing activities throughout Yuma County. The City of Yuma serves as the lead entity for the YCHC and administers the HOME Program on behalf of the Consortium.

Projects recommended for CDBG and HOME funding are shown in the charts below:

2026 CDBG Projects (within City of Yuma limits)		
Public Services (15% maximum)		
Crossroads Mission - Nutritional Wellness		40,000
Achieve - Homeless Outreach		79,163
Onvida Health Mobile Equity Project		29,224
Subtotal	**$**	**148,387**
Housing & Public Facilities		
City of Yuma - Housing Rehabilitation		562,768
City of Yuma - Code Enforcement		15,000
Housing America - Colorado Apartments ADA Improvements		90,500
Gila Vista-Industral Art Shop Restoration		70,000
Mesa Heights Neighborhood Infrastructure Improvements		400,000
Subtotal	**$**	**1,138,268**
CDBG Planning & Administration (20% maximum)		
CDBG Planning & Administration		182,850
Southwest Fair Housing Council - Fair Housing		15,000
Subtotal	**$**	**197,850**
Total CDBG Activities	**$**	**1,484,505**
Available Resources		
2026 CDBG Entitlement Funds		989,248
Reprogrammed Funds		495,257
Total CDBG Available	**$**	**1,484,505**

2026 HOME Projects (Countywide)		
Danco - Fortuna Palms *(Contingency)*	$	100,000.00
Bethel Development - Solara Aparments *(Contingency)*	$	130,000.00
Contingency (applies to both projects): If LIHTC is not awarded, funds will be reallocated to Tenant Based Rental Assistance (TBRA) or Housing Rehabilitation Program.		
Catholic Community Services-TBRA	$	123,792.21
Yuma County - Housing Rehabilitation Program	$	165,000.00
Affordable Housing (15% CHDO set-aside)	$	100,104.57
HOME Planning & Admin (10% maximum)	$	66,736.38
Total HOME Activities		**$685,633.16**
Available Resources		
2026 HOME Allocation	$	667,363.82
Reprogrammed Funds	$	18,269.34

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 0.00	BUDGETED:	$ 0.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 2,170,138.16	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 2,170,138.16	CDBG and HOME	

FISCAL IMPACT STATEMENT:
NONE

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

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☒ Department
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Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

CITY OF YUMA CONSOLIDATED PLAN 2026-2030

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Contents

Executive Summary 3

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 3

The Process 9

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) 9

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

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) 18

Needs Assessment 21

NA-05 Overview 21

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) 23

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 34

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 38

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 42

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 44

NA-35 Public Housing – 91.205(b) 45

NA-40 Homeless Needs Assessment – 91.205(c) 50

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) 54

NA-50 Non-Housing Community Development Needs – 91.215 (f) 57

Housing Market Analysis 60

MA-05 Overview 60

MA-10 Number of Housing Units – 91.210(a)&(b)(2) 61

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) 66

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 71

MA-25 Public and Assisted Housing – 91.210(b) 74

MA-30 Homeless Facilities and Services – 91.210(c) 76

MA-35 Special Needs Facilities and Services – 91.210(d) 79

MA-40 Barriers to Affordable Housing – 91.210(e) 81

MA-45 Non-Housing Community Development Assets – 91.215 (f) 83

MA-50 Needs and Market Analysis Discussion 90

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) 92

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) 95

Strategic Plan 97

SP-05 Overview 97

SP-10 Geographic Priorities – 91.215 (a)(1) 99

SP-25 Priority Needs - 91.215(a)(2) 103

SP-30 Influence of Market Conditions – 91.215 (b) 107

SP-50 Public Housing Accessibility and Involvement – 91.215(c) 119

SP-55 Barriers to affordable housing – 91.215(h) 120

DRAFT

SP-60 Homelessness Strategy – 91.215(d) 122
SP-65 Lead based paint Hazards – 91.215(i) 124
SP-70 Anti-Poverty Strategy – 91.215(j) 125
SP-80 Monitoring – 91.230 126
Expected Resources 127
AP-15 Expected Resources – 91.220(c)(1,2) 128
Annual Goals and Objectives 132
Projects 134
AP-35 Projects – 91.220(d) 134
AP-38 Project Summary 136
AP-50 Geographic Distribution – 91.220(f) 144
Affordable Housing 146
AP-55 Affordable Housing – 91.220(g) 146
AP-60 Public Housing – 91.220(h) 147
AP-65 Homeless and Other Special Needs Activities – 91.220(i) 149
AP-75 Barriers to affordable housing – 91.220(j) 151
AP-85 Other Actions – 91.220(k) 153
Program Specific Requirements 156

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Executive Summary

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

1. Introduction

The City of Yuma and its partner jurisdictions within the Yuma County HOME Consortium (YCHC) receive funding from the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership funds (HOME). Every five years, they are required to prepare a five-year Strategic Plan and an Annual Action Plan (AAP) in accordance with Federal Regulations at 24 CFR Part 91.

These plans:

- Identify the housing and community development needs of low- to moderate-income households, as well as individuals experiencing homelessness.
- Establish priorities for fund allocation and develop an investment strategy.
- Specify how funds will be distributed among housing and community development activities during the 2026 program year.

The Annual Action Plan outlines the goals and objectives for the year, as well as the expected outcomes. Each year, recipients of HUD funds are required to prepare an Action Plan that details how they will allocate the funds for the current program year.

This report includes the new five-year (2026-2030) Plan for the City of Yuma (City) and the HOME Consortium, and the first Action Plan of the 2026-2027 planning period.

As a CDBG entitlement community, the City of Yuma is expected to receive $989,248 in CDBG funds from the Department of Housing and Urban Development (HUD) for Program Year (PY) 2026. These funds will be used to meet the goals and objectives established in the new Consolidated Plan. The primary objective for using CDBG funds is to improve the living conditions for low- and moderate-income (LMI) individuals. These funds can only be used within the City of Yuma boundaries.

HUD approved the Yuma County HOME Consortium (YCHC) as a participating jurisdiction to begin receiving HOME Investment Partnership funds in 2017 and each subsequent year. Previously, these dollars were only available through the State of Arizona in a competitive process. The City of Yuma is the lead entity for the YCHC. The consortium includes the City of Yuma, Yuma County, City of Somerton, City of San Luis, and the Town of Wellton. The consortium will receive $667,363.82 in HOME Investment Partnership funds. The primary objective for the use of HOME funds is to create affordable housing for LMI people. These funds can be used throughout Yuma County.

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

Based on the needs summarized throughout this plan, the following goals were developed for the 2026-2030 Consolidated Plan:

Goals for 2026-2030 Five-year Plan

Goal 1. **Affordable Housing.** Increase the availability of affordable rental housing by creating new units. Expand and preserve safe, decent, and affordable housing options, including rental and homeownership opportunities.

Goal 2. **Improvements to Existing Rental and Owner Housing.** Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications.

Goal 3. Stability and Supportive Services for Low-Income and Special Needs Populations. Provide and expand eligible public and supportive services that improve stability, well-being, and access to trade and industry opportunities for low-income households, individuals with special needs, and people experiencing or at risk of homelessness.

Goal 4. Public Facilities & Improvement of Neighborhood Conditions. Enhance public facilities, infrastructure, and neighborhood conditions in designated areas to support revitalization, improve safety and accessibility, strengthen housing quality and energy efficiency, and improve neighborhood visual appeal and overall quality of life in low- to moderate-income areas.

Goal 5. Economic Development that Supports Low- and Moderate-Income Residents. Support economic development activities that expand economic opportunities for low- and moderate-income residents and strengthen Yuma's long-term community vitality.

Goal 6. Administer CDBG/HOME & Fair Housing. Administer CDBG and HOME programs and advance fair housing outreach efforts.

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3. Evaluation of past performance

At the end of each program year, the City is required to submit a Consolidated Annual Performance and Evaluation Performance Report (CAPER). The CAPER summarizes the accomplishments made that specific year and the progress made towards the goals established in the Consolidated Plan. The most recent CAPER submitted was for PY 2024.

A summary of the accomplishments reported in the PY 2024 CAPER, include:

Goals	Performance Objective	Activity	Nat'l Obj	5 Year Goals	5 Year Accomplishments	2024 Goals	2024 Accomplishments	People Served Income Levels	Expended 2024
Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications.	Create Suitable Living Environment	Housing Rehabilitation	LMH	35 housing units	14 housing units	6 housing units	3 housing units	2 Low 1 Mod	360,658
Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications.	Create Suitable Living Environment	Housing Rehabilitation – Mesa Heights	LMH	5 housing units	3 housing units	1 housing unit	0 housing units	N/A	0
		ACHIEVE Window Replacement	LMC	7 housing units	N/A	N/A	N/A	N/A	0
		Saguaro 9th Ave Group Home	LMC	1 Facility	1 Facility	N/A	N/A	N/A	0
Support low and moderate-income families through public services including, but not limited to, childcare and after school programming, nutrition and food assistance and public facility improvements.	Create Suitable Living Environment	Fair Housing Activities	N/A	6,000 people	280 people	N/A	66 people	N/A – Plan/Admin	15,000
		Infrastructure Supporting Housing Development	LMA	80 units	80 units	80 household units	80 household units	2,180 LMI 1,675 Non-LMI	149,652
		WACOG Housing Counseling	LMC	90 households	150 households	70 households	34 households	10 Ext Low 8 Low, 10 Mod 6 Non-LMI	16,283
		Crossroads Mission-Homeless Outreach Program	LMC	500 people	642 People	200 People	293 People	293 Ext Low	40,506
		Crossroads Mission-Eating Healthy Program	LMC	500 people	2192 People	N/A	N/A	N/A	0
		Mesa Heights Neighborhood Sports Program	LMA	100 people	718 People	N/A	N/A	N/A	0
Improve community infrastructure in qualified neighborhoods to support community revitalization and housing affordability.	Create Suitable Living Environment	Joe Henry Park Restrooms	LMA	3,855 people	2,180 LMI 1,675 Non-LMI	N/A	N/A	N/A	0
		Carver Park Restrooms	LMA	4,950 people	Population –4,955 60.51% Low Mod	N/A	N/A	N/A	0
Continue to improve the quality of neighborhoods with low-income concentrations	Create Suitable Living Environment	Code Enforcement/Rental Inspection Program	LMA	9,055 people	Population – 9,055, 57.92% LMI	9,055 people	Population – 9,055, 57.92% LMI	5,245 LMI 3,810 Non-LMI	69,309
		Voluntary Demolition Program	SBS	5 housing units	2 housing units	N/A	N/A	N/A	0

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		MHN Outreach	LMA	3,855 people	Population – 3,855 56.55% LMI	N/A	N/A	N/A	0
		MHN Cleanup	LMA	3,855 people	Population – 3,855 56.55% LMI	N/A	N/A	N/A	0
		MHN Façade Improvements	LMA	2 businesses	3 businesses	N/A	N/A	N/A	0
Provide Public Services for LMI people.	Create Suitable Living Environment	SHINE Childcare Center	LMC	30 households	53 households	N/A	N/A	N/A	0
		Walk-In Freezer Replacement-Food Programs	LMC	800 people	894 people	N/A	N/A	N/A	0

Table A – Summary CDBG Goals and Accomplishments

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Goals	Performance Objective	Activity	5 Year Goals	5 Year Accomplishments	2024 Goals	2024 Accomplishments	People Served 2024 Income Levels	Expended 2024
Increase affordable rental housing options through the creation of new units and tenant based rental assistance.	Provide decent affordable housing	Tenant Based Rental Assistance	60 households	64 Households	30 households	16 households	15 Ext Low 1 Low	311,716
		Rental Housing Development (CHDO)	5 housing units	Construction Underway	1 housing unit	Construction underway	N/A	425,514
Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications	Provide decent affordable housing	Housing Rehabilitation	40 housing units	19 Housing Units	3 housing units	4 housing units	4 Low	219,845
Facilitate homeownership options through down payments assistance, financial counseling, and/or supporting the creation of more diverse and affordable housing products.	Provide decent affordable housing	Down Payment Assistance	20 households	1 household	0 households	N/A	N/A	0

Table B – Summary HOME Goals and Accomplishments

Goals	Performance Objective	Activity	5 Year Goals	2024 Accomplishments	People Served Income Levels	Expended 2024
Increase affordable rental housing options through the creation of new units and tenant-based rental assistance.	Provide decent affordable housing	Rental Housing Development	12 household units	Construction Underway		49,468

Table C – Summary HOME-ARP Goals and Accomplishments

4. Summary of citizen participation process and consultation process

The community engagement process conducted for this Consolidated Plan included:

- A resident and stakeholder survey targeting all Yuma County residents and service providers
- A resident survey targeting NRSA residents
- A business survey targeting NRSA business owners
- An in-person community meeting targeting NRSA residents
- Stakeholder focus groups on December 4 and December 18, 2025
- A public hearing and an in-person community meeting on October 29, 2025
- An in-person pop-up engagement at the 2025 Yuma Coalition to End Homelessness on November 6, 2025
- A presentation to City Council and open to the public on November 19, 2025
- A City Council presentation and open to the public on March 18, 2026
- A second public hearing on May 12, 2026
- A 30-day public comment period starting April 24, 2026, as the final opportunity for participation

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- City Council adoption of the Plan on June 3, 2026

5. Summary of public comments

This section will be completed after the public comment period.

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

This section will be completed after the public comment period.

7. Summary

This document constitutes the City of Yuma (City) and Yuma County Home Consortium (YCHC) 2026-2030 five-year Consolidated Plan for housing and community development. It also contains the PY2026 Annual Action Plan. The Citizen Participation Plan was followed in the development of this plan, and there were many opportunities for the public to provide input. Findings from the citizen participation and stakeholder consultation processes are summarized throughout this plan.

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The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	YUMA	Neighborhood & Economic Development Division
HOME Administrator	YUMA	Neighborhood & Economic Development Division

Table 1 – Responsible Agencies

Narrative

The City of Yuma, Department of Community Development, Neighborhood Services Division, served as the lead agency in preparing the 2026-2030 Consolidated Plan with the help of a consultant. The division is responsible for the administration of the City's CDBG Program and the Yuma County HOME Consortium's HOME Investment Partnership Program.

Consolidated Plan Public Contact Information

For questions regarding the 2026-2030 Consolidated Plan, 2026 Annual Action Plan, or questions relating to the CDBG or HOME Programs, contact the program administrator. The administrator for the CDBG and HOME Programs is:

Cynthia Blot,
Assistant Director of Community Development
Neighborhood & Economic Development Division
One City Plaza
Yuma, AZ 85364

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

1. Introduction

This section outlines the consultation efforts aimed at: 1) coordinating the development of the plan with housing providers, social service providers, healthcare providers, and relevant government agencies; 2) aligning the annual plan with Continuum of Care initiatives; and 3) gathering public input.

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

In the development of the Consolidated Plan and Annual Action Plan, Yuma's consultant and members of staff consulted with regional social service providers, affordable housing developers, organizations that serve special needs populations, and city and county staff. Through this process, the participating organizations and agencies identified housing and community development needs, as well as emerging challenges that should be prioritized for investment, and recommended solutions to address these needs. On an annual basis, City staff encourages participation by these agencies in preparation of the Annual Action Plan.

To further strengthen collaboration and support agency capacity, the City hosted an in-person CDBG and HOME Application Workshop in November. The workshop provided technical assistance on the application process, clarified HUD requirements, and offered guidance on regulatory expectations for agencies that may receive funding. Participants were able to ask questions, discuss project concepts, and receive direct feedback from City staff. The City also scheduled virtual one-on-one sessions with agencies unable to attend in person to ensure they received the same level of support and information.

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

Yuma is a member of Arizona Division of Housing's (ADOH) Balance of State Continuum of Care (BOSCOC) and city staff participate in the BOSCOC's planning processes.

The City provides direct support to homeless service providers through its CDBG and HOME allocations. CDBG funds have been used to support activities such as shelter operations, outreach, and facility improvements for organizations including Crossroads Mission, Achieve Human Services, Catholic Community Services, and the Housing Authority of the City of Yuma (HACY). These programs provide critical services such as emergency shelter, case management, and stabilization assistance for individuals and families experiencing homelessness. The City also participates in the Yuma Coalition to End Homelessness (YCEH), serving on its planning committee and actively contributing to coordinated local

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strategies. Through this role, the City helps plan homelessness-related conferences and community events that provide education, resources, and outreach to service providers and the public. YCEH meets quarterly to share updates, coordinate efforts, and strengthen partnerships among agencies serving individuals and families experiencing or at risk of homelessness.

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

As discussed above, Yuma is a member of Arizona's BOSCOC and participates in processes to determine funding priorities, projects, and procedures. In addition, local providers were consulted in the development of the Consolidated Plan and are regular partners with the city and other local agencies in working to address the needs of Yuma's homeless population as well as those of residents who are at risk of homelessness.

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

The following table highlights organizations that participated in the Consolidated Plan consultation process.

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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?
Achieve	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment	-Housing Needs Assessment -Public Housing Needs -Homelessness Strategy -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.
Gila Vista Jr. High School	Services-Children Services-Education Public School	-Housing Needs Assessment -Public Housing Needs -Homelessness Strategy -Homeless Needs, Families with children -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.
Regional Center for Border Health	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment	-Housing Needs Assessment -Public Housing Needs -Homelessness Strategy -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.

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Housing Authority of the City of Yuma	Services - Housing Services-Persons with Disabilities Services-homeless Services-Education Services-Employment	-Housing Needs Assessment -Public Housing Needs -Homelessness Strategy -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.
Arizona@work	Services-Employment	-Housing Needs Assessment -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.
Coalition to End Homelessness	Services-homeless Services - Housing	-Homelessness Strategy -Anti-poverty Strategy -Housing Needs Assessment -Public Housing Needs	Staff from the organization participated in an in-depth focus group.
Help Center	Services - Housing Services-homeless Services-Education Services-Employment	-Housing Needs Assessment -Public Housing Needs -Homelessness Strategy -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.

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City Councilmembers	Elected Official / Local Government	-Housing Needs Assessment -Public Housing Needs -Homelessness Strategy -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Councilmembers participated in an in-depth focus group.
City of San Luis, Economic Development	Local Government	-Housing Needs Assessment -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.
City of Wellton	Local Government	-Housing Needs Assessment -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.
Yuma County	Local Government	-Housing Needs Assessment -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.
City of San Luis	Local Government	-Housing Needs Assessment -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.

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Campesinos sin Fronteras	Housing Services-Housing Services-Health Services-Education Services-Employment	-Housing Needs Assessment -Public Housing Needs -Homelessness Strategy -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.
Catholic Community Services	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health	-Housing Needs Assessment -Public Housing Needs -Homelessness Strategy -Homeless Needs - Families with children -Homelessness Needs, Veterans -Homelessness Needs, Unaccompanied youth -Non-Homeless Special Needs -HOPWA Strategy -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.
Arizona Complete Health	Services-Health Services-Persons with Disabilities Services-homeless	-Housing Needs Assessment -Public Housing Needs -Homelessness Strategy -Non-Homeless Special Needs -Economic Development -Market Analysis -Anti-poverty Strategy	Staff from the organization participated in an in-depth focus group.

Table 2 – Agencies, groups, organizations who participated

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

No relevant agencies were intentionally excluded from the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2024 City of Yuma Housing Needs Assessment	City of Yuma	Identification of gaps and development of strategic goals for increasing affordable housing.
City of Yuma Affordable Housing Plan, 2025	City of Yuma	Identification of gaps and development of strategic goals for increasing affordable housing.
2026-2050 Long-Range Transportation Plan	Yuma Metropolitan Planning Organization	Planning for transportation investments that improve access to jobs, services, and neighborhoods targeted for revitalization
2025 Comprehensive Economic Development Strategy (CEDS)	Greater Yuma Economic Development Corp.	Strategic plan goals for neighborhood revitalization, economic development, workforce growth, and support for small businesses.
2025-2030 City of Yuma Strategic Plan	City of Yuma	Citywide strategic plan provides an in-depth framework for long-term goals related to housing, economic development, infrastructure investment, service delivery, and neighborhood revitalization.
Yuma County 2030 Comprehensive Plan	Yuma County	Countywide strategic plan provides an in-depth framework for long-term goals related to housing, economic development, and infrastructure investment.
City of Yuma General Plan	City of Yuma	Long-term policy framework guiding land use, housing, transportation, infrastructure, and economic development to support City goals.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The city will continue implementing the Consolidated Plan and will work collaboratively when appropriate to develop projects, improve efficiency, and reduce duplicated efforts for the benefit of predominantly low- to-moderate-income persons. Continuum of Care coordination will be considered for homelessness needs. The city will also continue to collaborate with the Housing Authority to address

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affordable housing needs. Additionally, the city consults with local, regional, and state organizations to stay informed about needs that may affect local initiatives.

Narrative (optional):

Please see above.

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PR-15 Citizen Participation – 91.105, 91.115, 91.200© and 91.300©

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

Citizen participation for the Consolidated Plan included

- A resident and stakeholder survey targeting all Yuma County residents and service providers
- A resident survey targeting NRSA residents
- A business survey targeting NRSA business owners
- An in-person community meeting targeting NRSA residents
- Stakeholder focus groups on December 4 and December 18, 2025
- A public hearing and an in-person community meeting on October 29, 2025
- An in-person pop-up engagement at the 2025 Yuma Coalition to End Homelessness on November 6, 2025
- A presentation to City Council and open to the public on November 19, 2025
- A City Council presentation and open to the public on March 18, 2026
- A second public hearing on May 12, 2026
- A 30-day public comment period starting April 24, 2026, as the final opportunity for participation.
- City Council adoption of the Plan on June 3, 2026

Findings from the citizen participation process are incorporated throughout the Consolidated Plan and inform prioritization of needs and goal setting. Community engagement findings will also be used to inform project selection over the term of the Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Resident Survey	Residents of City of Yuma and Yuma County	278 responses were gathered	The survey captured residents' housing problems, neighborhood and community needs, as well as their perspectives on funding and service priorities.	All responses were accepted.	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	NRSA Resident Survey	NRSA (expansion area) Residents	37 responses were gathered	The survey collected input on neighborhood conditions, housing needs, safety, and available services.	All responses were accepted.	N/A
3	NRSA Business Survey	NRSA (expansion area) Businesses	3 responses were gathered	The survey gathered information about recruitment and retention issues, workforce training, and plans for expansion or relocation, and the impact of neighborhood issues on businesses	All responses were accepted.	N/A
4	Stakeholder Survey	Stakeholders of City of Yuma and Yuma County	27 responses were gathered	The survey asked about housing priority outcomes, general priority outcomes, and invited open ended comments.	All responses were accepted.	N/A
5	NRSA community meeting	NRSA (expansion area) Residents	27 residents attended.	During the public meeting, participants were invited to engage in two interactive activities designed to capture neighborhood needs and guide future funding priorities	All comments were accepted.	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Stakeholder focus groups	Stakeholders of City of Yuma and Yuma County	23 stakeholders attended.	In depth focus group discussion around housing and community needs and solutions.	All comments were accepted.	N/A
7	Public hearing and community meeting	General public, residents, and stakeholders of City of Yuma and Yuma County	Public meeting was held to receive comments and input on housing needs and priorities for grant funding	Comments focused on housing affordability, homelessness services, infrastructure needs, and prioritization of funds	All comments were accepted.	N/A
8	City Council presentations and community meetings	City Council members, residents, and community stakeholders	Overview of the planning and funding process was provided	Comments focused on housing affordability, homelessness services, infrastructure needs, and prioritization of funds	All comments were accepted.	N/A
9	In-person pop-up engagement at the 2025 Yuma Coalition to End Homelessness	Service providers, advocates, individuals experiencing or at risk of homelessness,	Outreach booth engaged attendees through informal discussions and collection of feedback.	Comments focused on housing affordability, homelessness services, infrastructure needs, and prioritization of funds	All comments were accepted.	N/A
10	Second public hearing	Residents of City of Yuma and Yuma County		N/A		N/A
11	Public Comment	Residents of City of Yuma and Yuma County		N/A		N/A

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan examines housing, community, and economic development needs of residents. The section uses data from 2016-2020 (the most recent available) Comprehensive Housing Affordability Strategy (CHAS), as well as other sources where noted. The CHAS data throughout this section refers to "HAMFI", or HUD Area Median Family Income to determine income categories. HAMFI is calculated by HUD and is based on a household of 4. The HUD-provided data shown in the tables throughout this section shows cost burden and other housing problems by income category. For the purposes of this plan, the definitions shown below will be used consistently throughout the Needs Assessment (NA) and Market Analysis (MA) sections of this plan. Yuma County had a HAMFI of $56,500 for 2020, $63,900 for 2024, and $76,200 in 2025.

HUD Income Categories

- 0-30% AMI = extremely low-income
- 30-50% AMI = very low-income
- 50-80% AMI = low-income
- 80-100% AMI = low- to moderate-income

The Needs Assessment section covers the following areas:

Housing needs. Top housing needs in the county include affordable rental housing (including housing for those transitioning out of homelessness as well as workforce housing), housing repairs, and entry-level ownership opportunities for low and moderate-income residents who would like to buy homes. Cost burden and severe cost burden are the most common housing problems in the city and county.

Public housing. The Housing Authority of the City of Yuma (HACY) has converted all public housing through the Rental Assistance Demonstration program and these 235 units are in good condition. HACY also administers 1,138 vouchers and has had increasing difficulty with voucher holders finding available rental units. The waiting list for HACY housing has over 3,000 residents, highlighting a significant need for more affordable housing options so that individuals can find suitable accommodations.

People experiencing homelessness. In the 2025 Unsheltered PIT Count for Yuma County, 103 surveys were collected, representing 118 unsheltered homeless individuals. Of the total, 1 person was in Dateland, 12 in Somerton, 1 in Wellton, and 104 in the City of Yuma. Thirty households, which included a total of 37 individuals, were experiencing chronic homelessness. Unsheltered individuals and households in the county are predominantly male and older, with most adults between ages 45 and 64 and a substantial share age 65 or older, while relatively few are under age 25. Many are experiencing homelessness for the first time, and a significant portion face overlapping vulnerabilities, including living

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with a disability, having served in the armed forces, or being survivors of domestic violence. The most common factors contributing to displacement reflect economic instability and health challenges, led by inability to pay rent or a mortgage, job loss, difficulty finding affordable housing, underemployment or low income, and chronic illness.

Non-Homeless special needs. Non-homeless special needs populations include households containing persons with a disability, elderly households, those at risk of homelessness, victims of intimate partner/domestic violence, persons with alcohol or other drug addiction, and persons with living with HIV/AIDS. The needs of each of these individual populations are discussed in section NA-45.

Public services needs. According to stakeholder engagement, Yuma has a strong network of service providers, but demand for public services far exceeds available resources. Public services are needed to expand housing stability supports, including rental assistance, housing navigation, case management, and legal assistance related to landlord-tenant and fair housing protections, particularly for people facing eviction, survivors of domestic violence, and households with criminal histories or credit barriers. Workforce development, childcare, and transportation assistance are critical to improving economic stability, as many job seekers experiencing homelessness or housing instability cannot secure or retain employment without these supports. There is also a clear need for expanded behavioral health, substance use treatment, and reentry services for individuals exiting treatment programs or the criminal justice system, as well as outreach and supportive services for unsheltered individuals. While residents generally know how to access services, service providers report declining administrative capacity and flat or reduced funding, limiting their ability to meet growing needs despite increasing demand.

Projected Needs

According to the City of Yuma Affordable Housing Action Plan, in 2024, between 2024 and 2029 the City of Yuma needs an additional 3,573 housing units will be needed to accommodate projected population growth. This results in an average of around 715 units a year, slightly higher than the 686 units permitted in 2024. While population growth has moderated in recent years, housing demand continues to increase because of demographic changes—particularly the aging of the population. As residents age, household sizes tend to decline. These trends mean that even with slower population growth, the number of households can continue to rise, increasing the demand for housing units.

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

Summary of Housing Needs

Yuma County's 2024 population estimate was 217,978. The county has added over 50,000 residents since 2000, an increase of 32%.

The table below illustrates population trends for Yuma County, the City of Yuma, and three surrounding cities: San Luis, Somerton, and Wellton, along with the State of Arizona. Since 2000, the City of Yuma has experienced slower growth than all the comparison jurisdictions and Yuma County as a whole. In contrast, San Luis has more than doubled in population since 2000, and Somerton has nearly doubled in size during the same period. Most of the population growth in the City of Yuma occurred between 2000 and 2010, with significantly slower growth observed since 2010.

Population Trends, by Jurisdiction, 2000-2024

	Total Population by Year				2000-2024 Change	
	2000	2010	2020	2024	Number	Percent
City of Yuma	79,486	93,010	96,355	102,726	23,240	29%
San Luis	17,038	25,547	35,573	39,383	22,345	131%
Somerton	7,558	14,246	14,241	14,743	7,185	95%
Wellton	1,869	2,860	2,392	2,627	758	41%
Yuma County	164,992	195,490	204,722	217,978	52,986	32%
State of Arizona	5,175,581	6,398,985	7,176,401	7,621,703	2,446,122	47%

Source: Arizona Office of Economic Opportunity

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Demographics	Base Year: 2010	Most Recent Year: 2024	% Change
Population	93,010	102,276	10%
Households	31,417	39,909	27%
Median Income	$45,789.00	$71,828.00	57%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010 ACS, 2024 ACS (Most Recent Year), and Arizona Office of Economic Opportunity

Rapid growth can complicate a jurisdiction's eligibility for housing programs. Both single-family home loans and multifamily loan guarantees offered through USDA Rural Development are aimed at cities with populations of fewer than 35,000 people. San Luis surpassed this threshold in 2020, according to estimates from the Arizona Office of Economic Opportunity. Additionally, USDA Rural Development preservation grants are designated for cities with populations under 20,000. If Somerton continues to grow rapidly, it may soon exceed this limit as well.

The comparative data highlights an important regional dynamic: while surrounding jurisdictions are absorbing significant residential growth, the City of Yuma continues to anchor the region's economic base, workforce access, and service delivery infrastructure. Moving forward, strategic infill development, housing diversification, economic expansion, and neighborhood reinvestment will position the City of Yuma to capture future growth opportunities while maintaining its role as the region's central urban core.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,610	3,595	5,220	3,575	19,335
Small Family Households	1,245	1,305	2,360	1,510	9,405
Large Family Households	240	140	650	570	2,320
Household contains at least one person 62-74 years of age	920	765	905	650	3,945
Household contains at least one person age 75 or older	505	1,100	855	430	2,425
Households with one or more children 6 years old or younger	750	513	1,279	840	2,945

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	0	20	0	125	0	20	0	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	150	120	180	240	690	40	20	55	40	155
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	175	0	115	75	365	4	0	115	75	194
Housing cost burden greater than 50% of income (and none of the above problems)	1,140	920	240	15	2,315	980	605	530	30	2,145

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	140	405	1,345	415	2,305	190	400	640	420	1,650
Zero/negative Income (and none of the above problems)	235	0	0	0	235	305	0	0	0	305

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,565	1,040	550	330	3,485	1,020	645	700	150	2,515
Having none of four housing problems	510	760	2,055	1,195	4,520	515	1,145	1,915	1,900	5,475
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

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3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	690	805	1,150	2,645	304	435	470	1,209
Large Related	185	85	135	405	35	15	280	330
Elderly	320	335	140	795	720	460	265	1,445
Other	455	225	260	940	145	120	240	505
Total need by income	1,650	1,450	1,685	4,785	1,204	1,030	1,255	3,489

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	700	700	300	260	0	560
Large Related	0	0	40	40	35	0	95	130
Elderly	265	130	30	425	550	270	40	860
Other	0	410	95	505	130	0	0	130
Total need by income	265	540	865	1,670	1,015	530	135	1,680

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	325	85	235	90	735	44	0	115	110	269
Multiple, unrelated family households	0	0	4	30	34	0	20	55	4	79

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	35	50	195	280	0	0	0	0	0
Total need by income	325	120	289	315	1,049	44	20	170	114	348

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 12 – Crowding Information – 2/2

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

According to the 2024 ACS, there are 9,219 single-person households in the City of Yuma. Of those, 14% or 1,254 households, experienced housing needs. By 2029, there are projected to be 1,377 single-person households in need of housing assistance.

The types of single-person households that may be in need of housing assistance include the following:

- Roughly half (48% or 4,425 households) of single-person households are elderly and may require accessibility improvements or other health services as they age in place.
- Single-person households in the City of Yuma have a median income of $36,386, compared to $71,828 for all households. As such, single-person households may have more trouble paying rent or property tax bills.
- The poverty rate was approximately 30% for Yuma residents living in single-person households compared to 16% for all Yuma residents.
- Among resident survey respondents, 71% of single-person households reported that "utilities/other costs are too high," and 57% indicated that "rent/mortgage is too high."

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.

Households with disabilities. According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, 28% of households in the City of Yuma include a person with one or more disabilities, similar to the

state overall (27%). According to ACS data, disability rates are higher among seniors: 35% of residents aged 65 and older have some type of disability. CHAS data indicate that about 34% of all households containing a resident with a disability have at least one housing problem (e.g. cost burden, overcrowding, substandard housing). In other words, among the estimated 9,895 households with a disability in the City of Yuma, roughly 3,410 have some type of housing need. If current population growth trends continue, the number of households that include a member with a disability and are in need of housing assistance are projected to grow by roughly 10% to 3,744 households by 2029.

Victims of domestic violence. National incidence rates indicate that 41% of women and 26% of men aged 18 or older have experienced contact sexual violence, physical violence, or stalking by an intimate partner (IPV) in their lifetime. Annual incidence rates – meaning the proportion of people who have experienced contact sexual violence, physical violence, or stalking by an intimate partner in the previous year – are 4.5% for women and 2.8% for men.

Applying these rates to the population of women and men over 18 in the City of Yuma indicates that 2,786 residents are likely to have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year. National statistics show that 13.4% of women and 5.3% of men experiencing intimate partner violence are in need of housing services. These rates suggest that 283 victims of domestic violence or 10% of estimated domestic violence victims in Yuma require housing services each year.

Although the supportive and housing services needed by intimate partner violence (IPV) victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: the National Alliance to End Homelessness argues that a "strong investment in housing is crucial [to victims of domestic violence] … so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse." The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness.

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What are the most common housing problems?

Housing cost burden. The two levels of cost burden are the most common housing problems for low- to moderate- income (LMI) households in the City of Yuma. A household is considered low- to moderate income if they make 0-100% of the Area Median Income (AMI). Households experience moderate cost burden when they pay greater than 30% but less than or equal to 50% of their income on housing and severe cost burden if they spend greater than 50% of their income.

Based on the cost burden table above, 4,785 or 74% of low-income renter households experience cost burden. Within this group, 2,735 are severely cost burdened, 42% of all low-income renter households. Cost burden is also the most prevalent problem for low-income owner households. The housing problems table indicates that 3,489 or 59% of low-income owner households experience cost burden. Within this group, 2,175 are severely cost burdened, 37% of all low-income owner households. In the

City of Yuma, 67% of all low-income households are cost-burdened and 39% experience severe cost burden.

Cost burden affects some low-income households more acutely than others:

- Cost burden disproportionately impacts the lowest income households—79% of households with income below 30% AMI, 69% of households with income between 30-50% AMI, and 56% of households with income between 50-80% AMI.
- Low-income small related households have a higher rate of cost burden (78%) compared to the rate for all low-income households (67%).
- Low-income large related households have a higher rate of cost burden (71%) compared to the rate for all low-income households (67%).
- Extremely low-income elderly households, with income less than 30% AMI, experience a higher rate of cost burden (73%) than all low-income households (67%).

According to the resident survey, 75% of respondents with income below $30,000 indicated "rent/mortgage is too high," and 56% indicated "utilities/other costs are too high." Among respondents with income between $30,000 and $75,000 68% indicated "rent/mortgage is too high," and 64% indicated "utilities/other costs are too high."

Substandard housing. HUD data indicates that substandard housing, without complete plumbing or kitchen facilities, is a far less common housing problem with 125 renter households and 20 owner households impacted. Almost all renters living in substandard housing had incomes below 30% of the AMI. Meanwhile, all owners with substandard housing made in between 30-50% of the AMI.

During the community engagement process, stakeholders described poor housing conditions as a serious problem across Yuma County, particularly in San Luis, where aging homes need rehabilitation. These homes have elderly homeowners who don't have the resources for rehabilitation.

Among resident survey respondents:

- Thirty-four percent indicated Yuma needs "help for current homeowners/renters to maintain or rehab housing."
- Eight percent of respondents indicated "poor housing conditions (needs repairs)."
- This share was 13% among households with a member with a disability, 14% among single-person households, and 13% and 14% among households with income below $30,000 and income between $30,000 and $75,000, respectively.
- The most important repair needed was "energy efficiency improvements."

Overcrowding. According to HUD data, 365 LMI renter households live in overcrowded conditions in the City of Yuma – 1.01 to 1.5 people per room. There are also 690 LMI renter households living in severely overcrowded conditions – over 1.5 people per room. Overcrowding is less common in LMI owner households, though 194 still experience overcrowded conditions and 155 face severe overcrowding.

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One or more housing problems. In total, 66% of all LMI households experience at least one housing problem and 38% experience at least one severe housing problem. LMI renter households experience housing problems at a higher rate (75%) than LMI owner households (56%). This trend also exists for severe housing problems with 44% of LMI renters compared to 31% of LMI owners experiencing at least one severe housing problem. For both LMI owner and renter households, the rates of housing problems and severe housing problems decline as household incomes increase. For example, almost all extremely low-income households, 99% of owners and 94% of renters, have a housing problem compared to only 28% of moderate-income owners and 49% of moderate-income renters.

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

Households that are most affected by housing problems, especially cost burden, include:

- Cost burden disproportionately impacts the lowest income households—79% of households with income below 30% AMI, 69% of households with income between 30-50% AMI, and 56% of households with income between 50-80% AMI.
- Low-income small related households have a higher rate of cost burden (78%) compared to the rate for all low-income households (67%); Low-income large related households (71%) also have a higher rate of cost burden.
- Almost half (44%) of elderly households with income between 0-80% of the AMI experience cost burden. Additionally, 73% with income less than 30% of the AMI are cost burdened.
- Both extremely low-income renter and owner households (0-30% HAMFI) are highly impacted by cost burden—80% of renter households and 78% of owner households.
- About 2,530 households with income less than 30% of the AMI and 1,570 households with income between 30-50% of the AMI are severely cost-burdened and at high risk of eviction or foreclosure and potentially homelessness.
- Roughly 13% of LMI renters live in overcrowded conditions, while only 4% of LMI owner households live in overcrowded conditions.

Based on the resident survey, 63% of respondents indicated “rent/mortgage is too high,” 60% indicated “utilities/other costs are too high,” and 29% indicated they “can’t find affordable housing.” By comparison:

- 84% of renters, 78% of those staying with friends or family, 75% of households with income below $30,000, and 68% of those with income between $30,000 and $75,000 indicated “rent/mortgage is too high.”
- 71% of single-person households indicated “utilities/other costs are too high.”
- 43% of renters, 64% of those staying with friends or family, 34% of households with a member with a disability, 50% of multigenerational households, 42% of households with income below

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$30,000, and 36% of households with income between $30,000 and $75,000 indicated they "can't find affordable housing."

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

Households that spend 50% or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. An estimated 4,905 low-income City of Yuma households (2,735 renters and 2,175 owners) are severely cost burdened, spending 50% or more of their income on housing, and are therefore at risk of homelessness.

Stakeholders noted that households exiting homelessness, domestic violence, incarceration, or substance-use treatment face especially high barriers due to criminal history screening, short-term assistance windows, and the lack of affordable units to transition into.

Based on the resident survey conducted among households with incomes less than $30,000:

- 75% believe that rent or mortgage costs are too high.
- 56% feel that utilities and other costs are too high.
- 42% cannot find affordable housing.
- 13% report poor housing conditions that need repairs.
- 69% indicated Yuma needs more affordable rental housing.
- 45% indicated Yuma needs more affordable homes for purchase.
- 35% indicated Yuma needs more shelters and services for people experiencing homelessness.

Among those staying with friends or family:

- 78% believe that rent or mortgage costs are too high.
- 64% cannot find affordable housing.
- 56% feel that utilities and other costs are too high.
- 89% indicated Yuma needs more affordable rental housing.
- 62% indicated Yuma needs more affordable homes for purchase.
- 24% indicated Yuma needs more shelters and services for people experiencing homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

N/A

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

Indicators of housing instability include being severely cost burdened, having to move in with someone else temporarily/"couch surf," sleeping in a vehicle, temporary stays in hotels or motels or camping, staying in a homeless shelter or domestic violence shelter, or living in transitional or other temporary housing.

In addition, rising housing costs means a larger proportion of low- and moderate-income households are paying more than half of their income on housing. Additionally, rising costs for food, transportation, healthcare, and utilities further reduce an individual's disposable income and ability to save. Households without savings are more vulnerable to homelessness, particularly if their income is suddenly reduced for any reason (e.g., job loss, cut in work hours, or government benefits), or if they encounter an unexpected expense (e.g., medical emergency, major car repair).

Stakeholders noted that households exiting homelessness, domestic violence, incarceration, or substance-use treatment face especially high barriers due to criminal history screening, short-term assistance windows, and the lack of affordable units to transition into.

Discussion

Stakeholders have raised concerns about the aging housing in San Luis. The area lacks nonprofit organizations to support rehabilitation efforts. Additionally, there is a pressing need for housing for agricultural laborers in San Luis and its surrounding areas. Seasonal migrant workers, who require accommodation for three to six months, are currently facing overcrowding.

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NA-15 Disproportionately Greater Need: Housing Problems – 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

A disproportionately greater need exists when the members of a racial or ethnic group at a particular 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 72% 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.

Income classifications are as follows: 0-30% AMI is considered extremely low-income, 30-50% AMI is very low-income, 50-80% AMI is low-income, and 80-100% is moderate-income.

0-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,920	690	0
White	995	460	0
Black / African American	85	15	0
Asian	35	10	0
American Indian, Alaska Native	49	0	0
Pacific Islander	0	0	0
Hispanic	1,725	205	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 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%

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30-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,490	1,105	0
White	855	625	0
Black / African American	20	0	0
Asian	15	0	0
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	1,490	455	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 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%

50-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,240	1,985	0
White	945	785	0
Black / African American	75	29	0
Asian	90	65	0
American Indian, Alaska Native	0	25	0
Pacific Islander	40	0	0
Hispanic	1,950	1,055	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 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%

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80-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,310	2,260	0
White	495	815	0
Black / African American	35	50	0
Asian	14	35	0
American Indian, Alaska Native	20	20	0
Pacific Islander	0	0	0
Hispanic	745	1,275	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 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%

Discussion

This section discusses the rate of housing problems for different racial and ethnic groups at different income levels and identifies groups that experience disproportionately greater need.

0-30% AMI. About four out of five households in this income group experience a housing problem (81%). White and Asian households have lower rates of housing problems – 68% and 78% respectively. Black/African American (85%) and Hispanic (89%) households have higher rates of housing problems. One hundred percent of American Indian/Alaska Native households at this income level have a housing problem and therefore have disproportionately greater need. Data for racial groups other than white or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

30-50% AMI. At this income level, roughly two out of three households in the City of Yuma have a housing problem (69%). White households experience housing problems at the lowest rate (58%). Hispanic households experience housing problems at a greater rate (77%). All (100%) Black/African American, Asian, and American Indian/Alaska Native households have a housing problem and have disproportionately greater need for households at this income level. Data for racial groups other than white or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

50-80% AMI. At this income level, 62% of households in the City of Yuma experience a housing problem. White and Asian households experience housing problems at lower rates – 55% and 58% respectively. Hispanic households (65%) experience housing problems at a rate similar to the overall rate for this income level. Black/African American and Pacific Islander households have disproportionately greater need for this income level, with 72% and 100% experiencing housing problems, respectively. None of

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the 25 American Indian/Alaska Native households at this income level have a housing problem. Data for racial groups other than white or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

80-100% AMI. At this income level, 37% of households in the City of Yuma experience a housing problem. White and Hispanic households experience housing problems at similar rates – 38% and 37%, respectively – and account for almost all households at this income level (93%). Consequently, data for other racial groups are less reliable; therefore, they should be interpreted with caution. Asian households have the lowest rate (29%), while Black/African American households have a slightly higher rate (41%) than the overall rate. American Indian/Alaska Native households have the highest rate (50%) and disproportionately greater need compared to other households at this income level.

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 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

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of City of Yuma households that have severe housing needs by income, race, and ethnicity. Needs are associated with the following severe housing problems:

- Housing lacks complete kitchen facilities
- Housing lacks complete plumbing facilities
- Household has more than 1.5 persons per room
- Household cost burden exceeds 50%.

A disproportionately greater need exists when the members of a racial or ethnic group at a particular 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 72% 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.

Income classifications are as follows: 0-30% AMI is considered extremely low-income, 30-50% AMI is very low-income, 50-80% AMI is low-income, and 80-100% is moderate-income.

0-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,585	1,025	0
White	885	570	0
Black / African American	70	35	0
Asian	30	15	0
American Indian, Alaska Native	49	0	0
Pacific Islander	0	0	0
Hispanic	1,520	410	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

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

30-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,685	1,905	0
White	590	890	0
Black / African American	20	0	0
Asian	15	0	0
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	960	990	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 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%

50-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,250	3,970	0
White	285	1,445	0
Black / African American	20	85	0
Asian	19	135	0
American Indian, Alaska Native	0	25	0
Pacific Islander	40	0	0
Hispanic	800	2,205	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

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

80-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	480	3,095	0
White	110	1,210	0
Black / African American	0	85	0
Asian	4	45	0
American Indian, Alaska Native	20	20	0
Pacific Islander	0	0	0
Hispanic	345	1,670	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 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%

Discussion

This section discusses the income categories in which a racial or ethnic group has a disproportionately greater severe housing need.

0-30% AMI. At this income level, 72% of households in the City of Yuma have a severe housing problem. White households have the lowest rate of severe housing problems (61%) while Black/African American and Asian households experience severe housing problems at a lesser rate (67%) than all households. All (100%) American Indian/Alaska Native households at this income level experience a severe housing problem, and therefore they have a disproportionately greater need. Hispanic households also experience severe housing problems at a greater rate of 79%. Data for racial groups other than white or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

30-50% AMI. At this income level, 47% of households in the City of Yuma have a severe housing problem. White households have the lowest rate of severe housing problems (40%), while Hispanic households experience severe housing problems at a rate similar to all households (49%). All (100%) Black/African American, Asian, and American Indian/Alaska Native households at this income level have a severe housing problem and therefore experience disproportionately greater need. Data

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for racial groups other than white or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

50-80% AMI. Roughly a quarter (24%) of households in the City of Yuma at this income level have a severe housing problem. Asian, white, and Black/African American households have lower rates of severe housing problems – 12%, 16%, and 19% respectively. American Indian/Alaska Native households have the lowest rate of severe housing problems (0%). Hispanic households experience severe housing problems at a slightly higher rate (27%) than all households at this income level. Pacific Islander households have disproportionately greater need because all (100%) households have a severe housing problem. Data for racial groups other than white or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

80-100% AMI. At this income level, 13% of households in the City of Yuma have a severe housing problem. White and Asian households have a slightly lower rate of severe housing problems (8%), while Hispanic households have a slightly higher rate of severe housing problems (17%). Black/African American households have the lowest rate of severe housing problems at this income level (0%). American Indian/Alaska Native households have the highest rate of severe housing problems (50%) and therefore have disproportionately greater need. Data for racial groups other than white or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

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

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

Introduction:

This section provides data on households with disproportionate levels of housing cost burden. Housing cost burden occurs when households spend more than 30% of their gross household income on housing costs, including utilities. Severe housing cost burden occurs when households pay more than 50% of gross income on housing costs.

A disproportionately greater need exists when the members of a racial or ethnic group at a particular 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 percent of all low-income households within a jurisdiction have a housing problem and 72 percent 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.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 30%-50% AMI is very low-income, 50%-80% AMI is low-income, and 80%-100% is moderate-income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	24,875	4,865	4,995	595
White	11,440	1,725	1,800	390
Black / African American	590	105	115	15
Asian	565	110	65	0
American Indian, Alaska Native	125	0	75	20
Pacific Islander	0	0	40	0
Hispanic	11,615	2,815	2,815	170

Table 21 – Greater Need: Housing Cost Burdens

Data Source: 2016-2020 CHAS

Discussion:

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The table above shows housing cost burden by race/ethnicity of householders regardless of income in the City of Yuma.

In the jurisdiction as a whole, 4,865 households (14%) were moderately cost burdened, and 4,995 households (14%) were severely cost burdened. According to HUD data, 100% of Pacific Islander households and 38% of American Indian/Alaska Native households suffer from severe cost burden. Although these populations are disproportionately impacted, the small number of Pacific Islander households (40) and American Indian/Alaska Native households (200) with reported income limits the reliability of the data. White households experience overall cost burden (>30% of income spent on housing costs) at a lower rate (24%) compared to Hispanic households (33%). Neither group experiences overall cost burden at a disproportionately greater or lesser rate than the rate for all racial/ethnic groups in the City of Yuma (28%).

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

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As discussed in sections NA-15, NA-20, and NA-25 the following groups have disproportionately greater needs:

- 100% of American Indian, Alaska Native households with income below 30% AMI experience a housing problem compared to 81% in the jurisdiction overall.
- Asian households that make 30-50% of the AMI have disproportionately greater need, as all 15 households in this group experience severe housing problems.
- Black/African American households have disproportionately greater need. Those earning 0-50% of the AMI experience higher rates of housing problems. Within this group, households earning 30-50% of the AMI face higher rates of severe housing problems.
- Pacific Islander households have disproportionately greater need as all 40 households in the City of Yuma experience severe housing problems.
- American Indian/Alaska Native households with incomes between 0-50% AMI and 80-100% AMI experience severe housing problems at disproportionately greater rates.
- Pacific Islander and American Indian/Alaska Native households experience severe cost burden at disproportionately greater rates than all households in the City of Yuma.
- However, data for racial groups other than white or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

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

In addition to the needs above, according to the Yuma County Resident Housing Survey, Hispanic residents were more likely to indicate that the rent or mortgage is too high (71% compared to 63%), and that they can't find affordable housing (36% compared to 29%).

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Minority group populations are most populous in the urbanized areas in the southwest corner of the county. There are 11 census tracts in the county with Hispanic resident concentrations above 90%. Census Tract 4.02 is in Donovan Estates, and the rest are Somerton, San Luis, and other unincorporated parts in the southwest corner of the county.

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NA-35 Public Housing – 91.205(b)

Introduction

This section discusses the units and vouchers provided by the Housing Authority of the City of Yuma (HACY). As shown in the table below, HACY owns and operates 235 affordable rental units (converted from public housing) and administers 1,138 vouchers, with most of those tenant-based. Occupants of RAD units and voucher holders typically earn less $15,000 per year and utilize their subsidies for 4 years.

Totals in Use

	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 in use	0	0	235	1,138	80	1,058	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,074	12,118	11,228	11,978	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	4	4	2	4	0	0
Average Household size	0	0	3	3	3	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	20	165	5	158	0	0
# of Disabled Families	0	0	21	210	3	205	0	0
# of Families requesting accessibility features	0	0	235	1,138	31	1,084	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

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Data Source: PIC (PIH Information Center)

Race of Residents

	Program Type								
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	226	1,035	26	988	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	8	75	5	69	0	0	0
Asian	0	0	1	4	0	4	0	0	0
American Indian/Alaska Native	0	0	0	20	0	20	0	0	0
Pacific Islander	0	0	0	4	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	205	810	26	764	0	0	0
Not Hispanic	0	0	30	328	5	320	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

In addition to providing accessible units, HACY offers accessibility modifications to all tenants who request them. These accessibility needs are generally modest and may include grab bars in bathrooms and ramps. HACY has successfully accommodated these requests.

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

The waiting list for HACY housing has over 3,000 residents, highlighting a significant need for more affordable housing options so that individuals can find suitable accommodations. Currently, the waiting list is closed. HACY has separate waitlists for each project, including one for Section 8 and another for RAD. Within the RAD program, there is also a waitlist for each unit size. There used to be more turnover of vouchers as people graduated into market-rate housing, but in recent years, residents have held on to vouchers for longer due to a lack of other market-rate options or the increased cost of living.

The primary needs of RAD tenants are childcare, education, and skill development, transportation and finding employment that pays a living wage. Rising market rents have surged to levels that exceed Section 8 voucher limits, discouraging landlords from participating in these essential programs. As a result, many low-income families are left without viable housing options. For voucher users, the number of landlords accepting vouchers has decreased from around 400 before the pandemic to approximately 290. Landlords are now more inclined to take advantage of higher market rents.

Rents have increased by 20% since the onset of COVID-19. Support that used to range from $400 to $500 per unit is now over $600. The Housing Authority has incurred a deficit to cover these costs. Previously, they were housing 1,500 households each month; now, they are down to around 1,400 and may need to reduce that number further to stay within the available budget. All subsidies that were provided during the COVID-19 pandemic have ended, and the ongoing funding received is insufficient.

How do these needs compare to the housing needs of the population at large

The needs of RAD tenants and voucher holders are similar to the needs of other extremely and very low-income households in the city—finding affordable rental housing is a significant challenge. Voucher holders and tenants without assistance also struggle to find childcare and transportation to access services. Having access to affordable childcare would allow voucher holders to participate in the labor market or reach their education goals.

During the COVID-19 pandemic, the city received substantial assistance, leading to higher occupancy rates and more funding for homelessness and eviction prevention programs. At that time, it seemed like there was an abundance of vouchers available. However, as this support has diminished, vacancies are on the rise. For two years, individuals facing eviction could go to court, and approximately 75% of them were able to secure funding to avoid eviction. Now, that support has nearly disappeared, with only 1 in 10 receiving help.

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Discussion

Another challenge is that federal funding sources are often designated for specific populations. The Housing Authority is working with the Arizona Housing Development Corporation on the Mesa development project and has recently completed a triplex, utilizing All Access funding for targeted populations, particularly individuals with mental illness. However, funding is limited primarily to construction; without supportive services, it's challenging to help these individuals maintain housing.

Recent incidents of property damage have raised concerns about the effectiveness of funding aimed at housing individuals without adequate supportive services. Approximately 5-10% of those receiving assistance have serious mental illness, with the largest voucher program being managed by HOM Inc. Many of these individuals may not be capable of living independently, but the authority is striving to provide them with a final opportunity. Consequently, the Housing Authority has effectively taken on the role of managing these tenants, with a small group of them causing the majority of the issues.

Among voucher users, the greatest need currently is for one-bedroom units. What used to be public housing is now under the RAD program, with over 2,200 people on the waitlist for a one-bedroom. The typical wait time is 5-7 years.

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Annually, the State of Arizona conducts a Point-in-Time (PIT) survey of persons experiencing homelessness in Arizona balance of state areas including Yuma County. The Arizona Department of Housing serves as the Collaborative Applicant and Homeless Management Information System (HMIS) lead agency for the Continuum of Care for the 13 non-metro counties in the state, or the Balance of State Continuum of Care (AZBOSCOC). The table presents data from the 2025 Unsheltered PIT Count for Yuma County; data for the sheltered population were only available for the entire Balance of State.

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)	n/a	3	n/a	n/a	n/a	n/a
Persons in Households with Only Children	n/a	0	n/a	n/a	n/a	n/a
Persons in Households with Only Adults	n/a	115	n/a	n/a	n/a	n/a
Chronically Homeless Individuals	n/a	37	n/a	n/a	n/a	n/a
Chronically Homeless Families	n/a	30	n/a	n/a	n/a	n/a
Veterans	n/a	25	n/a	n/a	n/a	n/a
Unaccompanied Child	n/a	0	n/a	n/a	n/a	n/a
Persons with HIV	n/a	n/a	n/a	n/a	n/a	n/a

Table 26 - Homeless Needs Assessment

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Data Source Comments: Arizona Balance of State Continuum of Care 2025 Yuma Unsheltered PIT Count.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In the 2025 Unsheltered PIT Count for Yuma County, 103 surveys were collected, representing 118 unsheltered homeless individuals. Of the total, 1 person was in Dateland, 12 in Somerton, 1 in Wellton, and 104 in the City of Yuma. Thirty households, which included a total of 37 individuals, were experiencing chronic homelessness.

Characteristics of unsheltered individuals and households in the county include:

- First-time homeless households (37%);
- Male individuals (75%);
- Ages under 18 (1.69%), 18 to 24 (2.54%), ages 25 to 44 (19.49%), ages 45 to 64 (53.39%), ages 65 or older (22.88%);
- Survivor of domestic violence households (18%);
- Served in the armed forces (24%); and
- Households with a member with a disability, including developmental, physical, mental, or emotional impairment (48%).

Of the selected situations that contributed to being displaced, the top 5 were:

- Unable to pay rent or mortgage (17%);
- Loss of job (9%);
- Can't find affordable housing (8%);
- Underemployment/Low Income (8%); and
- Chronic Illness (7%).

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
American Indian	n/a	4
Asian American	n/a	1
Black African American	n/a	4
Mid Easter/N African	n/a	1
White	n/a	72
Multi Race	n/a	5
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Black African American and Hispanic	n/a	1
Hispanic	n/a	22
White and Hispanic	n/a	6
Multi	n/a	2

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

According to the 2025 Unsheltered PIT count, 25 individuals had served in the armed forces, and 9 were eligible for veteran healthcare. Additionally, two individuals were under 18.

Although the PIT provides a snapshot of homelessness on a single night, it excludes residents who are precariously housed, couch surfing, or were simply not identified on the night of the PIT. As such, it is considered an underrepresentation of homelessness in a community. School districts, through the McKinney Vento Act, provide an additional data point for measuring homelessness, with a focus on children and youth experiencing homelessness. Under the McKinney Vento Act, the term “homeless children and youths” is defined as individuals who lack a fixed, regular, and adequate nighttime residence. The Arizona Department of Education reported a count of 379 homeless students in the county enrolled in Arizona Public Schools on October 1, 2024.

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

Countywide, of the 118 unsheltered homeless individuals interviewed as a part of the 2025 Point-in-Time survey. The most prevalent racial or ethnic groups were White (61%), followed by Hispanic (18%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Data for sheltered homelessness were not available by county. In the 2025 Unsheltered Point-in-Time (PIT) Count for Yuma County, 103 surveys were conducted, revealing 118 unsheltered homeless individuals, primarily concentrated in the City of Yuma. Notably, 37% of households were experiencing homelessness for the first time, and a significant proportion were male (75%). The demographic breakdown showed that 53.39% were aged 45 to 64, while 22.88% were 65 or older. Key factors contributing to homelessness included the inability to pay rent (17%) and job loss (9%). Additionally, 24% of individuals had served in the armed forces, with 9 eligible for veteran healthcare. The count, likely underrepresents the true scope of homelessness, as it does not account for those who are precariously housed. An additional data point from the Arizona Department of Education identified 379 homeless students enrolled in public schools in the county as of October 1, 2024.

Discussion:

According to stakeholders, many low-income families in the southern area of the county are struggling with overcrowding and financial burdens. The shortage of affordable rental units and well-maintained homes forces numerous families into unsatisfactory living conditions, including overcrowding and living far from essential services. This issue is particularly severe within the Hispanic community, where many individuals are effectively homeless. Stakeholders noted that hundreds of residents in the community are either homeless or semi-homeless but not included in the PIT counts.

Many low-income families in the southern area of the county are facing challenges related to overcrowding and financial constraints, according to stakeholders. The limited availability of affordable rental options and well-maintained homes often leads families to live in less-than-ideal conditions, including overcrowding and distant locations from essential services. Stakeholders observed that the number of people living in cars appears to be rising, which may not be fully captured in the Point-in-Time (PIT) counts.

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

Introduction:

This section provides data and information about "special needs" populations in the City of Yuma. In general, HUD defines non-homeless special needs populations as: persons with a disability (hearing/vision limitation, ambulatory limitation, cognitive limitation, and/or self-care/independent living limitation), elderly households, large families, female-headed households with children, those at risk of homelessness, victims of domestic violence, and persons with substance abuse challenges/addiction. The characteristics of these populations are described below.

Describe the characteristics of special needs populations in your community:

The characteristics of the City of Yuma's non-homeless special needs populations were determined through analysis of secondary data on population levels and need.

Disability. According to the latest CHAS data, there were 9,895 households with a disabled member in the City of Yuma. Of these, 4,575 households include a person with a hearing or vision impairment; 5,915 include a person with an ambulatory limitation; 3,375 include a person with a cognitive limitation; and 3,490 include a person with a self-care or independent living limitation. Some households may have a member with more than one disability. Roughly 34% of households with a disabled member have one or more housing problems—about 3,410 households. Within this group, households that include a member with a cognitive disability experience housing problems at a higher rate (42%) than those with members who have other types of disabilities.

2024 ACS data provide insight into which age groups are most impacted by different types of disabilities. Roughly two out of three persons (63%) with a hearing disability are over the age of 65; the distribution of those impacted by vision disabilities is relatively even across age groups; adults over 35 account for roughly half of the population, yet they represent 65% of those with cognitive disabilities; ambulatory disabilities also disproportionately affect adults over the age of 35, with 90% of those affected in this age group; the distribution of self-care and independent living disabilities is similar: roughly one-third of individuals affected are over 75, and the rest are relatively evenly distributed across age groups.

The resident survey for this study found that 63%, 61%, and 34% of households with a member who has a disability reported that utilities and other costs are too high, rent or mortgage is too high, and they cannot find affordable housing, respectively. Additionally, 59% indicated Yuma needs more affordable rental housing, 55% indicated Yuma needs more affordable homes for purchase, and 35% indicated Yuma needs more help for current homeowners/renters to maintain or rehab housing.

Elderly. There are 19,717 people over the age of 62 in the City of Yuma. Within this group, an estimated 2,879 elderly people have a housing need—roughly 15% of the elderly population. Senior households may struggle to afford increasing housing costs (rents, property taxes, HOA fees, etc.) as they are more likely to be living on a fixed retirement income. Most seniors desire to age in place, but many need accessibility modifications and additional support services to maintain their heath and property. These modifications and services can be expensive and may be inaccessible to a large share of seniors.

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Large families. There are 5,260 large family households (five or more members) in the City of Yuma according to the 2024 ACS estimates. CHAS data indicate that nearly half of these households have some type of housing problem. The most common housing need is related to cost burden, but large households are also more susceptible to overcrowding. Among large families with children (three or more children) poverty rates are elevated, at 37%. There are 11,621 large family households (five or more members) in Yuma County according to the 2024 ACS estimates.

Female-headed households with children. There are 3,990 female-headed households with children in the City of Yuma, according to 2024 estimates. The poverty rate for these households is 31%—much higher than the poverty rate of 17% among households with children. The 1,235 female headed households with children living in poverty are the most likely to struggle with rising housing costs and may need unique supports given the challenges they face.

At risk of homelessness. Households spending 50% or more of their income on housing are severely cost-burdened and may be at risk of homelessness. These households have limited capacity to adjust to rising housing costs and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. There are 4,905 severely cost-burdened low-income households in the City of Yuma and 8,885 in Yuma County.

Victims of intimate partner/domestic violence. Based on the National Intimate Partner and Sexual Violence Survey (NISVS) and ACS population estimates, an estimated 2,786 residents of the City of Yuma (4.5% of women and 2.8% of men) experienced rape, physical violence, and/or stalking by an intimate partner in 2024. Within this group, about 10% or 283 victims have a housing need. Although the supportive and housing services needed by IPV victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a "strong investment in housing is crucial [to victims of domestic violence] …so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse." Numerous studies have shown a correlation between domestic violence and homelessness.

According to stakeholders, most DV survivors return to their abusers because 120-day program windows aren't long enough to get established, and Catholic Community Services aims to add 8 more months of transitional housing.

Persons with alcohol or other drug addiction. According to the National Survey on Drug Use and Health (NSDUH), an estimated 19.4% of Arizona residents ages 18 and older have a substance use disorder. Applying this rate to the City of Yuma suggests that approximately 14,969 adult residents have a substance use disorder. NSDUH also estimates that 75.3% of Arizona residents who need substance use treatment do not receive it, indicating that about 11,923 adults in Yuma needed but did not receive treatment in the past year.

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

The non-homeless special needs populations have a wide range of service needs, including home modifications, transitional housing, supportive housing, counseling, care management, transportation to healthcare facilities, and employment. Information was also gathered from focus group sessions with local organizations during the planning process. According to stakeholders, those exiting the criminal justice system or recovering from substance use often can't afford to live on their own. Limited access to mental health services also limits opportunities. Domestic violence service providers noted they are trying to address the fact that most domestic violence survivors return to their abusers, largely because they don't have resources to take care of themselves and their kids. Many domestic violence programs only provide assistance for 120 days, which isn't enough time for survivors to get established in their new lives (get new jobs, etc.) and to save up enough money to live independently. Service providers also noted that discrimination against families and people with disabilities is rising dramatically, and places will try to restrict kids from doing things like playing on the grass.

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

Yuma County does not receive HOPWA funding directly from the federal government, but they do receive assistance from the Southern Arizona AIDS Foundation (SAAF), an organization assigned to administer HOPWA funds for Arizona's Balance of State CoC. The Arizona Department of Health Services publishes an annual report that assesses the prevalence and impact of HIV/AIDS across the state. According to the 2023 report,[1] there were 19,894 people in Arizona living with HIV/AIDS with 975 new cases that year. In Arizona, there are roughly 269 people living with HIV/AIDS for every 100,000 people. The prevalence of HIV/AIDS in Yuma County is lower: 167 cases for every 100,000 people. In Yuma County, the incidence rate – the rate of new cases that year – was 9.5 cases per 100,000 residents, which was lower than the statewide incidence rate of 13.2 cases per 100,000 residents.

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))

N/A

Discussion:

Please see above.

[1] https://www.azdhs.gov/documents/preparedness/epidemiology-disease-control/disease-integrated-services/hiv-epidemiology/reports/2023/hiv-annual-report-2023.pdf?v=20231214

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

This section discusses non-housing community development needs for the City of Yuma and Yuma County. The discussion follows the format and content prescribed by HUD for the Consolidated Plan. It begins with a discussion of the needs for public facilities, public improvements and public services. These sections were informed by interviews with stakeholders, surveys of stakeholders and residents and, where available, analysis of relevant data.

Describe the jurisdiction's need for Public Facilities:

Yuma County's 2030 Comprehensive Plan emphasizes the role of regional cooperation in guiding development goals. The updated comprehensive plan centers on the following policy objectives: preserving rural areas and lifestyles, land conservation, promoting efficient transportation systems, sustainable land development, efficient provision of public resources, economic development, minimizing interference with military activities (particularly with aviation), and preserving agricultural land, and coordinated, fiscally conscious planning.

Stakeholder and resident input gathered for this Consolidated Plan indicate the need for infrastructure and public amenities, especially in the NRSA area and for residents with disabilities. Residents indicated that streets, sidewalks, and parks were in poor condition. A stakeholder noted they would love to see Kennedy Pool returned to functioning and increased investment in public facilities and schools.

According to the Resident Survey, nearly half (48%) of respondents identified a need for more parks or community centers in their neighborhood. This need was even more pronounced among households with children and multigenerational households, where more than half selected this option. In addition, between 27% and 32% of lower- and moderate-income households reported that their neighborhoods do not have safe places for children to play outside, underscoring the need for public facilities that support recreation and safety.

How were these needs determined?

Needs were determined through resident and stakeholder engagement and existing surveys and reports.

Describe the jurisdiction's need for Public Improvements:

The Yuma Metropolitan Planning Organization (YMPO) received 416 responses to their survey for the 2026-2050 Long-Range Transportation Plan.[2] According to residents the highest priority transportation needs are "improving surface conditions (pavement, sidewalks, intersections, etc.)," "reducing congestion on roadways," and "improving traffic safety."

[2] https://9a0c6348-c822-4750-ab90-a587b53b3204.filesusr.com/ugd/bf52ab_a882a47a96b24b109adfebaf64961e21.pdf

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Public transportation is provided by Yuma County Area Transit (YCAT) system, which has grown from a new transit service offering paratransit to the current mix of fixed-route and demand responsive services. YCAT has moved from regional management to a new Yuma County Intergovernmental Public Transportation Authority (YCIPTA). Based on survey responses that YMPO received for the 2026-2050 Long-Range Transportation Plan, only about 10% of residents used public transportation regularly. However, when asked which modes of transportation should be prioritized for improvements, public transit was the second most popular choice—selected by approximately 41% of respondents. According to the Resident Survey conducted for the Consolidated Plan, 58% of households with income below $30,000 indicated that better access to jobs and transportation was one of the most important community improvements.

Yuma County must enhance its water infrastructure to adapt to climate change and drought. The University of Arizona Water Resources Research Center identifies challenges with both water quantity and quality in the region.[3] These issues are particularly critical for Yuma's large agricultural industry. Upgrades that enhance water-use efficiency and ensure safe, reliable water quality are essential.

According to the Resident Survey, more than half (56%) of respondents indicated a need for better sidewalks, street lighting, drainage, or similar improvements. Infrastructure concerns were also frequently reported as existing neighborhood challenges, with 34% citing inadequate sidewalks or lighting.

During resident engagement conducted for the NRSA Plan, residents raised worries about inadequate lighting, flooding, and drainage in areas that become impassable during heavy rain. Participants also expressed a desire for more trees to provide shade, better maintenance of existing green spaces, and action on vacant or underused land, particularly the parcel behind CVS. There was interest in developing new and improved facilities for seniors and after-school programs for children, highlighting the need for spaces that cater to multiple age groups.

Additional comments noted ongoing maintenance issues, including unpleasant odors at Ray Smucker Park and insufficient street lighting in areas prone to flooding. The need for educational facilities such as AWCs was emphasized.

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How were these needs determined?

Needs were determined through resident and stakeholder engagement, as well as existing surveys and reports.

Describe the jurisdiction's need for Public Services:

According to stakeholder engagement, Yuma has a strong network of service providers, but demand for public services far exceeds available resources. Public services are needed to expand housing stability supports, including rental assistance, housing navigation, case management, and legal assistance related

[3] https://wrrc.arizona.edu/sites/default/files/2024-01/Yuma_Factsheet_01_2024.pdf

to landlord-tenant and fair housing protections, particularly for people facing eviction, survivors of domestic violence, and households with criminal histories or credit barriers. Workforce development, childcare, and transportation assistance are critical to improving economic stability, as many job seekers experiencing homelessness or housing instability cannot secure or retain employment without these supports. There is also a clear need for expanded behavioral health, substance use treatment, and reentry services for individuals exiting treatment programs or the criminal justice system, as well as outreach and supportive services for unsheltered individuals. While residents generally know how to access services, service providers report declining administrative capacity and flat or reduced funding, limiting their ability to meet growing needs despite increasing demand.

Stakeholders noted that childcare is a critical barrier impacting resident's ability to participate fully in the workforce and access educational opportunities.

One-third (33%) of survey respondents reported public services for youth, senior, homeless, or disability services, would help their community. With even higher levels among single person households (52%) and households with disabilities. Lower-income households also showed elevated need for service supports, with 40% of households earning below $30,000 indicating interest in programs serving vulnerable populations.

How were these needs determined?

Needs were determined through resident and stakeholder engagement and existing surveys and reports.

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section presents the housing market analysis overview. The primary findings from that analysis included:

- About one quarter or 3,004 renter households in the City of Yuma earned less than $25,000 per year. These renters need units that cost $625 or less per month to avoid being cost burdened. However, only 10% of rental units (1,386 units) in the city rent for $625 or less per month. This leaves a "gap," or shortage, of 1,618 units for these low-income households.
- Contributing factors to housing needs in the area include low wages and the seasonality of employment, combined with rising housing prices, high levels of cost burden, and high utility costs.
- Housing future workforce is possible with an increase in housing unit production and diversification of housing development. Without subsidies, new construction will not reach the affordability levels needed for lower wage workers nor will it close current rental gap. Tenant based rental assistance, downpayment assistance and credit counseling, and development of multifamily units and townhomes and condos, ADUs, are all needed to address housing affordability challenges.

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

Introduction

Based on 2024 ACS data, there are approximately 44,723 housing units in the City of Yuma and 98,018 in Yuma County. Since 2010, the number of housing units in the City of Yuma has increased by 6,316 or almost 17%. In the same period Yuma County added an additional 10,073 units, an increase of almost 12%. The share of the county's housing stock located in the City of Yuma has increased slightly since 2010, up from 44% to 46%.

Type of housing. Over half (61%) of housing units in the City of Yuma are detached single family homes. Mobile homes (18%), townhomes (7%), du/tri/quadplexes (7%), and apartment or condo buildings with 20 or more units (5%) are the next most common types of housing. There has been a significant increase in the number of townhomes and du/tri/quadplexes since 2010 with supply of these units increasing by 70% and 96%, respectively. Detached single family homes make up the same share of housing units in Yuma City and Yuma County. However, the City of Yuma has a higher share of townhomes, du/tri/quadplexes, and buildings with 20 or more units and a lower share of mobile homes.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	27,416	61%
1-unit, attached structure	3,109	7%
2-4 units	3,276	7%
5-19 units	1,036	2%
20 or more units	2,014	5%
Mobile Home, boat, RV, van, etc	7,872	18%
Total	***44,723***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2024 1-year ACS
Note: The data above is for the City of Yuma

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In the City of Yuma, detached single family homes are the most common type of housing for owners and renters, but a much greater proportion of owners occupy this type of housing—79% of owners compared to 31% of renters. Most other owners live in mobile homes (16%) or townhomes (4%). The remaining owners—roughly 1%—live in other types of units. Renters live in a wider range of unit types, but the next most common are du/tri/quadplexes (24%) and townhomes (17%). A much greater share of renters live in buildings with 20 or more units, 16% compared to almost 0% of owners. Almost 7% of renters live in mobile homes and roughly 5% live in buildings with 5-19 units.

In Yuma County a smaller share of owners live in detached single family homes (75%) while a larger share live in mobile homes (20%). In comparison with the City of Yuma, a larger proportion of renters in the county live in detached single family homes (44%) as well as mobile homes (15%).

In the City of Yuma, roughly 41% of housing units have three bedrooms, 23% of units have two bedrooms, 22% of units have four bedrooms, and 10% of units have one bedroom. Units without a bedroom are uncommon (3%), as are units with five or more bedrooms (2%), all of which are owner-occupied. Owner-occupied units account for 70% of occupied housing in the city and therefore have greater influence on the distribution of housing unit sizes. On average, units occupied by renters tend to have fewer bedrooms.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	830	3%	397	3%
1 bedroom	1,457	5%	2,343	20%
2 bedrooms	4,227	15%	4,826	40%
3 or more bedrooms	21,391	77%	4,438	37%
Total	***27,905***	***100%***	***12,004***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2024 1-year ACS

Based on 2024 ACS data, there are 539 occupied housing units that lack complete plumbing facilities (1%), 529 occupied units that lack complete kitchen facilities (1%). These substandard units only represent a small share of occupied housing units in the City of Yuma. In the county there are 763 occupied housing units that lack complete plumbing facilities (1%), and 873 occupied housing units that lack complete kitchen facilities (1%).

Based on the Yuma County Resident Housing Survey, 8% of respondents in the City of Yuma reported that their homes are in poor condition or need repairs, while 9% of respondents in the rest of the county indicated the same. Respondents who indicated their home was in poor condition were then asked what the most important repair they needed was; the most common response was energy-efficiency improvements.

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

Federal. According to data from the National Housing Preservation Database (NHPD), there are a total of 224 units assisted by federal subsidy programs. Among these, 64 units are targeted to families, 30 are targeted to disabled residents, and 130 are targeted to elderly residents. According to HUD's Picture of Subsidized Households, 58% of households in Project-Based Section 8 and 94% in Public Housing are female-headed in Yuma. Seventeen percent in Project-Based Section 8 have a household member with a disability, and 23% in Public Housing have a household member with a disability. Additionally, 98% of those in Project-Based Section 8 and 91% in Public Housing are extremely low-income.

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State. The Arizona Department of Housing administers the Low Income Housing Tax Credit (LIHTC) program. ADOH allocates credits based on a Qualified Allocation Plan According to NHPD, in Yuma there are 424 units subsidized with LIHTC. Of these, 142 units are targeted to families and 113 are targeted to elderly and disabled individuals.

Local. The Housing Authority of the City of Yuma administers rental assistance, Housing Choice Vouchers, Project-Based Vouchers, and Public Housing. According to data in NA-25, HACY administers 1,138 vouchers and owns and operates 235 affordable rental units that were converted from public housing through the RAD program. According to HUD's Picture of Subsidized Households, 44% of Housing Choice Voucher users in Yuma are a female-headed household with children and 93% are very low income.

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

According to NHPD, there are three properties with subsidies at risk of expiring before 2030. Casa Sierra Vista has 30 Section 8 units serving elderly residents set to expire in 2026, Yuma Senior Terrace has 9 units subsidized by HOME and serving elderly residents set to expire in 2030, and Terracina Apartments has 80 LIHTC units set to expire in 2030.

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

The availability of housing units does not meet the needs of many residents in the City of Yuma or Yuma County, leading to cost burden. These needs are most acute for renters.

The median contract rent in the City of Yuma is $1,106; it is $928 in the county. To afford rent without being cost burdened, renter households in the city need to earn $44,240; in the county, renter households need to earn $37,120. However, 36% of renters in the city and county earn less than $35,000 annually.

In both the City of Yuma and Yuma County, renters are more likely to be cost burdened than homeowners. In the city, 45% of renters are cost burdened compared to 21% of owners. In the county, 40% of renters are cost burdened compared to 21% of owners. Renters also have higher rates of severe cost burden—six percentage points higher in the city and nine percentage points higher in the county.

Factors driving housing needs in the City of Yuma include low wages, the seasonality of employment, rising housing prices, high levels of cost burden, and high utility costs. These factors will continue to impact the demand for affordable housing in the city.

The rental gaps analysis conducted for this study compares the number of renters at each income level to the number of affordable rental units in the market. A rental unit is considered affordable if the renter spends no more than 30% of their gross income on housing costs. This analysis accounts for income-restricted affordable units and the use of rental subsidies and vouchers. The distribution of

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rental unit costs reflects the distribution of what renters pay in rent and utilities each month rather than the rent charged. Takeaways from the rental gaps analysis include:

- Approximately 23% of renters in the City of Yuma—or an estimated 3,004 renters—earned less than $25,000 per year. These renters are typically single people, single parents, and families living in poverty.

- There is a shortage of 1,618 affordable rental units for all renter households with incomes below $25,000. Only 10% or 1,386 rental units in the City of Yuma are affordable to these renters. This shortage increased from 1,594 in 2023. At the county level, there is a shortage of 1,439 affordable rental units for all renter households with incomes below $25,000, which is a slight decrease from the 1,462 shortage in 2023.

- A cumulative gap of 1,204 affordable rental units still exists for renters making less than $35,000. Although there are 2,063 affordable units for the 1,649 renters with incomes between $25,000 and $34,999, there is still a cumulative gap in affordable rental units because of the shortage of units for renters with incomes below $25,000. Renters who cannot find housing affordable at their income level must occupy units above their means, resulting in cost burden. They need to cut back on other household expenses to make ends meet. The lowest-income renters may be severely cost burdened and face a heightened risk of homelessness.

- On the ownership side, the gaps analysis shows that countywide, 75% of renter households in the county have an income below $75,000, but only 18% of site-built homes purchased with a mortgage in 2024 were affordable to them.

Contributing factors to housing needs in the area include low wages and the seasonality of employment, combined with rising housing prices, high levels of cost burden, and high utility costs. All of these factors will continue to impact the demand for affordable housing in Yuma.

Describe the need for specific types of housing:

Stakeholders noted the need for a wider range of affordable and attainable housing types due to severe affordability pressures, limited availability, and long waitlists for assistance. They also highlighted the need for deeply affordable rental housing, including units affordable to extremely low- and very low-income households, as evidenced by multi-year voucher waitlists, declining landlord participation, and increasing numbers of people living in cars, shelters, or doubled up with family. Family-sized units are needed to address overcrowding and multigenerational living arrangements, particularly for large families and female-headed households with children. The community also needs more accessible units for seniors and people with disabilities, along with rehabilitation of aging owner-occupied homes to support aging in place. Transitional and permanent supportive housing are needed for people exiting homelessness, domestic violence situations, substance use treatment, and the criminal justice system, as short-term programs and limited placement options currently leave many without stable next-step housing. Finally, there is a growing need for attainable homeownership opportunities, as rising prices,

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limited inventory, and constrained downpayment assistance programs have made it increasingly difficult for lower- and moderate-income households to move from renting into ownership.

For the resident survey, residents were asked “what do you think Yuma needs most to improve housing?”

- 61% indicated more affordable homes for purchase;
- 53% more affordable rental housing;
- 34% help for current homeowners/renters to maintain or rehab housing;
- 28% more shelters and services for people experiencing homelessness; and
- 17% more housing for seniors or people with disabilities.

Discussion

Please see above.

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

Introduction

This section contains updated cost of housing data from the 2010 Census and ACS, 2021 CHAS, and the 2024 ACS.

The table below shows the median contract and gross (including utilities) rents in Yuma County, the City of Yuma, and surrounding jurisdictions for 2010, 2019, and 2024. Each year since 2019, median gross rent has increased by roughly 6.4% in the City of Yuma and 5.8% in Yuma County. Meanwhile, median contract rent has increased annually at a rate of 9.2% in the city and 6.9% in the county. Wellton has seen a dramatic increase in both median contract and gross rent during this period, but the margins of error for these estimates are high. San Luis and Somerton have experienced slower increases in rent, with the annual growth rate being the lowest in San Luis.

Median Rent by Jurisdiction, 2010, 2019, and 2024

Note:

1-year ACS estimates are used for the City of Yuma and Yuma County. 5-year ACS estimates are used for San Luis, Somerton, and Wellton.

Estimates for Wellton have a particularly high margin of error in 2024.

Source:

2010, 2019, and 2024 1-year and 5-year ACS and Root Policy Research.

	2010	2019	2024	CAGR 2019-2024
Median Gross Rent				
City of Yuma	**$872**	**$924**	**$1,260**	**6.4%**
San Luis	$488	$671	$741	2.0%
Somerton	$624	$750	$896	3.6%
Wellton	$540	$682	$1,517	17.3%
Yuma County	$781	$829	$1,099	5.8%
Median Contract Rent				
City of Yuma	**$671**	**$712**	**$1,106**	**9.2%**
San Luis	$383	$519	$626	3.8%
Somerton	$462	$596	$747	4.6%
Wellton	$451	$565	$1,517	21.8%
Yuma County	$630	$665	$928	6.9%

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Since 2019, the annual growth rate of the renter median income in Yuma County, the City of Yuma, and surrounding jurisdictions has slightly outpaced the rate for median rents. Renter median income has grown by 12.4% annually in the City of Yuma and 7.7% annually in Yuma County since 2019.

Median Income by Tenure and Jurisdiction, 2010, 2019, and 2024

Note:

1-year ACS estimates are used for the City of Yuma and Yuma County. 5-year ACS estimates are used for San Luis, Somerton, and Wellton.

Estimates for Wellton have a higher margin of error.

Source:

2010, 2019, and 2024 1-year and 5-year ACS and Root Policy Research.

	2010	2019	2024	CAGR 2019-2024
Owner Median Income				
City of Yuma	**$58,524**	**$62,303**	**$76,059**	**4.1%**
San Luis	$31,468	$43,204	$64,808	8.4%
Somerton	$38,590	$46,914	$79,630	11.2%
Wellton	$43,662	$50,273	$57,931	2.9%
Yuma County	$51,436	$53,586	$73,266	6.5%
Renter Median Income				
City of Yuma	**$29,509**	**$32,055**	**$57,438**	**12.4%**
San Luis	$20,915	$24,419	$50,438	15.6%
Somerton	$13,877	$24,510	$52,786	16.6%
Wellton	$33,472	$25,286	$91,078	29.2%
Yuma County	$27,111	$32,499	$47,001	7.7%
Overall Median Income				
City of Yuma	**$45,789**	**$47,249**	**$71,828**	**8.7%**
San Luis	$25,622	$37,255	$59,400	9.8%
Somerton	$28,996	$38,315	$74,015	14.1%
Wellton	$42,564	$43,342	$58,470	6.2%
Yuma County	$42,240	$46,419	$66,844	7.6%

Median Home Value by Jurisdiction, 2010, 2019, and 2024

Note:

1-year ACS estimates are used for the City of Yuma and Yuma County. 5-year ACS estimates are used for San Luis, Somerton, and Wellton.

Estimates for Wellton have a higher margin of error.

Source:

2010, 2019, and 2024 1-year and 5-year ACS and Root Policy Research.

	2010	2019	2024	CAGR 2019-2024
Median Home Value				
City of Yuma	**$146,900**	**$163,900**	**$270,100**	**10.5%**
San Luis	$120,900	$117,400	$224,900	13.9%
Somerton	$143,600	$127,000	$232,600	12.9%
Wellton	$65,000	$79,600	$55,600	-6.9%
Yuma County	$131,800	$139,100	$255,300	12.9%

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Between 2019 and 2024, home values increased substantially faster than household incomes across

Yuma County and its municipalities. According to ACS data, the median home value in Yuma County increased from $139,100 in 2019 to $255,300 in 2024, a 12.9% compound annual growth rate (CAGR). In the City of Yuma, median home values rose from $163,900 to $270,100 during the same period (10.5% CAGR), while Somerton experienced a 12.9% annual increase and San Luis a 13.9% annual increase. By contrast, overall median household income grew more modestly. Countywide median income increased from $46,419 in 2019 to $66,844 in 2024 (7.6% CAGR), and in the City of Yuma from $47,249 to $71,828 (8.7% CAGR). Although renter incomes grew more rapidly than owner incomes in some jurisdictions, income growth still lagged home value appreciation in most areas. This widening gap between housing prices and incomes indicates declining homeownership affordability and increased barriers to entry for first-time buyers.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2024	% Change
Median Home Value	$146,900	$270,100	84%
Median Contract Rent	$671	$1,106	65%

Table 29 – Cost of Housing

Data Source: 2010, 2024 1-year ACS

The HUD tables below show the distribution of rent paid for the 2020-2024 period. It is important to note that the Renter Gaps analysis above shows the distribution of gross rents, while the Rent Paid table below shows the distribution of contract rents. A larger share of renters (10.5%) pay less than $500 in contract rent because utilities are excluded. In contrast, only 6.2% of renters pay gross rent of less than $500. Both the Rent Paid and Housing Affordability tables below show that there are very few units affordable to low- and moderate-income renters.

Rent Paid	Number	%
Less than $500	1,289	10.52%
$500-999	5,335	43.55%
$1,000-1,499	4,213	34.39%
$1,500-1,999	1,120	9.14%
$2,000 or more	292	2.38%
Total	***12,249***	***99.9%***

Table 30 - Rent Paid

Data Source: 2024 5-year ACS

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Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	435	No Data
50% HAMFI	1,620	1,610
80% HAMFI	5,495	4,420
100% HAMFI	No Data	6,980
Total	***7,550***	***13,010***

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,043	$1,050	$1,377	$1,877	$2,312
High HOME Rent	$806	$866	$1,041	$1,194	$1,313
Low HOME Rent	$636	$681	$817	$944	$1,053

Table 32 – Monthly Rent

Data Source: 2025 HUD FMR and HOME Rents

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Is there sufficient housing for households at all income levels?

No, according to the gaps analyses there is a shortage of 1,618 affordable rental units for all renter households with incomes below $25,000. Only 10% or 1,386 rental units in the City of Yuma are affordable to these renters. This shortage increased from 1,594 in 2023. At the county level, there is a shortage of 1,439 affordable rental units for all renter households with incomes below $25,000, which is a slight decrease from the 1,462 shortage in 2023. On the ownership side, the gaps analysis shows that countywide, 75% of renter households in the county have an income below $75,000, but only 18% of site-built homes purchased with a mortgage in 2024 were affordable to them.

Contributing factors to housing needs in the area include low wages and the seasonality of employment, combined with rising housing prices, high levels of cost burden, and high utility costs. All of these factors were present before the pandemic and will continue to impact the demand for affordable housing in Yuma after the pandemic.

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

Yuma County remains a relatively affordable and desirable destination and it is unlikely that housing prices will decline significantly in the future given continued demand. There are a diversity of reasons residents relocate to the area (retirement, military, agricultural industry).

According to the City of Yuma Affordable Housing Action Plan, in 2024, the total housing deficiency is 2,878 units. By 2029, an additional 3,573 housing units will be needed to accommodate projected population growth, bringing the total housing need to 6,450 units. The need is distributed across all income levels, with households earning above 100% AMI requiring 3,751 units. Lower-income households, such as those earning less than 80% of AMI, also demonstrate significant housing needs, requiring 2,040 (current deficiency and projected need) units by 2029.

Current levels of rental unit production should accommodate needs. However, new rentals will not reach the level of affordability needed for low wage workers, nor will it close the existing rental gap. Additional rental subsidies are needed to lower cost burden.

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

According to the 2024 ACS 1-Year estimates, median gross rents in the county are $803 for one-bedroom units, $1,096 for two-bedroom units, $1,549 for three-bedroom units, and $1,779 for four-bedroom units. The 2025 HUD Fair Market Rents (FMRs) for the Yuma Metropolitan Statistical Area (MSA) are significantly higher: $1,050 for one-bedroom units, $1,377 for two-bedroom units, $1,877 for three-bedroom units, and $2,312 for four-bedroom units. In every bedroom category, FMRs exceed the county's median gross rents.

Additionally, the 2025 HUD High HOME rent limits are set at $866 for one-bedroom units, $1,041 for two-bedroom units, $1,194 for three-bedroom units, and $1,313 for four-bedroom units. In the county, the median gross rent for one-bedroom units is slightly below the High HOME rent limit. However, median rents for two-, three-, and four-bedroom units are higher than the High HOME rent limits, with the gap widening for larger units. This suggests that HOME-assisted units, especially those with more bedrooms, will require additional subsidies to be feasible.

In the city, the median gross rents for 2024 are $798 for one-bedroom units, $1,155 for two-bedroom units, $1,638 for three-bedroom units, and $1,803 for four-bedroom units. These amounts are also below the 2025 FMRs: $1,050 for one-bedroom units, $1,377 for two-bedroom units, $1,877 for three-bedroom units, and $2,312 for four-bedroom units. However, when compared to the 2025 High HOME rents of $866 for one-bedroom units, $1,041 for two-bedroom units, $1,194 for three-bedroom units, and $1,313 for four-bedroom units, median rents in the city are below the High HOME limit for one-bedroom units but exceed the High HOME limits for two-, three-, and four-bedroom units. The difference is particularly pronounced for three- and four-bedroom units, where median rents exceed the High HOME limits by several hundred dollars per month. The city should monitor unit sizes to ensure that demand is being adequately met.

Discussion

Please see above.

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

Introduction

This section discusses housing conditions in the City of Yuma and Yuma County.

Please note that the vacant units by suitability for rehabilitation table was not prepopulated with data from HUD. The City of Yuma does not keep a unique database with suitability measures.

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

Standard Condition: A dwelling unit which meets HUD Section 8 Housing Quality Standards (HQS) and local code with no major defects in the structure and only minor maintenance needs. Such a dwelling will have the following characteristics: reliable roofs; sound foundations; adequate and stable floors, walls, and ceilings; surfaces and woodwork that are not seriously damaged nor have obvious deterioration; sound windows and doors; adequate heating, plumbing, electrical systems, insulation, water, and sewer systems; and are not overcrowded as defined by local code.

Substandard condition: A dwelling unit that does not does not meet HUD Section 8 HQS or local code which includes lacking the following: complete plumbing, complete kitchen facilities, efficient and environmentally sound sewage removal and water supply, and heating source. Additionally, the dwelling may be overcrowded as defined by local code.

Substandard but suitable for rehabilitation: A dwelling unit, at a minimum, does not meet HUD section 8 HQS or local code with some of the same features as a “substandard condition” dwelling unit. This unit is likely to have deferred maintenance and may have some structural damage such as a leaking roof, deteriorated interior surfaces, and inadequate insulation. A “substandard but suitable” dwelling unit, however, has basic infrastructure (including systems for clean water and adequate waste disposal) that allows for economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a “standard” dwelling unit.

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Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,126	23%	6,172	47%
With two selected Conditions	154	1%	761	6%
With three selected Conditions	0	0%	51	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	19,827	76%	6,019	46%
Total	***26,107***	***100%***	***13,003***	***100%***

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,281	40%	3,262	27%
1980-1999	7,142	26%	4,292	36%
1950-1979	8,453	30%	3,776	31%
Before 1950	1,029	4%	674	6%
Total	***27,905***	***100%***	***12,004***	***100%***

Table 34 – Year Unit Built

Data Source: 2024 1-year ACS

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	8,360	37%	5,285	42%
Housing Units built before 1980 with children present	4,675	21%	2,635	21%

Table 35 – Risk of Lead-Based Paint

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

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	N/A
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Table 36 - Vacant Units

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Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Generally speaking, the age of a jurisdiction's housing stock is a good indicator of its condition. Homes built before 1970 are now over 50 years old and will have more needs for repairs. Approximately 20% of units in the city and 13% in the county were built before 1970.

Based on the Yuma County Resident Housing Survey, 8% of respondents in the City of Yuma reported that their homes are in poor condition or need repairs, while 9% of respondents in the rest of the county indicated the same. These rates were similar among owners and renters. Survey respondents who indicated their home was in poor condition were then asked what the most important repair they needed was; the most common response was energy-efficiency improvements.

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

According to the 2024 ACS estimates, there are approximately 9,482 owner-occupied housing units and 4,450 renter-occupied units in the City of Yuma that were constructed before 1980. The most recent CHAS data from 2020 indicates that there were 8,360 owner-occupied housing units built before 1980, with 4,675 of those occupied by children under the age of 6. Additionally, there were 5,285 renter-occupied homes built before 1980, and 2,635 of these were occupied by children under 6. Homes built before 1978 are more likely to have lead-based paint, as its use was banned for residential purposes in 1978.

Discussion

Please see above.

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

Introduction

This section provides information on units and vouchers managed and administered by the Housing Authority of the City of Yuma (HACY), as well as the condition of those units. As shown in the table below, HACY owns and operates 235 affordable rental units (converted from public housing) and administers 1,138 vouchers, with most of those tenant based.

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	0	0	235	1,138	80	1,058	71	15	0
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments: HACY has no public housing developments; those units have all been moved into the Rental Assistance Demonstration (RAD) program and total 235 units. These units remain as affordable rentals, as the RAD program allows HACY to use vouchers to keep rents affordable.

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:

RAD units are generally well-maintained. HACY's capital improvement program for its RAD development includes upgrading common spaces and continuing accessibility modifications.

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Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 38 - Public Housing Condition

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

Please see above.

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

HACY offers a Family Self-Sufficiency (FSS) program for RAD occupants and voucher holders, which incentivizes education, job training, and homeownership. On average, the program serves 240 families at any given time. According to HACY, the authority has met or exceeded HUD's requirements for community services and has been recognized as the largest and most successful FSS program in the state.

Discussion:

Please see above.

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

Introduction

This section describes the homeless facilities and services available in Yuma County.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	194		56	224	
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source: 2025 Unsheltered PIT Count

Note: The report notes an additional 24 beds for rapid rehousing.

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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

Mainstream services that support individuals and families experiencing homelessness in Yuma are delivered through a broad network of health, mental health, and community-based providers. The Arizona Health Care Cost Containment System (AHCCCS), through the Arizona Complete Health – Complete Care Plan, coordinates physical and behavioral health services for Medicaid members and provides referrals to housing-related supports through the Housing and Health Opportunities (H2O) Demonstration for eligible individuals experiencing or at risk of homelessness.

Behavioral health services are available through local providers such as Community Bridges Inc. (inpatient, crisis, detox, outpatient, and residential), Onvida Health, Community Health Associates, Community Partners Integrated Health, Horizon Health and Wellness, National Community Health Partners, Telecare, and the Regional Center for Border Health. These agencies offer crisis stabilization, outpatient counseling, medical services, detoxification, psychiatric support, and case management that complement homeless-specific programs. Employment services are available through ARIZONA@WORK and Goodwill Career Center programs, which provide job readiness training, career counseling, skills development, and job search assistance for individuals with employment barriers.

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.

Yuma County provides a range of services and facilities that address the needs of individuals and families experiencing homelessness, including chronically homeless individuals, families with children, veterans, and unaccompanied youth. Emergency shelter is available through Crossroads Mission, which provides shelter beds, meals, detox services, case management, and recovery support. Survivors of domestic violence can access safe housing through the Catholic Community Services DV Shelter and the Proverbs 31 Home in San Luis, which offer crisis intervention, advocacy, and supportive services.

Behavioral health treatment, including crisis stabilization, detoxification, inpatient care, and outpatient services, is available through Community Bridges Inc. (CBI), Onvida Health, Community Health Associates, Community Partners Integrated Health, Horizon Health and Wellness, National Community Health Partners, Telecare, and the Regional Center for Border Health. Street outreach teams from The Salvation Army, Crossroads Mission, Horizon Health and Wellness, National Community Health Partners, and Community Medical Services engage unsheltered individuals with basic needs, harm reduction tools, and case management.

In addition to outreach, The Salvation Army also provides utility assistance that helps households prevent disconnection or restore essential services, which reduces the risk of homelessness and supports housing stability. Coordinated Entry assessments are conducted through Achieve Human Services, WACOG, and National Community Health Partners, connecting individuals and families to available housing programs. Together, these services form a comprehensive network that addresses

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crisis needs and supports long term stability for specialized populations, including veterans, youth, and individuals with behavioral health challenges.

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

Introduction

This section of the Consolidated Plan discusses the primary needs of special needs populations, as well as the activities that the City of Yuma and Yuma County plan to undertake to address the housing and supportive services needs identified in this section.

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

Persons with disabilities. Survey participants were asked if their household included a member with a disability. A total of 88 respondents indicated their household included a member with a disability. Of those, 24% indicated the house or apartment they currently live in does not meet the needs of their household member with a disability. Among those, 35% indicated they need services for developmental or cognitive disability and 30% indicated they need grab bars in bathroom, an alarm to notify if someone leaves the home, and service or emotional support animal allowed in apartment/room/home.

Elderly/Frail elderly. The supportive needs and housing needs of the elderly are often aligned with those of the disability community (discussed above). In addition, seniors typically need supports related to health care including access to health services and home health care options, transportation, and supports related to aging in place such as home modification, home repair, and assistance with maintenance. Among survey respondents who indicated they have a member in their household who is over 65, their top housing challenges were utilities/other costs are too high (57%), and rent/mortgage is too high 45%).

Stakeholders noted a wide range of service needs among these populations, including home modifications, care management, and transportation to healthcare facilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Achieve Human Services assists individuals with serious mental health needs or developmental disabilities who are transitioning back into the community. Achieve works directly with inpatient facilities and crisis units to coordinate discharge plans and provides permanent supportive housing, case management, life skills training, and transportation to help individuals stabilize after leaving institutional care.

National Community Health Partners provides assessments and case management for individuals who need housing support following institutional discharge. NCHP helps clients secure safe housing, obtain rental assistance when available, and connect to medical and behavioral health care, benefits assistance, and other supportive services that promote long term stability.

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Community Bridges Inc. plays a key role through its Transitional Living Center for Recovery, which offers short term supportive housing for individuals exiting crisis stabilization units, detoxification programs, inpatient behavioral health treatment, or correctional settings. TLCR provides structured recovery housing along with intensive case management, medication management, peer support, and connections to outpatient care and long term housing options.

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 of Yuma's efforts to assist persons with special needs and not homeless will include activities to address the housing and supportive service needs of residents with special needs who are not homeless, including seniors, persons with disabilities, and other low-income households requiring additional support to maintain stable housing. Planned activities include owner-occupied housing rehabilitation and accessibility improvements, ADA modifications to existing rental units, tenant-based rental assistance to help stabilize households facing housing cost burdens, and supportive services such as mobile health services and nutrition programs. Infrastructure investments that support affordable housing development, including improvements associated with new senior housing, will also expand housing options for residents with special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The YCHC's efforts will focus on tenant-based rental assistance for low income renters and renters with special needs; and affordable housing development.

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

Describe Any Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Yuma's latest Affordable Housing Plan included extensive stakeholder engagement on barriers to affordable housing and residential investment.

Stakeholders pointed to several significant challenges affecting housing production:

Rising Costs: Construction costs have become increasingly prohibitive. Appraisals frequently fall short of contract prices, and high material costs—combined with rising interest rates—are exacerbating affordability concerns. Land, construction, and financing costs are climbing, with mortgages around $300,000 far out of reach for low-income families. Moreover, permit fees—often ranging from $14,000 to $15,000—add another layer of financial pressure.

- Lack of Local Capacity: Some stakeholders have raised concerns about limited municipal staffing, which can delay permit processing and further inflate project costs.
- Land Constraints: Developable land is in short supply due to extensive federal, state, and tribal ownership. Minimum lot size requirements further restrict options, and resistance to higher-density housing presents additional barriers.
- Community Opposition: While some neighborhood-level resistance to new developments exists—often citing traffic concerns—support from city officials has helped projects proceed. In many cases, these traffic concerns may be overstated.
- Insufficient Funding: A lack of funding persists for both new affordable housing development and rehabilitation programs.

Despite these challenges, Yuma has experienced a resurgence in multifamily development. After a 15- to 20-year lull, the past 18 months have seen more multifamily projects emerge. These developments, typically two- to three-story buildings, offer a mix of one-, two-, and some three-bedroom units.

Interest in Accessory Dwelling Units (ADUs) has surged over the past two to three years. According to the Building Safety Department, the City has issued permits for the construction of 49 ADUs over the last four years. This program has become extremely popular in Yuma.

The City of Yuma handles roughly 300 pre-development meetings annually. Its rezoning (5-6 months), variance (6 weeks), and design review (4 weeks) timelines are significantly faster than in larger metropolitan areas in the state.

Developers from outside the region frequently express surprise at the city's shorter process. The city is actively working to expedite approvals—completing first reviews in approximately 15 working days and second reviews in about seven. It was noted that the City of Yuma maintains a strong, collaborative relationship with developers.

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The city is also seeing a trend towards smaller single-family homes on smaller lots and developments with smaller lots and larger homes. The pace of development is closely tied to interest rates—lower rates around 4% could catalyze significantly more activity.

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

Introduction

This section provides an overview of employment, workforce characteristics, and earnings in Yuma. The data reflect 2024 ACS estimates, Bureau of Labor Statistics (BLS) reports, and 2022 Longitudinal Employer-Household Dynamics. The discussion incorporates findings from community engagement.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,466	4,827	11.9%	10.8%	-1.1%
Arts, Entertainment, Accommodations	4,751	5,317	12.6%	11.9%	-0.8%
Construction	1,996	2,352	5.3%	5.2%	-0.1%
Education and Health Care Services	8,485	10,819	22.5%	24.1%	1.6%
Finance, Insurance, and Real Estate	1,379	1,739	3.7%	3.9%	0.2%
Information	303	325	0.8%	0.7%	-0.1%
Manufacturing	1,871	2,817	5.0%	6.3%	1.3%
Other Services	841	927	2.2%	2.1%	-0.2%
Professional, Scientific, Management Services	1,934	2,689	5.1%	6.0%	0.9%
Administration and Support, Waste Management	2,594	2,676	6.9%	6.0%	-0.9%
Public Administration	2,308	2,557	6.1%	5.7%	-0.4%
Retail Trade	4,274	5,432	11.4%	12.1%	0.8%
Transportation and Warehousing	1,440	1,422	3.8%	3.2%	-0.7%
Wholesale Trade	1,004	910	2.7%	2.0%	-0.6%
Total	***37,646***	***44,809***	***100.0%***	***100.0%***	***0.0%***

Table 40 - Business Activity

Data Source: 2022 Longitudinal Employer-Household Dynamics (LEHD)

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Labor Force

Total Population in the Civilian Labor Force	45,474
Civilian Employed Population 16 years and over	41,937
Unemployment Rate	7.78%
Unemployment Rate for Ages 16-24	13.63%
Unemployment Rate for Ages 25-65	6.66%

Table 41 - Labor Force

Data Source: 2024 1-year ACS

Occupations by Sector	Number of People
Management, business and financial	4,518
Farming, fisheries and forestry occupations	691
Service	10,434
Sales and office	7,874
Construction, extraction, maintenance and repair	3,175
Production, transportation and material moving	5,597

Table 42 – Occupations by Sector

Data Source: 2024 1-year ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	33,847	82%
30-59 Minutes	6,083	15%
60 or More Minutes	1,339	3%
Total	***41,269***	***100%***

Table 43 - Travel Time

Data Source: 2024 1-year ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	3,973	424	2,707

DRAFT

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	7,656	1,234	3,368
Some college or Associate's degree	13,019	504	3,308
Bachelor's degree or higher	8,214	176	1,895

Table 44 - Educational Attainment by Employment Status

Data Source: 2024 1-year ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	498	357	67	2,245	2,754
9th to 12th grade, no diploma	1,180	1,156	996	2,382	1,143
High school graduate, GED, or alternative	5,199	3,893	4,282	4,083	4,507
Some college, no degree	3,367	4,698	3,655	4,173	4,285
Associate's degree	1,033	925	1,744	2,094	1,433
Bachelor's degree	968	2,257	2,417	1,979	1,988
Graduate or professional degree	109	246	1,739	2,091	1,177

Table 45 - Educational Attainment by Age

Data Source: 2024 1-year ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$33,076
High school graduate (includes equivalency)	$40,273
Some college or Associate's degree	$45,806
Bachelor's degree	$80,175
Graduate or professional degree	$86,498

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2024 1-year ACS

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

As shown in the Business Activity table, the largest sector of employment in the City of Yuma is in education and health care services (24.1%); followed by retail trade (12.1%); arts, entertainment, and

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accommodations (11.9%); and agriculture, mining, and oil and gas extraction (10.8%). The column on the far right of the Business Activity table shows the difference in the share of workers (people living and working in Yuma) and the share of jobs (all people working in Yuma). A positive value indicates that the sector has a relatively greater share of in-commuters, whereas a negative value reflects a larger proportion of workers living in the City of Yuma. The sectors that tend to have a larger share of in-commuters include education and health care services; manufacturing; professional, scientific, management services; and retail trade.

Describe the workforce and infrastructure needs of the business community:

According to the 2025 Comprehensive Economic Development Strategy, businesses in Yuma County report ongoing workforce constraints tied to skills mismatches, higher-than-average unemployment, alongside shortages in skilled and technical occupations, and difficulty retaining local talent as graduates leave the region for higher-paying opportunities elsewhere.[4] Employers in priority sectors—including manufacturing, logistics/distribution, healthcare, ag tech, and clean energy—need stronger alignment between education and training programs and industry demand, along with employer-driven career pathways and partnerships with regional training providers to build a reliable talent pipeline. At the same time, business growth is constrained by infrastructure gaps, including limited supplies of ready-to-occupy industrial and commercial space, the need for upgrades to industrial parks, utilities, and broadband, and transportation connectivity challenges that affect workforce access and goods movement (including congestion and staffing pressures at ports of entry). The CEDS also emphasizes that quality-of-place investments—such as downtown revitalization, streetscape and public realm improvements, and improved mobility options—are economic infrastructure that support workforce attraction, business vitality, and customer access.

Among comments received from the resident survey, residents emphasized rehabilitating vacant and underutilized downtown buildings so they can be leased or sold to support business growth and job creation. Respondents also identified the need for improved streetscapes, landscaping, lighting, and public spaces to make downtown a more attractive place to work and visit, along with enhanced public transportation to improve workforce access and customer connectivity.

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.

Several major public and private initiatives in Yuma County are expected to shape job and business growth during the planning period. The CEDS identifies important projects, including the proposed Spaceport, the Elevate Southwest Innovation Hub, ONVIDA's training center, and expansion of clean energy and advanced manufacturing activities, all of which have the potential to diversify the local

[4] https://greateryuma.org/greater-yuma-region.html

economy and create higher-wage employment opportunities. In addition, ongoing efforts to strengthen logistics and cross-border trade, supported by Yuma's strategic location near ports of entry and binational supply chains, are expected to influence growth in manufacturing, distribution, and related services.

These initiatives are expected to increase demand for skilled and technical workers, particularly in manufacturing, logistics, clean technology, aerospace-related activities, healthcare, and professional services. As a result, there is a growing need for workforce development investments that strengthen education-to-career pipelines, expand employer-driven training programs, and support talent attraction and retention. Business support needs are also expected to grow, including small business technical assistance, business retention and expansion services, and coordinated economic development marketing and recruitment.

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

The Comprehensive Economic Development Strategy (CEDS) notes that in Yuma County, the skills and education of the current workforce only partially align with existing and emerging employment opportunities. While the region benefits from strong education and career pathway assets and partnerships with local institutions, employers continue to report shortages in skilled and technical occupations needed for priority sectors such as manufacturing, logistics/distribution, healthcare, ag tech, and clean energy. At the same time, a large share of employment is concentrated in lower-wage sectors (retail, hospitality, agriculture), contributing to skills mismatches and limiting advancement into higher-paying jobs.

The CEDS also notes challenges in talent retention, with many graduates leaving the region for better-paying opportunities elsewhere. These gaps point to the need for tighter alignment between training programs and employer demand, expanded employer-driven career pathways, and targeted upskilling to connect local residents to higher-quality jobs in growth industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Yuma partners with Arizona Western College (AWC) and other local workforce organizations to provide training programs that align with the city's employment needs. These efforts have helped address workforce gaps in key sectors such as manufacturing, electrical trades, healthcare, tourism, and logistics. Some of the city's workforce training initiatives are listed below:

Electrical Technology Apprenticeship

- AWC offers multiple stackable electrical technology certificates and degrees. Its curriculum is aligned with the National Center for Construction Education & Research (NCCR) standards.

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- Participants engage with technical instruction at the college and gain hands-on experience through employment with a sponsor company. Students can earn and learn at the same time.
- Graduates can eventually earn an Arizona State Certified Journeyman Electrician credential, which is valid throughout the US.

Manufacturing Programs

- AWC offers multiple stackable manufacturing certificates and degrees. Students can leverage existing certificates to find employment while they continue to earn other certificates.
- There are eight specializations in the program: maintenance operations, basic mechanical systems, basic hydraulic systems, basic pneumatic systems, electrical systems, electronic control systems, process control systems, and maintenance welding.
- Instruction is based on National Institute of Metalworking Skills (NIMS) standards.

Healthcare Training Programs

- AWC offers training for a variety of healthcare professions: registered nurses, nurse anesthetists, midwives, certified nursing assistants, EMTs, paramedics, behavioral health, and other careers in healthcare.
- AWC and Onvida Health (a significant employer in Yuma with over 4,000 employees) have agreed to build a health careers center to train future healthcare professionals in the region.[5]
- The nonprofit organization, Regional Center for Border Health, Inc., offers training for a variety of healthcare professionals through its College of Health Careers.

Logistics and Transportation Programs

- The City of Yuma is a logistics and supply chain hub because of its proximity to California and Mexico. It sits at the intersection of interstate 8 and highway 95 and is near the San Luis Port of Entry and the Union Pacific Railroad line.
- The Southwest Technical Education District of Yuma is offering a new two-year "Logistics and Supply Chain Management" program to local high school and college students.
- AWC offers three stackable certificates in logistics and supply chain management. These courses have a unique emphasis on U.S.-Mexico border operations. Students who complete all three courses will be offered career mentorship and/or internship opportunities.

Tourism and Hospitality Initiatives

[5] https://www.onvidahealth.org/pilkington-construction-to-serve-as-general-contractor-for-new-health-careers-center/

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- Tourism is an important component of Yuma's economy. According to the City website, 96,000 people live in the City of Yuma full-time, and an additional 90,000 people stay in the Yuma area during the winter.[6]
- Travel-related spending contributed $596 million to Yuma's economy in 2023. This helped fuel a 4% increase in earnings—from $187 million in 2022 to $195 million in 2023.[7]
- AWC has a offers an associate's degree in hotel and restaurant management to help develop leaders in the hospitality industry. Credits from this program can be transferred to a full bachelor's degree.

These workforce initiatives help residents gain in-demand skills and find employment. By strengthening its labor market, Yuma is helping residents access higher-paying jobs, which supports the Consolidated Plan goals of expanding community development and improving housing affordability.

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

Yes, the City of Yuma and Yuma County completed a Comprehensive Economic Development Strategy (CEDS) in October of 2025.

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.

Economic development efforts outlined in the CEDS align with Consolidated Plan priorities related to economic opportunity, workforce development, and revitalization of underserved areas. Coordination opportunities include aligning HUD-funded infrastructure investments with CEDS-identified priority projects, using CDBG to support small business assistance and entrepreneurship in NRSA neighborhoods, and linking workforce development strategies supported through the CEDS with housing and transportation investments in the Consolidated Plan to reduce barriers to employment for low- and moderate-income residents.

Discussion

Please see above.

[6] https://www.yumaaz.gov/visitors/about-yuma

[7] https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/yumaaz/2023_Travel_Impact_Report_Yuma_11_18_24_0e5b1083-0b6e-4292-b5b4-ea6573c0dfc0.pdf

MA-50 Needs and Market Analysis Discussion

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

Households experiencing multiple housing problems are concentrated within the proposed Mesa Heights NRSA. A “concentration” refers to a geographic area where a substantially higher share of households experience housing challenges—such as cost burden (paying more than 30% of income toward housing), overcrowding (more than one person per room), and substandard housing conditions—compared to the city.

As documented in the draft NRSA plan, 51.1% of residents in the proposed NRSA are low- to moderate-income. Additionally, according to ACS data summarized in the Housing section, 60% of renters in the NRSA are cost burdened, and 69% of owners with a mortgage pay more than 30% of income toward housing, compared to lower rates citywide. Overcrowding is also more prevalent in the NRSA (12% of households) than in the city overall (8%), particularly among renters. The area’s housing stock is older and includes a significant share of manufactured homes in poor condition—72% of manufactured homes in the NRSA require major repairs, compared to just 10% citywide

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

As documented in the draft NRSA plan, 51.1% of residents in the proposed NRSA are low- to moderate-income.

See NA-30 for minority group concentrations.

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

The NRSA area has a lower-value, renter-dominated, and aging housing stock with significant reinvestment needs. The area has a higher share of multifamily housing and renters (64%) compared to the city overall, and median home values ($151,520) are well below the citywide median ($230,000). Much of the housing stock was built before 1990, and a substantial share of units—particularly manufactured homes—require major repairs. Recent multifamily development has relied heavily on public financing tools such as LIHTC and CDBG, indicating that private market activity alone has been insufficient to address housing needs.

Are there any community assets in these areas/neighborhoods?

The NRSA area has an established commercial corridor along 4th Avenue and Arizona Avenue with locally owned businesses, medical offices, financial institutions, and restaurants that draw customers citywide. The NRSA is served by multiple YCAT transit routes and has above-average walkability, particularly along the 4th Avenue corridor.

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The area includes Kennedy Memorial Park, an 18-acre facility with playgrounds, sports fields, courts, and walking paths, as well as the Joe Henry Optimist Center, which provides indoor recreation space and community programming. The neighborhood is also home to multiple public and private schools, including Gila Vista Jr. High, McGraw Elementary, and Palmcroft Elementary, which serve as community anchors.

Are there other strategic opportunities in any of these areas?

The neighborhood includes vacant parcels—including residentially zoned land and nine parcels owned by the City—which present opportunities for infill housing or mixed-use redevelopment. The commercial corridor along South 4th Avenue and Arizona Avenue is identified as a key reinvestment area with strong walkability and existing infrastructure, positioning it well for corridor revitalization and small business growth.

The area's inclusion in an Opportunity Zone and HUBZone creates additional leverage for attracting private capital and federal contracting activity. In addition, the high need for manufactured home rehabilitation presents an opportunity to implement targeted repair, replacement, or redevelopment programs to improve housing quality and neighborhood stability. These assets and designations create strategic openings for coordinated housing preservation, infill development, commercial reinvestment, and infrastructure improvements.

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

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

According to 2024 ACS data, 75% of households in the City of Yuma have a desktop or laptop computer and 92% have a smartphone. In comparison, 83% households in Arizona have a desktop or laptop computer and 94% have a smartphone. In the City of Yuma, 4.7% of households have no computer compared to 2.6% of households statewide.

In the City of Yuma, 90% of households have access to a cellular data plan, 79% have access to home-based broadband internet, and 6% use satellite internet. Overall, internet access in the City of Yuma and Arizona is similar. However, a slightly greater proportion of households in the City of Yuma do not have any internet access—7.7% compared to 6.3% statewide.

There is a significant discrepancy in internet access based on income in the City of Yuma: 29% of households that make less than $20,000 have no internet access, compared to 9% of households that make between $20,000 and $74,999, and 1% of households that make $75,000 or more.

According to the resident survey conducted for this study, 3% of respondents do not have internet access in their home, most of them noted they do not have internet access because service is too expensive.

Internet Subscription by Income, City of Yuma

Source:
2024 1-year ACS.

Household Income Level	% of households with a broadband Internet subscription	% of households without an Internet subscription
Less than $20,000	71%	29%
$20,000 to $74,999	91%	9%
$75,000 or more	99%	1%

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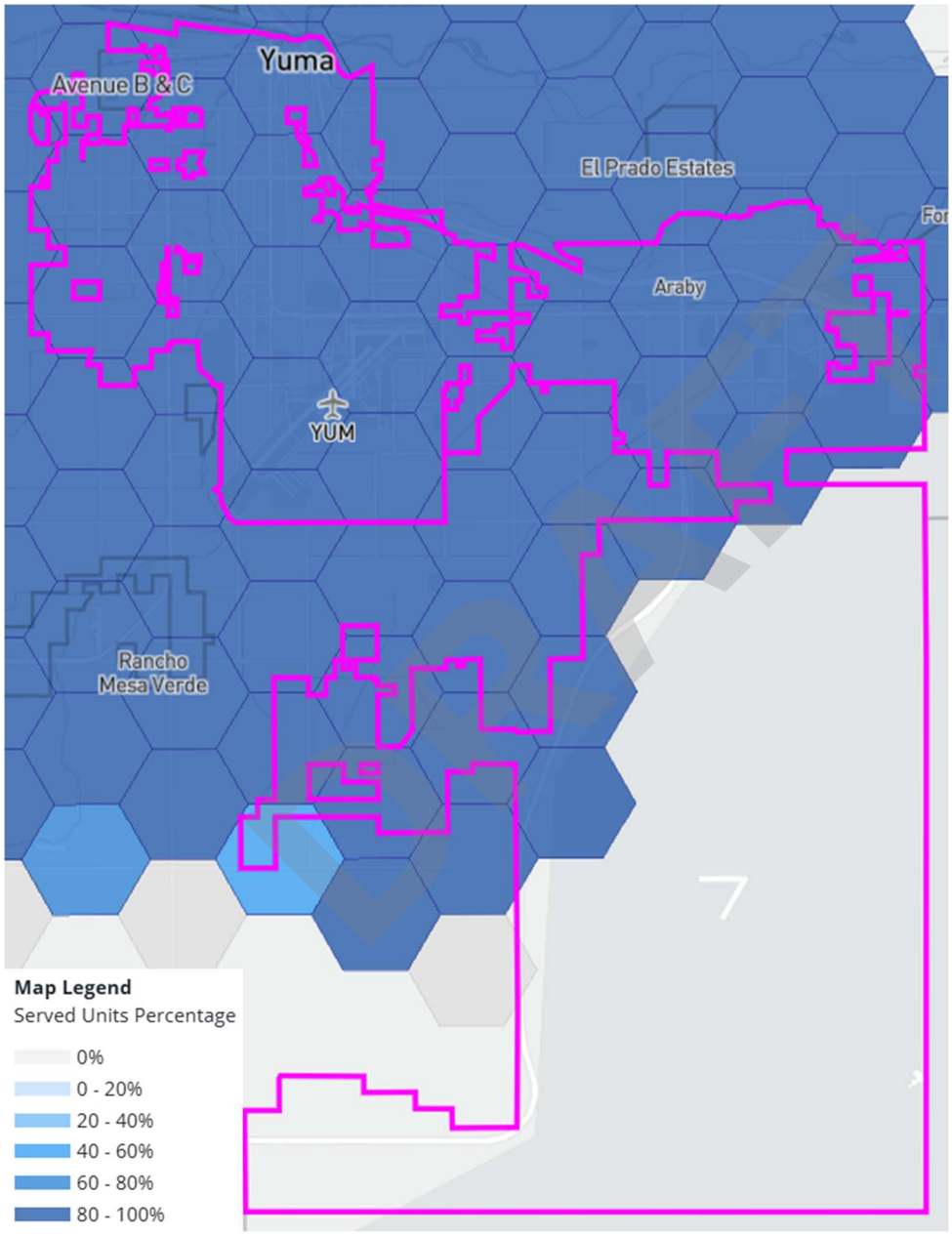
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Internet is available throughout the City of Yuma as seen in the FCC National Broadband Map below. The portion of the city without hexagons or blue shading is non-residential land used by the military. That is why there are no served residential units in this area, but there are broadband internet providers.

There are a few pockets within the City of Yuma that only have a few broadband internet providers. Otherwise, there are at least four providers in most parts of the city. In contrast, much of the rest of Yuma County, which is mostly rural, has only a few internet providers. According to Arizona's Digital

Equity Plan, rural regions tend to have fewer providers and higher internet costs.[8] In response, Arizona is subsidizing the cost of internet and infrastructure development through programs like the Arizona Broadband Development Grant Program.[9]

FCC National Broadband Map, City of Yuma

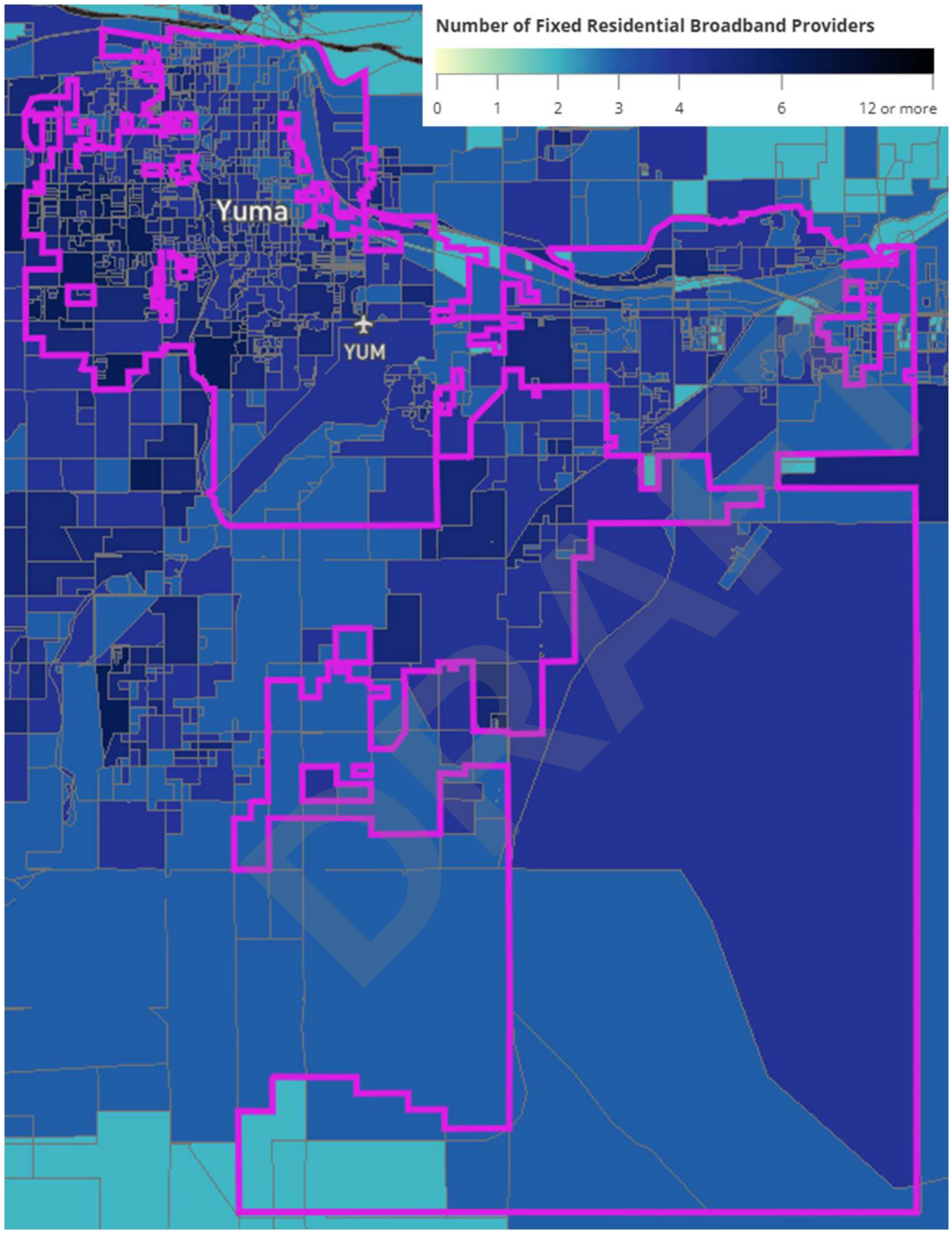


Note: Latest data from December 2024. The map shows access to internet with 100 Mbps download and 20 Mbps upload.

Source: Federal Communications Commission (FCC).

[8] https://www.azcommerce.com/media/onndg13j/arizona-digital-equity-plan_updated-132024.pdf
[9] https://www.azcommerce.com/media/bgaht3px/aca-abdg-program-guidelines.pdf

FCC Fixed Broadband Deployment, City of Yuma



Note: Latest data from June 2021. The map shows providers with speeds of 25 Mbps download and 3 Mbps upload.

Source: Federal Communications Commission (FCC).

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

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

Extreme heat, drought, and flooding are the most significant natural hazard risks in the City of Yuma.[10] The city's desert climate is naturally hot and arid, but conditions are intensifying with climate change. Around 1990, Yuma experienced about seven days per year with temperatures above 112.1°F; by 2050, that number is projected to rise to 39 days per year. According to First Street, an organization dedicated to assessing the impact of climate change on property values, all homes in Yuma are at risk of extreme heat.[11] When paired with drought conditions, extreme heat increases fire risk. Extreme heat also poses health risks to residents, particularly those with pre-existing conditions, the elderly, young children, outdoor workers, and low-income households.

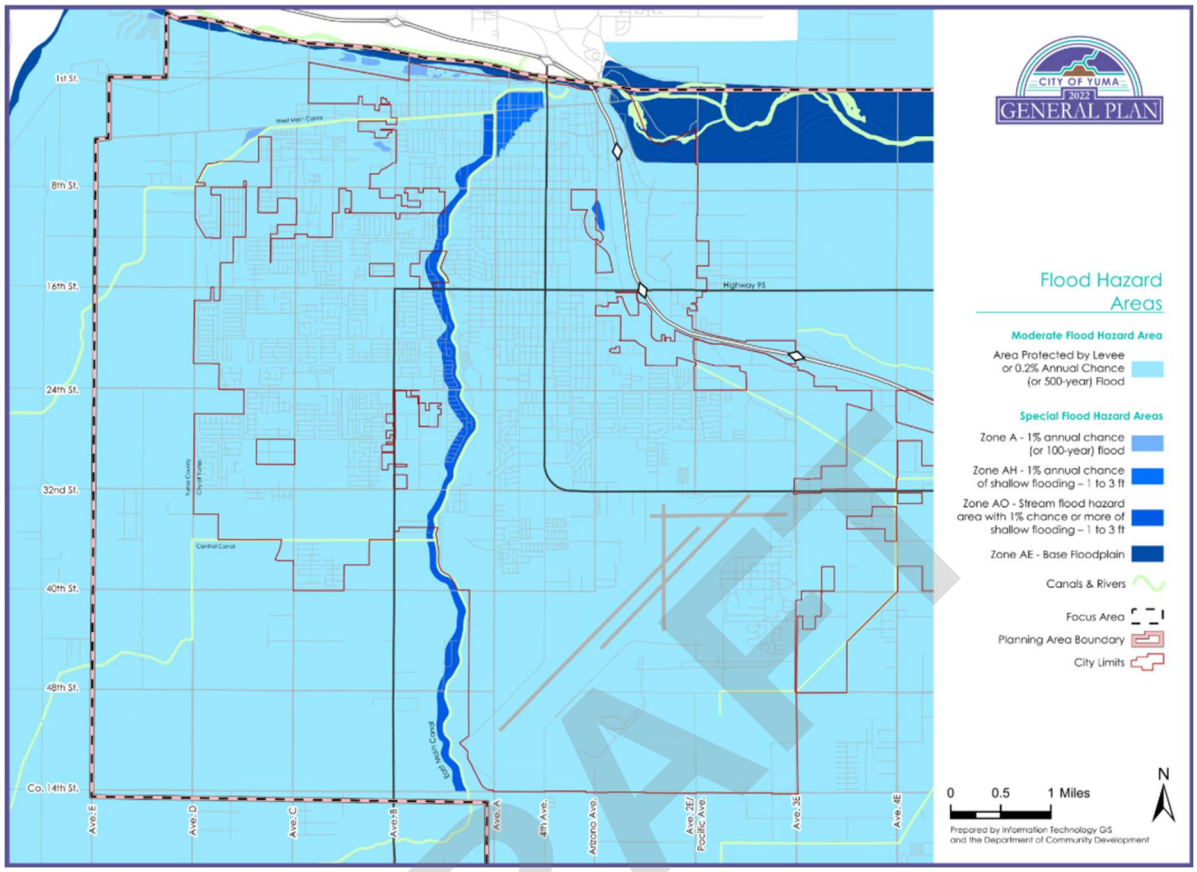
Drought is another risk to the livelihoods of Yuma's residents. According to the National Drought Monitor, the Yuma Desert watershed has experienced drought in 83% of weeks and extreme drought in 9% of weeks since 2000. As climate change increases the frequency of extreme weather events, the risk of drought is expected to rise. Yuma's economy is highly reliant on the availability of water from the Colorado River—nearly 90% of the county's water comes from the river, and about 97% of water used supports Yuma's significant agricultural sector. The river also helps generate roughly $372 million annually from recreation.

Flooding also poses a risk to residents of Yuma County with 89% of buildings having some level of flood risk.[12] The map below shows potential flood hazards in the City of Yuma. The most significant floodplain is to the northwest of the city where there is a confluence of the Colorado and Gila Rivers. There is also significant flood risk along the irrigation canal that runs north-south through the city. Climate change is increasing the severity and frequency of extreme precipitation events which increase flood risk in Yuma.

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[10] https://climatecheck.com/arizona/yuma
[11] https://firststreet.org/city/yuma-az/485540_fsid/heat
[12] https://climatecheck.com/arizona/yuma

Flood Hazard Areas, City of Yuma



Source: City of Yuma 2022 General Plan.

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

As high temperatures increase in frequency, homes will be inhospitable without air conditioning and utility costs are likely to rise sharply. Stakeholders noted for the Affordable Housing Action Plan that available rentals at lower price points are frequently in poor condition, often accompanied by exorbitant utility bills that can reach $600 per month. Many families find themselves anxiously awaiting their most substantial utility bill each summer, relying on the Western Arizona Council of Governments (WACOG) for assistance. However, WACOG can typically provide help only once or twice a year, further underscoring the pressing need for ongoing support.

Resident engagement for the NRSA Plan raised concerns about drainage issues that cause flooding—particularly near Madison Avenue and 1st Avenue.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan establishes goals and priorities for CDBG and HOME investments during the 2026-2030 planning period. It also projects outcomes—e.g., housing units created, households assisted—which will be evaluated annually through the Consolidated Evaluation and Performance Application Report (CAPER).

This strategic plan responds to the top housing and community development needs identified in the research that supported the Consolidated Plan.

Top needs include:

Housing needs. Top housing needs in the county include affordable rental housing (including housing for those transitioning out of homelessness as well as workforce housing), housing repairs, and entry-level ownership opportunities for low and moderate-income residents who would like to buy homes. Cost burden and severe cost burden are the most common housing problems in the city and county.

Public housing. The Housing Authority of the City of Yuma (HACY) has converted all public housing through the Rental Assistance Demonstration program and these 235 units are in good condition. HACY also administers 1,138 vouchers and has had increasing difficulty with voucher holders finding available rental units. The waiting list for HACY housing has over 3,000 residents, highlighting a significant need for more affordable housing options so that individuals can find suitable accommodations.

People experiencing homelessness. In the 2025 Unsheltered PIT Count for Yuma County, 103 surveys were collected, representing 118 unsheltered homeless individuals. Of the total, 1 person was in Dateland, 12 in Somerton, 1 in Wellton, and 104 in the City of Yuma. Thirty households, which included a total of 37 individuals, were experiencing chronic homelessness. Unsheltered individuals and households in the county are predominantly male and older, with most adults between ages 45 and 64 and a substantial share age 65 or older, while relatively few are under age 25. Many are experiencing homelessness for the first time, and a significant portion face overlapping vulnerabilities, including living with a disability, having served in the armed forces, or being survivors of domestic violence. The most common factors contributing to displacement reflect economic instability and health challenges, led by inability to pay rent or a mortgage, job loss, difficulty finding affordable housing, underemployment or low income, and chronic illness.

Non-Homeless special needs. Non-homeless special needs populations include households containing persons with a disability, elderly households, those at risk of homelessness, victims of intimate partner/domestic violence, persons with alcohol or other drug addiction, and persons with living with HIV/AIDS. The needs of each of these individual populations are discussed in section NA-45.

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Public services needs. According to stakeholder engagement, Yuma has a strong network of service providers, but demand for public services far exceeds available resources. Public services are needed to expand housing stability supports, including rental assistance, housing navigation, case management, and legal assistance related to landlord-tenant and fair housing protections, particularly for people facing eviction, survivors of domestic violence, and households with criminal histories or credit barriers. Workforce development, childcare, and transportation assistance are critical to improving economic stability, as many job seekers experiencing homelessness or housing instability cannot secure or retain employment without these supports. There is also a clear need for expanded behavioral health, substance use treatment, and reentry services for individuals exiting treatment programs or the criminal justice system, as well as outreach and supportive services for unsheltered individuals. While residents generally know how to access services, service providers report declining administrative capacity and flat or reduced funding, limiting their ability to meet growing needs despite increasing demand.

Projected Needs

According to the City of Yuma Affordable Housing Action Plan, in 2024, between 2024 and 2029 the City of Yuma needs an additional 3,573 housing units will be needed to accommodate projected population growth. This results in an average of around 715 units a year, slightly higher than the 686 units permitted in 2024. While population growth has moderated in recent years, housing demand continues to increase because of demographic changes—particularly the aging of the population. As residents age, household sizes tend to decline. These trends mean that even with slower population growth, the number of households can continue to rise, increasing the demand for housing units.

Revitalization efforts. The City of Yuma intends to retain high-level goals of continuing neighborhood revitalization efforts in its NRSA through programs and projects aimed at enhancing neighborhood cohesion and addressing economic and social disparities.

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

Geographic Area

1	**Area Name:**	Mesa Heights NRSA
	Area Type:	Neighborhood Revitalization Strategy Area
	Other Target Area Description:	N/A
	HUD Approval Date:	2015
	% of Low/ Mod:	According to HUD's Low- and Moderate-Income Summary Data (LMISD), the share of low- to moderate-income persons in the combined area is 51.1%
	Revital Type:	Comprehensive
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	The area is formed by Census Tract 7 Block Groups 1 and 2, Census Tract 10.03 Block Group 1, Census Tract 10.04 Block Groups 1 and 2, and Census Tract 11 Block Groups 1 and 2. According to HUD's Low- and Moderate-Income Summary Data (LMISD), the share of low- to moderate-income persons in the combined area is 51.1%
	Include specific housing and commercial characteristics of this target area.	The area is primarily residential. The NRSA housing stock is older than the City of Yuma overall, with a heavy concentration of homes built between the 1950s and through the 1980s. Mobile home communities in the NRSA area have a significantly higher need for repairs than communities citywide, an estimated 72% of manufactured homes in the NRSA area are need of major repair. The area encompasses transportation arteries in the City of Yuma's street system, including parts of 4th Avenue, Arizona Avenue, and 24th Street. These arteries house an array of small businesses, many of which have been in operation in the community for years and are well known throughout the city.

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	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The target area has several factors that contribute to its designation, especially in comparison to other neighborhoods in the City of Yuma. These factors include a low median income and a high percentage of families living in poverty. Additionally, the area suffers from deteriorating infrastructure and conditions, with a significant need for improvements to drainage and flood systems. The housing stock is old and in need of repairs, and vacant commercial areas require rehabilitation.
	Identify the needs in this target area.	Community feedback and consultation identified several needs for the community, including: ▪ **Affordable homeownership opportunities** and assistance with major home repairs. ▪ **Improved housing quality**, code enforcement, and diversified housing options such as ADUs. ▪ **Better neighborhood infrastructure**, including drainage and flooding fixes, alley clean-up, and improved lighting, streets, and sidewalks. ▪ **Improved public spaces** and more shade, trees, and park maintenance. ▪ **Expanded public services**, especially mental health care, food access, and programs for seniors and youth. ▪ **Enhanced traffic and pedestrian safety**, including speed control and safer crossings near schools. ▪ **Support for local businesses**, job training programs, and revitalization of vacant commercial properties. ▪ **Community safety** and visible enforcement of nuisance issues like dumping, abandoned vehicles, and stray animals.

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	What are the opportunities for improvement in this target area?	Community engagement highlighted key opportunities to improve the target area by addressing persistent drainage and flooding issues, upgrading streets, sidewalks, and lighting, and enhancing overall neighborhood cleanliness through more consistent alley maintenance and code enforcement. Residents also identified opportunities to expand affordable homeownership and major home repair assistance, strengthen mental health and food access services, improve traffic and pedestrian safety near schools, and revitalize aging commercial areas through support for small businesses and reinvestment in vacant properties. The City's community programs continue to have a significant impact, especially with collaboration from non-profits. Non-profit service agencies funded with CDBG and others work together to provide supportive programs and expand affordable housing access.
	Are there barriers to improvement in this target area?	A key barrier to improvement in the target area is that available funding is insufficient to address the full range of housing, infrastructure, and service needs identified by residents. Aging drainage systems, deteriorating streets and alleys, and longstanding maintenance issues require substantial investment. At the same time, limited economic opportunities in the neighborhood constrain residents' ability to achieve stable, higher incomes, underscoring the need for economic revitalization to support long-term progress. Reviving commercial corridors, supporting small businesses, and expanding job training programs are therefore critical, as physical improvements alone cannot be sustained without stronger local economic activity and household financial stability.

Table 47 - Geographic Priority Areas

General Allocation Priorities

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

CDBG Funding – The service area for CDBG funding is within the City of Yuma limits. The Mesa Heights Neighborhood is a HUD-designated Neighborhood Revitalization Strategy Area (NRSA). Therefore, it is a

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priority area for the use of CDBG funds and is anticipated to remain a priority for the duration of the five-year plan. Funds will be allocated to the Mesa Heights neighborhood to continue the revitalization efforts that have been underway since the city designated Mesa Heights as a Neighborhood Revitalization Strategy Area (NRSA). The balance of CDBG funds will be allocated citywide according to need.

HOME Funding – The service area for the Yuma County HOME Consortium is throughout Yuma County, and includes the HOME Consortium members of City of Yuma, Yuma County, City of Somerton, City of San Luis, and the Town of Wellton. Yuma County HOME Consortium resources are allocated in response to funding proposals. Geographic distribution is a contributing factor when making funding decisions. Decisions are also based on priority needs, the readiness of a project to proceed, and the capacity of an organization to successfully complete HOME projects.

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

Priority Needs

Priority needs in the City of Yuma and Yuma County (applicable for HOME funding) include the following:

1	**Priority Need Name**	Housing repairs and accessibility improvements
	Priority Level	High
	Population	Extremely low- and low-income households Moderate income households Persons with disabilities Elderly
	Geographic Areas Affected	Citywide and Countywide
	Associated Goals	**Improvements to Existing Rental and Owner Housing.** Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications.
	Description	The City supports minor home repair, weatherization, and accessibility improvements for income-qualified homeowners through CDBG- and HOME-funded rehabilitation programs, supplemented by leveraged resources. These efforts help preserve aging housing stock, address health and safety concerns, and improve accessibility for elderly and disabled residents.
	Basis for Relative Priority	Community engagement, survey results, and recent program performance all indicate that housing repairs and accessibility improvements remain a significant need in the City of Yuma and Yuma County. Rising construction and labor costs, aging homes and increasing housing cost burdens have limited the ability of low-income, elderly, and disabled residents to maintain safe, livable housing.
2	**Priority Need Name**	Affordable rentals and tenant-based rental assistance
	Priority Level	High

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	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Citywide and Countywide
	Associated Goals	**Affordable Housing.** Increase the availability of affordable rental housing by creating new units. Expand and preserve safe, decent, and affordable housing options, including rental and homeownership opportunities.
	Description	CDBG and HOME funds are used to support new affordable rental developments, including CHDO, as well as rehabilitation of existing units to maintain quality and safety. Tenant-Based Rental Assistance helps households experiencing or at risk of homelessness, including survivors of domestic violence, transition into and remain in stable housing despite rising rents and limited vacancies.
	Basis for Relative Priority	Through the community engagement process, the lack of affordable housing in Yuma (and throughout the county) was identified as the greatest need by residents and stakeholders.
3	**Priority Need Name**	Community Development and Neighborhood Revitalization
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Citywide and NRSA area

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	Associated Goals	**Public Facilities & Improvement of Neighborhood Conditions.** Enhance public facilities, infrastructure, and neighborhood conditions in designated areas to support revitalization, improve safety and accessibility, strengthen housing quality and energy efficiency, and improve neighborhood visual appeal and overall quality of life in low- to moderate-income areas. **Economic Development that Supports Low- and Moderate-Income Residents.** Support economic development activities that expand economic opportunities for low- and moderate-income residents and strengthen Yuma's long-term community vitality.
	Description	Through the community engagement process, residents and stakeholders spoke to the continued need for street and sidewalk improvements, neighborhood park improvements, pedestrian safety improvements, and other future capital improvements needed, particularly in the NRSA target area.
	Basis for Relative Priority	Through the community engagement process, residents and stakeholders identified the need for improvements to neighborhood infrastructure and public facilities, particularly in the NRSA target area.
4	**Priority Need Name**	Public services
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Citywide and NRSA area
	Associated Goals	**Stability and Supportive Services for Low-Income and Special Needs Populations.** Provide and expand eligible public and supportive services that improve stability, well-being, and access to opportunity for low-income households, individuals with special needs, and people experiencing or at risk of homelessness.
	Description	Throughout the community engagement process, residents and stakeholders shared a need for services including affordable childcare, in-home care for persons with disabilities and seniors, and mental and behavioral health care services for special needs populations.

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	Basis for Relative Priority	These public services are a high relative priority because they are foundational to housing stability and economic self-sufficiency. Affordable childcare enables parents—especially single parents and low-income households—to work or participate in training. In-home care for persons with disabilities and seniors supports independent living and aging in place. Expanded mental and behavioral health services are essential for stabilizing households facing housing insecurity, homelessness, or transitions from crisis, treatment, or reentry.
5	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide and NRSA area
	Associated Goals	**Economic Development that Supports Low- and Moderate-Income Residents.** Support economic development activities that expand economic opportunities for low- and moderate-income residents and strengthen Yuma's long-term community vitality.
	Description	Provide grants to nonprofit service providers that deliver technical assistance, training, and access to capital for low- and moderate-income residents and business owners.
	Basis for Relative Priority	Through the community engagement process, residents and stakeholders identified the need for workforce training and skills development, as well as the need for redevelopment of commercial areas in the NRSA area.

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Table 48 – Priority Needs Summary

Narrative (Optional)

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

Influence of Market Conditions

The City's Affordable Housing Plan and the market analysis conducted for this Consolidated Plan examined the availability of affordable housing, changes in rents and the price of ownership housing, housing conditions, and economic trends that will influence needs in the next five years. Metrics from that study will be used to monitor conditions during the five-year planning period and adjust programs as needed to meet needs. Given the state of the market, it is anticipated that rental assistance, new unit production, and rehabilitation will continue to be top needs.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Continued rise in rents and lack of deeply affordable rentals (<30% AMI) as demonstrated by the rental gap. TBRA will continue to be targeted to persons who are experiencing homelessness and those at-risk of homelessness in addition to victims of domestic violence to help bridge the gap between their needs and resources available. These special needs groups were found to have the most acute needs for rental assistance in the research conducted to support this Consolidated Plan.
TBRA for Non-Homeless Special Needs	Continued rise in rents and lack of deeply affordable rentals
New Unit Production	Low vacancies; job growth in low wage employment sectors
Rehabilitation	Residents with condition challenges and lack of access to home improvement capital
Acquisition, including preservation	Changes in the market that would allow acquisition; properties are too costly to repurpose into affordable housing in current market conditions

Table 49 – Influence of Market Conditions

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

Introduction

During the five-year planning period, the City of Yuma expects to receive $4.9 million in CDBG funding. The YCHC anticipates receiving $3.3 in HOME funding.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$989,248	$0	$495,257	$1,484,505	$3,956,992	CDBG funds will be used for housing rehabilitation, code enforcement, public services, and facility improvements
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$667,363.82	$0	$18,269.34	$685,633.16	$2,669,445.28	HOME funds will be used for housing rehabilitation, development of affordable housing, and tenant-based rental assistance

Table 50 - Anticipated Resources

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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 contribute local resources as opportunities arise. For example, the City has regularly provided general fund dollars to support Neighborhood and Economic Development operations, the Crossroads Mission Detox Program, Catholic Community Services Safe House for victims of domestic violence, and Amberly's Place Victim Advocacy Center to support abused victims. The City will seek opportunities to leverage other federal, state, local, and non-profit funds to support projects.

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

The City owns two properties on Arizona Avenue within the Mesa Heights NRSA. The first is a 15-unit apartment complex located on 20th Street, and the second is a triplex located on 23rd Street. Both properties are managed by the Housing Authority of the City of Yuma (HACY) and are used to provide affordable housing to low- and moderate-income households.

In addition, the City owns a vacant parcel located on 16th Street and Avenue A. This site is being recommended for future affordable housing development and may be leveraged to address identified housing needs within low- to moderate-income areas of the community.

The City has utilized publicly owned land as a strategy to expand affordable housing opportunities. The City previously conveyed surplus property located at the corner of 18th Street and Arizona Avenue to Arizona Housing Development Corporation (AHDC) for the development of affordable housing. The six-unit project has been completed and is occupied by low- to moderate-income households receiving tenant-based rental assistance.

Discussion

The City will continue to explore new grant opportunities, partnerships, and private investment to leverage HOME and CDBG funds to maximize the benefits and address needs outlined in this plan.

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Yuma	Grant Administrator and Service Provider	Administer outreach and clean up activities Oversee façade improvements Code enforcement CDBG and HOME Administration Planning Community Development—Neighborhood improvements, public facilities, and public services	Mesa Heights NRSA Target neighborhoods with greatest needs
City of Yuma	Program Manager	Manage housing rehabilitation program Affordable housing—ownership and rental	Citywide Countywide
Housing Authority of The City of Yuma (HACY)	Housing Authority	Tenant-based rental assistance Affordable housing—rental	Countywide
Catholic Community Services	Supportive Services	Tenant-based rental assistance for victims of domestic violence	Citywide
Crossroads Mission	Homeless Shelter	Meals and supportive services Outreach coordination	Citywide
Western Arizona Council of Governments (WACOG)	Regional Planning Agency	Housing counseling services Weatherization	Citywide
Southwest Fair Housing Council	Fair Housing	Education and outreach efforts	Citywide
Campesinos Sin Fronteras	Housing Service Provider	Provide housing rehabilitation Affordable housing—ownership and rental	Balance of county
Housing America Corporation	Housing Service Provider	Affordable housing—rental	Citywide
Achieve Human Services	Housing Service Provider	Affordable housing—rental Supportive services for individuals with Serious Mental Illness	Citywide
Yuma County	Program Manager	Manage housing rehabilitation program Affordable housing—ownership and rental	Balance of County

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Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Yuma has well-developed partnerships with nonprofit housing providers, HACY, regional agencies, and social service organizations that assist in delivering housing and community development programs. City staff will continue strengthening partnerships and pursuing new development opportunities to address identified housing needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

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

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Mainstream services that support individuals and families experiencing homelessness in Yuma are delivered through a broad network of health, mental health, and community-based providers. The Arizona Health Care Cost Containment System (AHCCCS), through the Arizona Complete Health – Complete Care Plan, coordinates physical and behavioral health services for Medicaid members and

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provides referrals to housing-related supports through the Housing and Health Opportunities (H2O) Demonstration for eligible individuals experiencing or at risk of homelessness.

Behavioral health services are available through local providers such as Community Bridges Inc. (inpatient, crisis, detox, outpatient, and residential), Onvida Health, Community Health Associates, Community Partners Integrated Health, Horizon Health and Wellness, National Community Health Partners, Telecare, and the Regional Center for Border Health. These agencies offer crisis stabilization, outpatient counseling, medical services, detoxification, psychiatric support, and case management that complement homeless-specific programs. Employment services are available through ARIZONA@WORK and Goodwill Career Center programs, which provide job readiness training, career counseling, skills development, and job search assistance for individuals with employment barriers.

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

Stakeholder engagement highlighted a well-rounded and high-functioning network for service providers, with efficient service delivery. The main gap identified was insufficient funding to meet service demand.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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

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

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicators
1	Affordable Housing	2026	2030	Affordable Housing	City limits Countywide	Provide decent affordable housing	CDBG, HOME	Increase affordable rental housing units options through the creation of new units and tenant based rental assistance. Specifically, 200 units, 40 TBRA households, 3 homeowner housing added. Direct financial assistance to 5 homebuyers.
2	Improvements to Existing Rental and Owner Housing	2026	2030	Affordable Housing Non-Homeless Special Needs	City limits Countywide	Housing Repairs and Accessibility Modifications	CDBG, HOME	30 homeowner housing units rehabilitated and 15 rental housing units rehabilitated.
3	Stability and Supportive Services for Low-Income and Special Needs Populations	2026	2030	Non-Housing Community Development	City limits	Homelessness prevention and services Public Services	CDBG	Support public service activities that assist 1,500 low- and moderate-income persons and special needs populations.

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4	Public Facilities & Improvement of Neighborhood Conditions	2026	2030	Non-Housing Community Development	Mesa Heights Carver Park Yuma High Neighborhoods	Community Development & Neighborhood Revitalization	CDBG	Public facility or Infrastructure Activities for low- and moderate-income housing benefit. Housing Code Enforcement. Specifically, 8,137 residents for code and public facilities, and 2 Façade improvements. Public services other than LMI housing benefit (cleanup): 50 households, and 3 buildings demolished.
5	Economic Development that Supports Low- and Moderate-Income Residents	2026	2030	Non-Housing Community Development	City limits	Public Services Community Development	CDBG	Support activities that create or retain jobs for 10 low- and moderate-income persons
6	Administer CDBG/HOME & Fair Housing	2026	2030	Administration & Planning	City limits Countywide	N/A	CDBG, HOME	Administer CDBG and HOME programs and advance fair housing outreach efforts

Table 53 – Goals Summary

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Goal Descriptions

Goal Name	Goal Description
1.Affordable Housing	Increase the availability of affordable rental housing by creating new units and tenant-based rental assistance. Expand and preserve safe, decent, and affordable housing options, including rental and homeownership opportunities.
2.Improvements to Existing Rental and Owner Housing	Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications.
3.Stability and Supportive Services for Low Income and Special Needs Populations	Provide and expand eligible public and supportive services that improve stability, well-being, and access to trade and industry opportunities for low-income households, individuals with special needs, and people experiencing or at risk of homelessness.
4.Public Facilities & Improvement of Neighborhood Conditions	Enhance public facilities, infrastructure, and neighborhood conditions in designated areas to support revitalization, improve safety and accessibility, strengthen housing quality and energy efficiency, and improve neighborhood visual appeal and overall quality of life in low- to moderate-income areas.
5.Economic Development that Supports Low- and Moderate-Income Residents	Support economic development activities that expand economic opportunities for low- and moderate-income residents and strengthen Yuma's long-term community vitality.
6.Administer CDBG/HOME & Fair Housing	Administer CDBG and HOME programs and advance fair housing outreach efforts.

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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 City estimates that during the 2026–2030 Consolidated Plan period, HOME-funded activities will assist 35 low-income households and 2 extremely low-income households.

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

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

In addition to providing accessible units, HACY offers accessibility modifications to all tenants who request them. These accessibility needs are generally modest and may include grab bars in bathrooms and ramps. HACY has successfully accommodated these requests.

Activities to Increase Resident Involvements

HACY offers a Family Self-Sufficiency (FSS) program for RAD occupants and voucher holders, which incentivizes education, job training, and homeownership. On average, the program serves 240 families at any given time. According to HACY, the authority has met or exceeded HUD's requirements for community services and has been recognized as the largest and most successful FSS program in the state.

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

The housing agency is not designated as troubled.

Plan to remove the 'troubled' designation

The housing agency is not designated as troubled.

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

Barriers to Affordable Housing

The City of Yuma's latest Affordable Housing Plan included extensive stakeholder engagement on barriers to affordable housing and residential investment.

Stakeholders pointed to several significant challenges affecting housing production:

Rising Costs: Construction costs have become increasingly prohibitive. Appraisals frequently fall short of contract prices, and high material costs—combined with rising interest rates—are exacerbating affordability concerns. Land, construction, and financing costs are climbing, with mortgages around $300,000 far out of reach for low-income families. Moreover, permit fees—often ranging from $14,000 to $15,000—add another layer of financial pressure.

- Lack of Local Capacity: Some stakeholders have raised concerns about limited municipal staffing, which can delay permit processing and further inflate project costs.
- Land Constraints: Developable land is in short supply due to extensive federal, state, and tribal ownership. Minimum lot size requirements further restrict options, and resistance to higher-density housing presents additional barriers.
- Community Opposition: While some neighborhood-level resistance to new developments exists—often citing traffic concerns—support from city officials has helped projects proceed. In many cases, these traffic concerns may be overstated.
- Insufficient Funding: A lack of funding persists for both new affordable housing development and rehabilitation programs.

Despite these challenges, Yuma has experienced a resurgence in multifamily development. After a 15- to 20-year lull, the past 18 months have seen more multifamily projects emerge. These developments, typically two- to three-story buildings, offer a mix of one-, two-, and some three-bedroom units.

Interest in Accessory Dwelling Units (ADUs) has surged over the past two to three years. According to the Building Safety Department, the City has issued permits for the construction of 49 ADUs over the last four years. This program has become extremely popular in Yuma.

The City of Yuma handles roughly 300 pre-development meetings annually. Its rezoning (5 6 months), variance (6 weeks), and design review (4 weeks) timelines are significantly faster than in larger metropolitan areas in the state.

Developers from outside the region frequently express surprise at the city's shorter process. The city is actively working to expedite approvals—completing first reviews in approximately 15 working days and second reviews in about seven. It was noted that the City of Yuma maintains a strong, collaborative relationship with developers.

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The city is also seeing a trend towards smaller single-family homes on smaller lots and developments with smaller lots and larger homes. The pace of development is closely tied to interest rates—lower rates around 4% could catalyze significantly more activity.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In September 2025, the City of Yuma City Council adopted the Affordable Housing Action Plan. The City's Affordable Housing Action Plan outlines a coordinated strategy to address housing needs by increasing the supply of affordable housing, enhancing public understanding and support for diverse housing options, and strengthening the financial tools needed to make housing projects feasible.

The Plan includes three main objectives:

- Objective 1. Support for the new construction of affordable housing and the preservation of existing affordable housing.
- Objective 2. Increase education, communication, and information on housing affordability to increase support for and access to affordable housing.
- Objective 3. Support financing for new construction, preservation, and expand funding sources for affordable housing.

These objectives aim to help address Yuma's most pressing housing challenges by increasing the supply of affordable housing, enhancing public understanding and support for varied housing options, and strengthening the financial tools necessary to make housing projects feasible.

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SP-60 Homelessness Strategy – 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

National Community Health Partners provides assessments and case management for individuals who need housing support following institutional discharge. NCHP helps clients secure safe housing, obtain rental assistance when available, and connect to medical and behavioral health care, benefits assistance, and other supportive services that promote long term stability.

Achieve Human Services assists individuals with serious mental health needs or developmental disabilities who are transitioning back into the community. Achieve works directly with inpatient facilities and crisis units to coordinate discharge plans and provides permanent supportive housing, case management, life skills training, and transportation to help individuals stabilize after leaving institutional care.

Community Bridges Inc. plays a key role through its Transitional Living Center for Recovery, which offers short-term supportive housing for individuals exiting crisis stabilization units, detoxification programs, inpatient behavioral health treatment, or correctional settings. TLCR provides structured recovery housing along with intensive case management, medication management, peer support, and connections to outpatient care and long-term housing options.

Addressing the emergency and transitional housing needs of homeless persons

The City has funded homeless service providers for a variety of activities, including Crossroads Mission, Achieve Human Services, Catholic Community Services, and HACY, each of which provides programs focused on eliminating chronic homelessness.

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.

Achieve Human Services, with several offices in Yuma County, receives funding from the Arizona Department of Housing and Arizona Complete Health to serve persons with disabilities who are at-risk of or experiencing homelessness. This program uses a Housing First model to move clients into permanent supportive housing quickly.

The City, through the Yuma County HOME Consortium will provide HOME funding to housing service providers for tenant based rental assistance for special needs populations, including the homeless and

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victims of domestic violence. This assistance will act as a bridge towards self-sufficiency. These agencies will also provide supportive services to participants in the program.

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

During the COVID-19 pandemic, the City of Yuma created a tenant based rental assistance (TBRA) program to ensure that low- and moderate-income households could maintain their rent and avoid becoming homeless. This program will continue, be available throughout the Consortium, and be administered by the housing authority.

HACY also provides Housing Choice (1,138), project-based (80), and special-purpose vouchers, including 71 VASH vouchers for veterans, 15 for family reunification, 15 for children aging out of foster care, and 5 for the homeless.

HACY works closely with landlords to promote the program and its benefits—including the stable source of fixed income (SSI, VA benefits) that the veterans contribute toward their rent payment. HACY works closely with partner organizations, including WACOG, Achieve Human Services, and National Community Health Partners to coordinate housing and services provision.

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

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

Lead-based paint hazards will be mitigated through CDBG-funded housing rehabilitation activities as well as through the City's recently awarded Lead Hazard Reduction Grant. If lead paint hazards are identified, they will be addressed by EPA-certified lead abatement contractors in accordance with federal regulations. In addition, the City will provide required notices regarding the hazards and risks of lead-based paint in both English and Spanish to all program participants. Outreach and education efforts will prioritize households with young children and older housing stock.

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

While much of Yuma's housing stock is newer, pre-1978 housing is concentrated in older neighborhoods that are also targeted for housing rehabilitation and revitalization efforts. These homes are more likely to contain lead-based paint hazards.

The City prioritizes assistance to low-income households residing in older housing stock, including households with young children who are most vulnerable to lead exposure. The Lead Hazard Reduction Grant further enhances the City's ability to proactively assess and remediate hazards in qualifying units.

How are the actions listed above integrated into housing policies and procedures?

Lead-based paint compliance is integrated into the City's housing rehabilitation policies and procedures. Environmental review processes, written rehabilitation standards, contractor procurement requirements, and project monitoring all incorporate lead hazard evaluation and mitigation requirements in accordance with federal regulations.

The Lead Hazard Reduction Grant formalizes additional policies for assessment, prioritization, remediation, and post-clearance verification.

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

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

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

Rehabilitating owner-occupied homes and multi-unit properties to improve safety, accessibility, and housing quality for low- and moderate-income households citywide. Proactive code enforcement will continue in the Mesa Heights, Yuma High, and Carver Park neighborhoods to reduce blight and stabilize neighborhood conditions.

Expanding affordable rental housing through partnerships supported by HOME funds.

Delivering critical public services to vulnerable residents, including shelter meals through Crossroads Mission, homeless outreach through Achieve, and mobile health services through Onvida.

Additionally, through implementation of its NRSA Plan, the City will continue to target revitalization of low-income neighborhoods by coordinating housing rehabilitation, commercial corridor improvements, and public facility investments. These place-based strategies are intended to improve residents' access to opportunity, increase economic mobility, strengthen neighborhood conditions, and support healthier communities, which will contribute to a sustained reduction in the number of families living in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The ongoing efforts mentioned will help achieve economic development goals by enhancing workforce education and skills, as well as improving residents' access to opportunities through revitalization.

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SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City staff ensures that environmental reviews are complete before projects are initiated. Staff manages Davis-Bacon Labor Standard and Section 3 compliance on projects that require them. An integral part of monitoring responsibilities is to monitor subrecipients and ensure performance of activities, goals are met, and requirements of the CDBG or HOME program are fulfilled. The primary areas of focus during monitoring include:

- Compliance with applicable Federal law and the CDBG or HOME program requirements;
- CDBG National Objective documented
- Performance goals being met;
- Financial records;
- Reporting accuracy;
- Completeness of records and record retention;
- Proper disposal of property purchased with CDBG or HOME.

Technical assistance workshops are conducted by Neighborhood & Economic Development staff as part of the citizen participation process when developing the Annual Action Plan. One is held for CDBG and one for HOME applicants. Information is provided on the annual entitlement award, eligible activities, objectives of the consolidated plan, and an overview of the CDBG/HOME programs including national objectives, record keeping, client eligibility documentation, procurement, and accounting principles. All prospective applicants/subrecipients must attend at least one of these workshops.

After subrecipients are selected, Neighborhood & Economic Development staff meet with each organization to review the Subrecipient Agreement and discuss program requirements. During this meeting, staff explain reporting expectations, performance requirements, documentation standards, reimbursement procedures, and applicable federal regulations. Templates and examples of required forms and reports are provided upon request, and staff remain available to offer technical assistance throughout the program year.

Standard monitoring procedures. Desk monitoring of all subrecipients files occurs with requests for reimbursement accompanied by performance reports, and at a minimum, quarterly performance reports are mandatory. A year-end desk monitoring of all subrecipient files is conducted to determine if goals have been met and all pertinent records and reports have been received.

High-risk subrecipient monitoring. On-site monitoring visits will be conducted by Neighborhood & Economic Development staff and documented in writing for all subrecipients identified as high risk. High-risk subrecipients will receive at least one on-site monitoring visit during the program year.

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Criteria for identifying high-risk subrecipients include:

- Subrecipients receiving CDBG or HOME for the first time;
- Subrecipients with prior monitoring visits that resulted in findings or areas of concern; and
- Subrecipients that fail to submit timely quarterly reports or demonstrate difficulty meeting performance objectives, timelines, or program requirements.

Monitoring staff will provide written notice to subrecipients outlining the date, time, and location of the scheduled monitoring visit, as well as the records that must be available for review. Following the on-site visit, a formal monitoring letter will be issued detailing the results, including any findings or concerns identified. The letter will outline required corrective actions and provide guidance to ensure compliance with CDBG or HOME program requirements. Follow-up monitoring will be conducted as necessary until all findings and concerns have been resolved.

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Expected Resources

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

Introduction

In Year 1 of the 2026–2030 Consolidated Plan, the City of Yuma will receive $989,248 in CDBG funds, and the Yuma County HOME Consortium will receive $667,363.82 in HOME funds. In addition, $495,257 in prior year CDBG funds and $18,269.34 in prior year HOME funds will be available for program activities.

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$989,248	$0	$495,257	$1,484,505	$3,956,992	CDBG funds will be used for housing rehabilitation, code enforcement, public services, and facility improvements
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$667,363.82	$0	$18,269.34	$685,633.16	$2,669,455.28	HOME funds will be used for housing rehabilitation, development of affordable housing, and tenant-based rental assistance

Table 54 - Expected Resources – Priority Table

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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 contribute local resources as opportunities arise. For example, the City has regularly provided general fund dollars to support Neighborhood and Economic Development operations, the Crossroads Mission Detox Program, Catholic Community Services Safe House for victims of domestic violence, and Amberly's Place Victim Advocacy Center to support abused victims. The City will seek opportunities to leverage other federal, state, local, and non-profit funds to support projects. For HOME-assisted projects, the Yuma County HOME Consortium will utilize eligible non-federal contributions and other match-eligible activities, as applicable, to meet the HOME match requirement in accordance with HUD regulations.

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

The City owns two properties on Arizona Avenue within the Mesa Heights NRSA. The first is a 15-unit apartment complex located on 20th Street, and the second is a triplex located on 23rd Street. Both properties are managed by the Housing Authority of the City of Yuma (HACY) and are used to provide affordable housing to low- and moderate-income households.

In addition, the City owns a vacant parcel located on 16th Street and Avenue A. This site is being recommended for future affordable housing development and may be leveraged to address identified housing needs within low- to moderate-income areas of the community.

The City has utilized publicly owned land as a strategy to expand affordable housing opportunities. The City previously conveyed surplus property located at the corner of 18th Street and Arizona Avenue to Arizona Housing Development Corporation (AHDC) for the development of affordable housing. The six-unit project has been completed and is occupied by low- to moderate-income households receiving tenant-based rental assistance.

Discussion

The City is actively seeking new grant opportunities, forming partnerships, and inviting private investments to enhance the HOME and CDBG funds. These efforts aim to address the needs identified in the 2026-2030 Consolidated Plan and to support revitalization initiatives in the Neighborhood Revitalization Area.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2026	2030	Affordable Housing	City limits Countywide	Provide decent affordable housing	CDBG HOME	Increase affordable rental housing options through the creation of 59 new units and tenant-based rental assistance to 16 households.
2	Improvements to Existing Rental and Owner Housing	2026	2030	Affordable Housing Non-Homeless Special Needs	City limits Countywide	Housing Repairs and Accessibility Modifications	CDBG HOME	Homeowner housing rehabilitated: 7 units. Rental housing rehabilitated: 2 units.
3	Stability and Supportive Services for Low-Income and Special Needs Populations	2026	2030	Non-Housing Community Development	City limits	Homelessness prevention and services Public Services	CDBG	Support public service activities that assist low- and moderate-income persons and special needs populations: 1,080 persons.
4	Public Facilities & Improvement of Neighborhood Conditions	2026	2030	Non-Housing Community Development	Mesa Heights Carver Park Yuma High Neighborhoods	Community Development & Neighborhood Revitalization	CDBG	Public facility or Infrastructure Activities for low- and moderate-income housing benefit and Housing Code Enforcement for 8,137 persons.
5	Economic Development that Supports Low- and Moderate-Income Residents	2026	2030	Non-Housing Community Development	City limits	Public Services Community Development	CDBG	Support activities that create or retain jobs for low- and moderate-income persons
6	Administer CDBG/HOME & Fair Housing	2026	2030	Administration & Planning	City limits Countywide	N/A	CDBG HOME	Administer CDBG and HOME programs and advance fair housing outreach efforts

Table 55 – Goals Summary

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Goal Descriptions

Goal Name	Goal Description
1.Affordable Housing	Increase the availability of affordable rental housing by creating new units and tenant-based rental assistance. Expand and preserve safe, decent, and affordable housing options, including rental and homeownership opportunities.
2.Improvements to Existing Rental and Owner Housing	Improve the quality of existing affordable rental and owner-occupied housing stock, including home accessibility modifications.
3.Stability and Supportive Services for Low Income and Special Needs Populations	Provide and expand eligible public and supportive services that improve stability, well-being, and access to trade and industry opportunities for low-income households, individuals with special needs, and people experiencing or at risk of homelessness.
4.Public Facilities & Improvement of Neighborhood Conditions	Enhance public facilities, infrastructure, and neighborhood conditions in designated areas to support revitalization, improve safety and accessibility, strengthen housing quality and energy efficiency, and improve neighborhood visual appeal and overall quality of life in low- to moderate-income areas.
5.Economic Development that Supports Low- and Moderate-Income Residents	Support economic development activities that expand economic opportunities for low- and moderate-income residents and strengthen Yuma's long-term community vitality.
6.Administer CDBG/HOME & Fair Housing	Administer CDBG and HOME programs and advance fair housing outreach efforts.

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Projects

AP-35 Projects – 91.220(d)

Introduction

This section identifies the projects that the City of Yuma and the HOME Consortium will undertake with CDBG and HOME funds.

CDBG

Projects

#	Project Name
1	Housing Rehabilitation – City of Yuma
2	Code Enforcement – City of Yuma
3	Colorado Street Apartment ADA Improvements – Housing America
4	Gila Vista Industrial Arts Shop Restoration
5	Mesa Heights Neighborhood Infrastructure Improvements
6	Homeless Nutrition Wellness – Crossroads Mission
7	Onvida Health Mobile Equity Project
8	Homeless Outreach – Achieve
9	CDBG Program Administration – City of Yuma
10	Fair Housing Outreach – SWFHC
11	Fortuna Palms – DANCO (contingency)
12	Bethel Development - Solara Apartments (contingency)
13	Yuma County Housing Rehabilitation Program
14	TBRA – Catholic Community Services
15	Affordable Housing Development Project – CHDO
16	HOME Planning & Administration – City of Yuma

Table 56 – Project Information

HOME

The allocation for the 2026/2027 program year is $667,363.82. Of the total 15% ($100,104.57) is set aside for the Community Housing Development Organization (CHDO), 10% ($66,736.38) for Planning and Administration, leaving $500,522.87 available for other projects.

The Danco/Fortuna Palms and Solara projects would be a strong candidate for funding, as it would bring affordable housing to the Foothills area. Under contingency plan, if either project does not receive LIHTC funding, the allocation would increase TBRA to its full amount, with the remaining funds allocated to housing rehabilitation.

$165,000 would be allocated to Yuma County Housing Rehabilitation, since that program can only be funded with HOME funds while the other projects are eligible for CDBG funding.

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Catholic Community Services will receive $123,792.21 to support families through its Tenant-Based Rental Assistance (TBRA) program.

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

The allocation priorities are outlined in the 2026-2030 Consolidated Plan and are being implemented in the 2026 Action Plan. These allocation priorities were developed with input by citizens, local public agencies, and nonprofit organizations based on what their clients are experiencing. The City and the YCHC are committed to meeting the underserved needs in the community.

The primary obstacle to meeting needs is insufficient funding for housing and non-housing activities. Requests for funding are more than the amount available. Other obstacles are the high costs of rental housing relative to the income of many renters; a loss of naturally occurring affordable housing provided by the private sector due to rising rents; lack of accessible housing; deferred maintenance on some older rentals; limited product diversity in both rental and ownership housing; and challenges accumulating a downpayment and obtaining a mortgage loan for renters who would like to be owners.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	Housing Rehabilitation
	Target Area	City of Yuma: Citywide
	Goals Supported	Improvements to Existing Rental and Owner Housing
	Needs Addressed	Housing Repairs and Accessibility Improvements
	Funding	CDBG: $562,768
	Description	The City will use funds to rehabilitate owner-occupied homes to help low- and moderate-income households. National objective – LMH, Matrix Code-14A, Rehabilitation: Single-Unit Residential
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	7 Household Housing Unit
	Location Description	Citywide
	Planned Activities	Owner-occupied housing rehabilitation
2	**Project Name**	Code Enforcement
	Target Area	Mesa Heights, Yuma High, and Carver Park Neighborhoods
	Goals Supported	Public Facilities & Improvement of Neighborhood Conditions
	Needs Addressed	Community Development & Neighborhood Revitalization
	Funding	CDBG: $15,000
	Description	The City will administer a proactive Code Enforcement Program in three low-income areas. National objective – LMA, Matrix Code -15 Code Enforcement
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	6,900 households will benefit. All three low-income neighborhoods have more than 51% LMI people.
	Location Description	Mesa Heights Neighborhood has over 51% LMI, Carver Park has approximately 61% LMI and Yuma High has approximately 59% LMI.
	Planned Activities	The Code Enforcement Program will address code violations in three low- and moderate-income areas.

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3	**Project Name**	Colorado Street Apartments ADA Improvements - Housing America
	Target Area	City of Yuma: Citywide
	Goals Supported	Improvements to Existing Rental and Owner Housing
	Needs Addressed	Housing Repairs and Accessibility Improvements
	Funding	CDBG: $90,500
	Description	Housing America Corporation will use CDBG funds to rehabilitate two housing units for ADA compliance and improved accessibility for persons with disabilities. National objective – LMH, Matrix Code-14B, Rehabilitation: Multi-Unit Residential
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 Low-income Households
	Location Description	Citywide
	Planned Activities	Housing America Corporation will rehabilitate two multi-units to complete ADA modifications and accessibility improvements for low- and moderate-income households, including persons with disabilities.
4	**Project Name**	Gila Vista Industrial Arts Shop Restoration
	Target Area	Mesa Heights Neighborhood
	Goals Supported	Public Facilities & Improvement of Neighborhood Conditions
	Needs Addressed	Improvement of Public Facilities
	Funding	CDBG: $70,000
	Description	CDBG funds will be used to rehabilitate the industrial arts shop at Gila Vista to support youth programs within the Mesa Heights neighborhood. National Objective – LMA, Matrix Code-03D
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3,805 households, Mesa Heights Neighborhood has over 51% LMI
	Location Description	Gila Vista Jr. High School, 2245 S Arizona Avenue
	Planned Activities	Rehabilitation and restoration of the industrial arts shop facility, including replacement of windows, HVAC system, and flooring.

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5	**Project Name**	Mesa Heights Neighborhood Infrastructure Improvements
	Target Area	Mesa Heights Neighborhood (Proposed Neighborhood Revitalization Strategy Area)
	Goals Supported	Public Facilities & Improvement of Neighborhood Conditions
	Needs Addressed	Improvement of Public Infrastructure
	Funding	CDBG: $400,000
	Description	CDBG funds will be used for public infrastructure improvements within the Mesa Heights NRSA. National Objective – LMA, Matrix Code-03Z
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3,805 households, Mesa Heights Neighborhood has over 51% LMI
	Location Description	Mesa Heights Neighborhood (Proposed Neighborhood Revitalization Strategy Area)
	Planned Activities	Public infrastructure improvements, including but not limited to streets, sidewalks, lighting, drainage, and related public facility enhancements.
6	**Project Name**	Homeless Nutrition Wellness - Crossroads Mission
	Target Area	City of Yuma: Citywide
	Goals Supported	Stability and Supportive Services for Low Income and Special Needs Populations
	Needs Addressed	Public Services
	Funding	CDBG: $40,000
	Description	Crossroads Mission will use CDBG funds to purchase healthy food items to provide nutritious meals for individuals staying at the homeless shelter. National Objective – LMC, Matrix Code - 03T Homeless Programs
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,000 Persons assisted
	Location Description	Crossroads Mission, 944 S. Arizona Avenue
	Planned Activities	Crossroads Mission will purchase healthy food supplies to provide nutritious meals for individuals staying at the homeless shelter.

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7	**Project Name**	Onvida Health Mobile Equity Project
	Target Area	Mesa Heights Neighborhood
	Goals Supported	Public Services
	Needs Addressed	Stability and Supportive Services for Low Income and Special Needs Populations
	Funding	CDBG: $29,224
	Description	Onvida Health will use CDBG funds to deliver mobile health services within the Mesa Heights Neighborhood, improving access to essential healthcare for area residents. National Objective – LMA, Matrix Code – 05M Health Services
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3,805 households, Mesa Heights Neighborhood has over 51% LMI
	Location Description	Mesa Heights Neighborhood
	Planned Activities	Mobile health services, including preventative care, screenings, and basic medical services provided within the Mesa Heights NRSA.
8	**Project Name**	Homeless Outreach – Achieve
	Target Area	City Limits
	Goals Supported	Public Services
	Needs Addressed	Stability and Supportive Services for Low Income and Special Needs Populations
	Funding	CDBG: $79,163
	Description	Achieve will implement a Homeless Outreach Program to engage unsheltered individuals, establish rapport, and connect them to available services. National Objective – LMC, Matrix Code - 03T Homeless Programs
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	80 Persons Assisted
	Location Description	City Limits
	Planned Activities	The outreach program will assist participants in obtaining identification documents to help remove barriers to housing and supportive services.

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9	**Project Name**	CDBG Program Administration
	Target Area	City of Yuma: Citywide
	Goals Supported	Administer CDBG/HOME
	Needs Addressed	Other – Administration & Planning
	Funding	CDBG: $182,850
	Description	Administration of 2026-2027 CDBG Program. National Objective – N/A, Matrix Code- 21A (General Program Admin)
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	City of Yuma: Citywide
	Planned Activities	Administration of 2026/2027 CDBG Program
10	**Project Name**	Southwest Fair Housing Outreach- SWFHC
	Target Area	City of Yuma: Citywide
	Goals Supported	Administer CDBG/HOME & Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: $15,000
	Description	Implement a housing education and outreach initiative within the City of Yuma. National Objective – N/A, Matrix Code 21D (Fair Housing Activities Subject to Admin Cap)
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	City of Yuma: Citywide
	Planned Activities	Provide education sessions and community presentations to inform residents about their housing rights and available support services.

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11	**Project Name**	Fortuna Palms-DANCO
	Target Area	Yuma County
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable rental units
	Funding	HOME: $100,000 contingent on receiving LIHTC allocation
	Description	DANCO Communities will develop 59 affordable rental housing units for low-income households. HOME funds will support the construction of the multifamily rental development, contingent upon the award of Low-Income Housing Tax Credits.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	59 Household Units
	Location Description	E 35th Pl & S Prescott Ave
	Planned Activities	HOME funds will support the construction of 59 affordable multifamily rental housing units for low-income households in Yuma Foothills.
12	**Project Name**	Bethel Development - Solara Apartments
	Target Area	Yuma County
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable rental units
	Funding	HOME: $130,000 contingent on receiving LIHTC allocation
	Description	Bethel Development will develop 84 affordable rental housing units for low-income households. HOME funds will support the construction of the multifamily rental development, contingent upon the award of Low-Income Housing Tax Credits.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	84 Household Units
	Location Description	Castle Dome Avenue Yuma, AZ 85365
	Planned Activities	HOME funds will support the construction of 84 affordable multifamily rental housing units.

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13	**Project Name**	Yuma County Housing Rehabilitation Program
	Target Area	Countywide
	Goals Supported	Improvements to Existing Owner Housing
	Needs Addressed	Affordable Ownership Units
	Funding	HOME: $165,000
	Description	The County will use funds to rehabilitate owner-occupied homes to help low- and moderate-income households. National objective – LMH, Matrix Code-14A, Rehabilitation: Single-Unit Residential
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 Household Housing Units Assisted
	Location Description	Countywide
	Planned Activities	Rental housing rehabilitation
14	**Project Name**	TBRA – Catholic Community Services
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Rental Units and TBRA
	Funding	HOME: $123,792.21
	Description	Catholic Community Services will administer a Tenant-Based Rental Assistance (TBRA) program to provide rental assistance to low-income households.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	16 Persons Assisted
	Location Description	Countywide
	Planned Activities	Provide tenant-based rental assistance to eligible low-income households.

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15	**Project Name**	Affordable Housing Development Project-CHDO
	Target Area	Yuma County
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Rental Units and TBRA
	Funding	HOME: $100,104.57
	Description	CHDO funds will be set aside to develop an affordable unit that will be sold or rented to a low-income family.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 Household Housing Unit
	Location Description	Countywide
	Planned Activities	Develop 1 affordable housing unit
16	**Project Name**	HOME Planning & Administration
	Target Area	Yuma County
	Goals Supported	Administer CDBG/HOME
	Needs Addressed	N/A
	Funding	HOME: $66,736.38
	Description	Administer the 2026/2027 HOME Program on behalf of the Yuma County HOME Consortium.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Countywide
	Planned Activities	The City of Yuma is the lead agency for the YCHC and will administer the 2026 HOME Program.

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AP-50 Geographic Distribution – 91.220(f)

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

CDBG Funding – The service area for CDBG funding is within the City of Yuma limits. The Mesa Heights Neighborhood is a HUD-designated Neighborhood Revitalization Strategy Area (NRSA). Therefore, it is a priority area for the use of CDBG funds. The NRSA outlined in the Plan has a poverty rate of 21%, which is significantly higher than the citywide rate of 16%. The share of low- to moderate-income persons in the combined area is 51.1%

For CDBG, about 30% of 2026 funds overall will be allocated to Mesa Heights to continue the revitalization efforts that have been underway since the city designated Mesa Heights as a Neighborhood Revitalization Strategy Area (NRSA). The balance of CDBG funds will be allocated citywide according to need.

HOME Funding – The service area for the Yuma County HOME Consortium is throughout Yuma County, and includes the HOME Consortium members of City of Yuma, Yuma County, City of Somerton, City of San Luis, and the Town of Wellton.

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

Geographic Distribution

Target Area	Percentage of Funds
NRSA	**30**
City of Yuma: Citywide	**37**
Yuma County (HOME)	**33**

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Yuma is focusing efforts in areas that have high percentages of low-and-moderate income people. The Mesa Heights Neighborhood was designated by the City and approved by HUD as a Neighborhood Revitalization Strategy Area (NRSA). The NRSA outlined in the Plan has a poverty rate of 21%, which is significantly higher than the citywide rate of 16%. The share of low- to moderate-income persons in the combined area is 51.1%. The are has a need for infrastructure improvements, housing investment, and commercial revitalization to spur economic mobility.

Over the next five years, this area will remain the priority. An extension and expansion to the NRSA

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designation is being requested along with this Consolidated Plan submittal.

Discussion

Please see above.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	106
Non-Homeless	1,606
Special-Needs	0
Total	1,712

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,564
The Production of New Units	139
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	1,712

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

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

- Owner-occupied housing rehabilitation
- Multi- rental unit housing rehabilitation
- Tenant-based rental assistance

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

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AP-60 Public Housing – 91.220(h)

Introduction

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

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

HACY is establishing an entrepreneurial center called the Prosperity Business and Learning Center (PBLC). This initiative is funded by the city through the American Rescue Plan Act (ARPA). The center is designed for anyone who is business-oriented, currently owns a business, or is interested in starting a small business.

One of the programs offered will be "Entrepreneurship 101," provided in partnership with the local college. This course will be offered for free, allowing participants to earn college credit. Additionally, HACY plans to bring high school students into the program, offering them an Organizational Leadership Certificate through the local community college.

Clients at PBLC will have opportunities to earn both an Occupational Certificate and an Organizational Leadership Certificate. These qualifications will benefit them as entrepreneurs or in any business-oriented career path they choose. Participants will develop leadership and communication skills, as well as human relations abilities, which can be applied in various professional settings.

The goal of the PBLC is to address the need for soft skills while also connecting participants with employers who can provide technical skills training.

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

HACY offers a Family Self-Sufficiency (FSS) program for RAD occupants and voucher holders, which incentivizes education, job training, and homeownership. On average, the program serves 240 families at any given time. According to HACY, the authority has met or exceeded HUD's requirements for community services and has been recognized as the largest and most successful FSS program in the state.

The Yuma County Housing Department also offers a Family Self Sufficiency Program. The program is designed to encourage communities to coordinate resources in a comprehensive way and to move low-income families receiving housing assistance up and out into the economic mainstream.

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

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provided or other assistance

N/A

Discussion

HACY also provides Housing Choice (1,138), project-based (80), and special-purpose vouchers, including 71 VASH vouchers for veterans, 15 for family reunification, 15 for children ageing out of foster care, and 5 for the homeless. The waiting list for vouchers is more than 2 years. The largest need is for more vouchers, because vouchers open the door to the self-sufficiency program.

The waiting list for HACY housing has over 3,000 residents, highlighting a significant need for more affordable housing options so that individuals can find suitable accommodations. Currently, the waiting list is closed. HACY has separate waitlists for each project, including one for Section 8 and another for RAD. Within the RAD program, there is also a waitlist for each unit size. There used to be more turnover of vouchers as people graduated into market-rate housing, but in recent years, residents have held on to vouchers for longer due to a lack of other market-rate options or the increased cost of living.

The primary needs of RAD tenants are childcare, education, and skill development, transportation and finding employment that pays a living wage. Rising market rents have surged to levels that exceed Section 8 voucher limits, discouraging landlords from participating in these essential programs. As a result, many low-income families are left without viable housing options. For voucher users, the number of landlords accepting vouchers has decreased from around 400 before the pandemic to approximately 290. Landlords are now more inclined to take advantage of higher market rents.

Rents have increased by 20% since the onset of COVID-19. Support that used to range from $400 to $500 per unit is now over $600. The Housing Authority has incurred a deficit to cover these costs. Previously, they were housing 1,500 households each month; now, they are down to around 1,400 and may need to reduce that number further to stay within the available budget. All subsidies that were provided during the COVID-19 pandemic have ended, and the ongoing funding received is insufficient.

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

Introduction

The City of Yuma is a participant in the local Continuum of Care (CoC), operating in alignment with the Arizona Balance of State Continuum of Care (BOSCoC) established to implement strategies to end homelessness. Although the City does not receive ESG funds, it invests financial and staff resources to address housing needs of extremely low income households, many of whom are precariously housed. The new tenant-based rental assistance program provides funds to further stabilize households at risk of homelessness.

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

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

The City will assist the Yuma Coalition to End Homelessness (YCEH), the local CoC with outreach activities. Currently, there are three local agencies assisting unsheltered individuals by providing basic needs and information on community resources. The City will participate, in collaboration with the YCEH the coordination of the annual Point-In-Time (PIT) Count, an unduplicated count of sheltered and unsheltered homeless individuals and families in the community. YCEH actions include: recruit and train volunteers, establish protocols for distribution and collection of surveys, and implement deployment plan to conduct surveys.

National Community Health Partners provides assessments and case management for individuals who need housing support following institutional discharge. NCHP helps clients secure safe housing, obtain rental assistance when available, and connect to medical and behavioral health care, benefits assistance, and other supportive services that promote long term stability.

Achieve Human Services assists individuals with serious mental health needs or developmental disabilities who are transitioning back into the community. Achieve works directly with inpatient facilities and crisis units to coordinate discharge plans and provides permanent supportive housing, case management, life skills training, and transportation to help individuals stabilize after leaving institutional care.

Community Bridges Inc. plays a key role through its Transitional Living Center for Recovery, which offers short term supportive housing for individuals exiting crisis stabilization units, detoxification programs, inpatient behavioral health treatment, or correctional settings. TLCR provides structured recovery housing along with intensive case management, medication management, peer support, and connections to outpatient care and long term housing options.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to serve the health and welfare of homeless persons by providing general funds to

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agencies that provide emergency shelter and other services.

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

Achieve Human Services, with several offices in Yuma County, receives funding from the Arizona Department of Housing and Arizona Complete Health to serve persons with disabilities who are at-risk of or experiencing homelessness. This program uses a Housing First model to move clients into permanent supportive housing quickly.

The City, through the Yuma County HOME Consortium will provide HOME funding to housing service providers for tenant based rental assistance for special needs populations, including the homeless and victims of domestic violence. This assistance will act as a bridge towards self-sufficiency. These agencies will also provide supportive services to participants in the program.

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

The primary activities that the city will employ to help households from becoming homeless include housing rehabilitation, tenant-based rental assistance, code enforcement, and supportive services for vulnerable residents. Additional efforts include investments in neighborhood infrastructure, affordable housing development, outreach to individuals experiencing homelessness, and access to health and nutrition services that help stabilize households and prevent housing loss.

Discussion

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

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

Introduction:

This section describes barriers to affordable housing in the City of Yuma and Yuma County.

The City of Yuma's latest Affordable Housing Plan included extensive stakeholder engagement on barriers to affordable housing and residential investment. Stakeholders pointed to several significant challenges affecting housing production:

- Rising Costs: Construction costs have become increasingly prohibitive. Appraisals frequently fall short of contract prices, and high material costs—combined with rising interest rates—are exacerbating affordability concerns. Land, construction, and financing costs are climbing, with mortgages around $300,000 far out of reach for low-income families. Moreover, permit fees—often ranging from $14,000 to $15,000—add another layer of financial pressure.
- Lack of Local Capacity: Some stakeholders have raised concerns about limited municipal staffing, which can delay permit processing and further inflate project costs.
- Land Constraints: Developable land is in short supply due to extensive federal, state, and tribal ownership. Minimum lot size requirements further restrict options, and resistance to higher-density housing presents additional barriers.
- Community Opposition: While some neighborhood-level resistance to new developments exists—often citing traffic concerns—support from city officials has helped projects proceed. In many cases, these traffic concerns may be overstated.
- Insufficient Funding: A lack of funding persists for both new affordable housing development and rehabilitation programs.

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

Despite these challenges, Yuma has experienced a resurgence in multifamily development. After a 15- to 20-year lull, the city has seen more multifamily projects emerge. These developments, typically two- to three-story buildings, offer a mix of one-, two-, and some three-bedroom units.

Interest in Accessory Dwelling Units (ADUs) has surged over the past two to three years. According to the Building Safety Department, the City has issued permits for the construction of 49 ADUs between 2021 and 2025. This program has become extremely popular in Yuma.

The City of Yuma handles roughly 300 pre-development meetings annually. Its rezoning (5 6 months), variance (6 weeks), and design review (4 weeks) timelines are significantly faster than in larger metropolitan areas in the state.

Developers from outside the region frequently express surprise at the city's shorter process. The city is actively working to expedite approvals—completing first reviews in approximately 15 working days and

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second reviews in about seven. It was noted that the City of Yuma maintains a strong, collaborative relationship with developers.

The city is also seeing a trend towards smaller single-family homes on smaller lots and developments with smaller lots and larger homes. The pace of development is closely tied to interest rates—lower rates around 4% could catalyze significantly more activity.

In response to some of these pressures, the City's Attainable Housing Committee has enacted targeted reforms to reduce development costs for fourplexes. These include allowing fire sprinklers in lieu of hydrants within greater distances and permitting alternative paving materials in infill areas. The City works to update its codes and requirements to ease the development process.

In September 2025 the City of Yuma City Council adopted the Affordable Housing Action Plan. The Plan includes three main objectives:

- Objective 1. Support for the new construction of affordable housing and the preservation of existing affordable housing.
- Objective 2. Increase education, communication, and information on housing affordability to increase support for and access to affordable housing.
- Objective 3. Support financing for new construction, preservation, and expand funding sources for affordable housing.

These objectives aim to help address Yuma's most pressing housing challenges by increasing the supply of affordable housing, enhancing public understanding and support for varied housing options, and strengthening the financial tools necessary to make housing projects feasible.

Discussion:

See above.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The City of Yuma will continue to nurture effective partnerships to leverage resources; encourage the State of Arizona to continue to reduce the emphasis on public transit in the QAP (which puts rural and semi-rural communities at a competitive disadvantage); support private developer LIHTC applications submitted to the State; partner with local agencies to ensure funding coming to the community has the biggest impact possible and is distributed efficiently and continue to seek new resources.

The City of Yuma's Affordable Housing Action Plan outlines targeted actions to address barriers that limit housing access for underserved households, including insufficient supply, high development costs, financing gaps, and limited public awareness. Planned actions focus on expanding and preserving affordable housing, reducing regulatory and cost barriers, improving access to information, and strengthening financing tools.

Actions planned to foster and maintain affordable housing

The City of Yuma plans to foster and maintain affordable housing through a coordinated set of production, preservation, policy, and financing actions outlined in its Affordable Housing Action Plan. These actions are designed to increase the long-term supply of affordable housing while protecting existing affordable units from loss or deterioration.

To expand affordable housing options, the City will continue investing in redevelopment, revitalization, and infill in older neighborhoods and support partnerships with nonprofit and mission-driven developers to construct mixed-income and affordable housing. Preservation efforts focus on acquiring and rehabilitating naturally occurring affordable housing to maintain affordability, improve housing quality, and reduce displacement.

The City will also support the creation and maintenance of affordable housing through its NRSA investments. All of the projects being funded with HOME will help to foster and maintain affordable housing. Owner-occupied Housing Rehabilitation, funded with CDBG, will help to maintain affordable housing for low and moderate-income people.

Actions planned to reduce lead-based paint hazards

Lead-based paint hazards will be mitigated through CDBG-funded housing rehabilitation activities as well as through the City's recently awarded Lead Hazard Reduction Grant. If lead paint hazards are identified, they will be addressed by EPA-certified lead abatement contractors in accordance with federal regulations. In addition, the City will provide required notices regarding the hazards and risks of

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lead-based paint in both English and Spanish to all program participants. Outreach and education efforts will prioritize households with young children and older housing stock.

Actions planned to reduce the number of poverty-level families

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

The City will continue to partner with ARIZONA@WORK and Goodwill Career Center programs, which provide job readiness training, career counseling, skills development, and job search assistance for individuals with employment barriers. The main goal of these services is to help lift people out of poverty. The City of Yuma also partners with Arizona Western College (AWC) and other local workforce organizations to provide training programs that align with the city's employment needs. These efforts have helped address workforce gaps in key sectors such as manufacturing, electrical trades, healthcare, tourism, and logistics.

The City will continue to revitalize low-income neighborhoods to improve residents' access to opportunity and improved housing.

Actions planned to develop institutional structure

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

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

Partnerships identified in the Affordable Housing Action Plan include collaboration among City departments, housing developers, nonprofit organizations, and community development financial institutions to better align housing policy, infrastructure investment, and financing tools.

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

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

DRAFT

Their goal is to find ways to reduce the number of families with children experiencing homelessness.

The City's Attainable Housing Committee has enacted targeted reforms to reduce development costs for fourplexes. These include allowing fire sprinklers in lieu of hydrants within greater distances and permitting alternative paving materials in infill areas. The City works to update its codes and requirements to ease the development process.

Discussion:

Please see above.

DRAFT

Program Specific Requirements

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

Introduction:

In PY 2026, the City of Yuma will receive $989,248 in CDBG. The YCHC will receive $667,363.82 in HOME funds. No repayments or program income is expected to be received this year. If recaptured funds or program income are received for the HOME program, the funds will remain in the local account and programmed in the following year's Annual Action Plan.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	
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	
3. The amount of surplus funds from urban renewal settlements	
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.	
5. The amount of income from float-funded activities	
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	100%

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
   The Yuma County HOME Consortium (YCHC) is not using forms of investment beyond those identified in Section 92.205(b).

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

DRAFT

The Yuma County Housing Commission (YCHC) enforces Recapture Provisions when HOME funds are provided to a homebuyer. Under these provisions, YCHC will recapture the full amount of direct HOME subsidy granted to the homebuyer. To ensure compliance, YCHC requires subrecipients, Community Housing Development Organizations (CHDOs), and other entities to uphold these recapture provisions.

HOME assistance enables homebuyers to purchase homes at an affordable cost by providing financial support. This support includes any assistance that reduces the purchase price from fair market value to an affordable amount. If HOME funds contribute to the development of a property and the unit is sold below market value, the difference between the fair market value and the purchase price is considered a direct result of HOME funding.

The Recapture approach mandates that YCHC funds be repaid from the net proceeds of the sale. If the homebuyer transfers ownership of the property, whether voluntarily or involuntarily, YCHC will recapture only the HOME funds used as a direct subsidy for the home purchase. Recapture is limited to the "net proceeds" of the sale, which are defined as the sales price minus superior loan repayment (excluding HOME funds) and any closing costs. YCHC will not recover more than what is available from these net proceeds.

To enforce the recapture provisions, YCHC will implement an upfront loan agreement with the homebuyer, accompanied by a recorded Deed of Trust and Promissory Note. The amount documented in the note and deed of trust will include:

- Any HOME funds provided to the buyer at the time of purchase, including down payment assistance, closing costs, or housing rehabilitation support. This applies whether the funds are provided directly by the program administrator or through a developer using program funds.
- Any reduction in the purchase price from fair market value to an affordable purchase price.

By establishing these provisions, YCHC ensures the responsible use and recapture of HOME funds, reinforcing its commitment to maintaining affordability and sustainability within the housing program.

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

   The YCHC’s policies and procedures manual uses the following to determine the Period of

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Affordability for the Recapture provisions of homebuyer activities:
Total HOME Investment in Unit period of Affordability:

HOME Assistance	Number of Years
Under $15,000	5
Between $15,001 - $40,000	10
Over $40,001+	20

Direct HOME Subsidy in Unit Period of Affordability:

HOME Assistance	Number of Years
Under $15,000	5
Between $15,001 - $40,000	10
Over $40,001+	20

YCHC will utilize the recapture provisions outlined in Number 2 above to enforce the period of affordability for homebuyers. All written agreements with the homebuyers will clearly define the period of affordability, the principal residence requirement, and the recapture provision to ensure compliance with the affordability period. To secure all HOME investments, the YCHC will use appropriate security instruments, such as promissory notes and deeds of trust, placed on the property.

Once the homebuyer has satisfied the affordability period, they will be entitled to all "net proceeds" from the sale of the property and will no longer be obligated to use the property as their principal residence.

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

   The YCHC is provides funding for two organizations to offer TBRA. HACY's TBRA program gives preference to homeless individuals, at risk of homelessness, or victims of domestic violence. Catholic Community Services' TBRA program gives preference to victims of domestic violence.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   No preference is given for individuals with disabilities.

DRAFT

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   A rental development project funded with HOME-ARP and HOME funds is currently in the construction phase. No preference will be given for the HOME-funded units. However, the HOME-ARP units will prioritize Qualifying Populations as required by the HOME-ARP program. Qualifying populations include individuals who are homeless or at risk of homelessness, as well as those fleeing domestic violence.

   Discussion

   The YCHC will not apply limits or preferences that violate nondiscrimination requirements and will not provide preference to jurisdiction employees or students.

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Appendix - Alternate/Local Data Sources

1	**Data Source Name** 2016-2020 CHAS Yuma County
	List the name of the organization or individual who originated the data set. Department of Housing and Urban Development
	Provide a brief summary of the data set. The CHAS special tabulation is a count of the number of households (or housing units) that have certain combinations of HUD-specified characteristics, summarized for HUD-specified geographies.
	What was the purpose for developing this data set? Gather statistical data on housing needs of populations
	Provide the year (and optionally month, or month and day) for when the data was collected. 2016-2020
	Briefly describe the methodology for the data collection. Special tabulations from ACS data.
	Describe the total population from which the sample was taken. Total US population
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The ACS has an initial sample of approximately 3.5 million housing unit addresses and group quarters in the United States. The Census Bureau selects a random sample of addresses to be included in the ACS. Each address has about a 1-in-480 chance of being selected in a given month, and no address should be selected more than once every five years.
2	**Data Source Name** 2024 1-Year American Community Survey (ACS) Estimates
	List the name of the organization or individual who originated the data set. U.S. Census Bureau

DRAFT

	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year – giving communities the current information they need to plan investments and services. The ACS covers a broad range of topics about social, economic, demographic, and housing characteristics of the U.S. population. Much of the ACS data provided on the Census Bureau's Web site are available separately by age group, race, Hispanic origin, and sex.
	What was the purpose for developing this data set? 1-Year estimates give communities the current information they need to plan investments and services.
	Provide the year (and optionally month, or month and day) for when the data was collected. January to December, 2024
	Briefly describe the methodology for the data collection. The ACS has an initial sample of approximately 3.5 million housing unit addresses and group quarters in the United States. The Census Bureau selects a random sample of addresses to be included in the ACS. Each address has about a 1-in-480 chance of being selected in a given month, and no address should be selected more than once every five years. Data is collected by internet, mail, telephone interviews, and in-person interviews. Approximately one third of those who do not respond to the survey by mail or telephone are randomly selected for in-person interviews. About 95% of households across all response modes ultimately respond.
	Describe the total population from which the sample was taken. The ACS has an initial sample of approximately 3.5 million housing unit addresses and group quarters in the United States. The Census Bureau selects a random sample of addresses to be included in the ACS. Each address has about a 1-in-480 chance of being selected in a given month, and no address should be selected more than once every five years.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The ACS has an initial sample of approximately 3.5 million housing unit addresses and group quarters in the United States. The Census Bureau selects a random sample of addresses to be included in the ACS. Each address has about a 1-in-480 chance of being selected in a given month, and no address should be selected more than once every five years.
3	**Data Source Name** HUD FMR and HOME Rents
	List the name of the organization or individual who originated the data set. US Department of Housing and Urban Development

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	Provide a brief summary of the data set. Complete documentation of the development of the Fair Market Rents (FMRs) and HOME Rent Limits for any area of the country selected by the user.
	What was the purpose for developing this data set? To provide current Fair Market Rent (FMR) and HOME Rent Limits for users throughout the country.
	Provide the year (and optionally month, or month and day) for when the data was collected. This data is drawn from a variety of survey instruments.
	Briefly describe the methodology for the data collection. FMR: FMRs were developed and updated starting with the formation of the FMR Areas from the metropolitan Core-Based Statistical Areas (CBSAs) as established by the Office of Management and Budget, the 2024 American Community Survey (ACS) 1 year data and 2020-2024 5 year data, and updating to FY 2025 including information from local survey data. HOME: Per 24 CFR Part 92.252, HUD provides the following maximum HOME rent limits. The maximum HOME rents are the lesser of: 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.
	Describe the total population from which the sample was taken. The population the data was derived from matches that of the survey instruments used (please see above).
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The demographics, characteristics, and number of respondents matches that of the survey instruments used (please see above).
4	**Data Source Name** PIC (PIH Information Center)
	List the name of the organization or individual who originated the data set. The Office of Public and Indian Housing (PIH)

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	Provide a brief summary of the data set. The Office of Public and Indian Housing (PIH) developed a state of the art system to improve the submission of information to the Department of Housing and Urban Development (HUD).
	What was the purpose for developing this data set? The IMS/PIC facilitates more timely and accurate exchanges of data between Housing Authorities (HAs) and Local HUD Offices.
	Provide the year (and optionally month, or month and day) for when the data was collected. Ongoing
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken. Nationwide with local-level data.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
5	**Data Source Name** Arizona Balance of State Continuum of Care 2025 Yuma Unsheltered PIT Count.
	List the name of the organization or individual who originated the data set. Arizona Balance of State Continuum of Care
	Provide a brief summary of the data set. The Point-in-Time (PIT) dataset provides a one-night snapshot of people experiencing homelessness, including those who are unsheltered. It typically captures demographics like household composition, disability status, veteran status, and chronic homelessness. PIT counts are conducted annually by local Continuums of Care, such as the Arizona Balance of State Continuum of Care, and are federally required by the U.S. Department of Housing and Urban Development to inform funding allocations, planning, and service delivery for homelessness programs.
	What was the purpose for developing this data set? The dataset provides a standardized, one-night snapshot used to inform funding decisions, resource allocation, and planning for homelessness services in Yuma County. On the morning of the PIT count, the number of people experiencing homelessness are counted and their characteristics are documented (when possible).

DRAFT

	Provide the year (and optionally month, or month and day) for when the data was collected. January 2025
	Briefly describe the methodology for the data collection. Trained volunteers and staff canvass predetermined geographic areas in Yuma County during early morning hours. They try to identify individuals staying in places not meant for human habitation (e.g., streets, vehicles, encampments) and administer a survey to gather demographic and household information. To avoid duplication of data, volunteers and staff have distinct geographic assignments, and data are reviewed afterwards.
	Describe the total population from which the sample was taken. The sample was drawn from the population of individuals experiencing unsheltered homelessness in Yuma County on the night of the January 2025 Point-in-Time (PIT) count.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The respondents were individuals experiencing unsheltered homelessness in Yuma County on the night of the PIT count. Demographic characteristics collected typically include age, gender, race/ethnicity, household composition (individuals vs. families), veteran status, disability status, and chronic homelessness status. In the 2025 Unsheltered PIT Count for Yuma County, 103 surveys were collected, representing 118 unsheltered homeless individuals.
6	**Data Source Name** 2024 5-year American Community Survey (ACS) Estimates
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year—giving communities the current information they need to plan investments and services. The ACS covers a broad range of topics about social, economic, demographic, and housing characteristics of the U.S. population. Much of the ACS data provided on the Census Bureau's Web site are available separately by age group, race, Hispanic origin, and sex.
	What was the purpose for developing this data set? The ACS data give communities the current information they need to plan investments and services.

DRAFT

	Provide the year (and optionally month, or month and day) for when the data was collected. 2020-2024
	Briefly describe the methodology for the data collection. The ACS has an initial sample of approximately 3.5 million housing unit addresses and group quarters in the United States. The Census Bureau selects a random sample of addresses to be included in the ACS. Each address has about a 1-in-480 chance of being selected in a given month, and no address should be selected more than once every five years.
	Describe the total population from which the sample was taken. Total US Population
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Matches demographics of the US population.
7	**Data Source Name** 2022 Longitudinal Employer-Household Dynamics
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. LEHD makes available several data products that may be used to research and characterize workforce dynamics for specific groups. These data products include online applications, public-use data, and restricted-use microdata.
	What was the purpose for developing this data set? The Quarterly Workforce Indicators (QWI), LEHD Origin-Destination Employment Statistics (LODES), Job-to-Job Flows (J2J), and Post-Secondary Employment Outcomes (PSEO) are available online for public use.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2022
	Briefly describe the methodology for the data collection. The Longitudinal Employer-Household Dynamics (LEHD) program, part of the U.S. Census Bureau, uses a confidential, longitudinal database merging state unemployment insurance (UI) records, employer data (QCEW), and federal surveys. It produces public-use data—LODES Job-to-Job Flows—covering >95% of US private employment.

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	Describe the total population from which the sample was taken. Total US Population
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Matches the demographics of the US population.

DRAFT

City of Yuma

Neighborhood Revitalization Strategy Area Plan

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Root Policy Research
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www.rootpolicy.com

Table of Contents

Introduction

I. Neighborhood and Demographic Criteria

Boundaries and Land Use I–1
Characteristics of the Neighborhood I–5
Businesses I–7
Income and Employment Levels I–11
Housing I–13
Crime I–18
Public Transportation I–19
Special Area Designations I–22

II. Community Consultation

Community Meeting II–1
Resident Survey II–4
Business Survey II–10
Additional Outreach II–10

III. Assessment

Housing III–1
Businesses III–2
Overall Neighborhood Condition III–3

IV. Revitalization Strategies: Strengthening Housing Stability and Economic Empowerment

Strategy 1. Housing Production & Preservation IV–2
Strategy 2. Neighborhood Improvements & Safety IV–3
Strategy 3. Small Business Assistance & Microenterprise Support IV–4
Strategy 4. Commercial Corridor Revitalization IV–5
Strategy 5. Workforce & Public Facility Investments IV–6
Strategic Partners IV–6
Funding Considerations IV–7

Appendix

Mesa Heights NRSA Notable Accomplishments A–1
Complete Business List A–8

DRAFT

Table of Contents

Community Engagement A–18

DRAFT

INTRODUCTION

DRAFT

Introduction

The City of Yuma, Arizona, through its Neighborhood & Economic Development Division, is seeking renewal and expansion from the U.S. Department of Housing and Urban Development (HUD) for a Neighborhood Revitalization Strategy Area (NRSA) in the Mesa Heights community, as outlined in CPD Notice 16-16. This area qualifies under the criteria established by HUD in CPD Notice 16-16, as it is primarily residential and faces high poverty rates and physical deterioration. Furthermore, the neighborhood is one of the most distressed areas in the city and meets NRSA eligibility criteria regarding the number of low- to moderate-income (LMI) residents.

The City of Yuma is located in the southwest corner of Arizona, bordered by California on the north and west. The Mexican border is 24 miles to the south and the Mexican city of Los Algodones is 10 miles to the west through the corner of California. The City has grown substantially since 1990, from 29 square miles to 120 square miles and is the 13th largest city in the state. The population grew significantly from 77,545 in 2000 to 103,559 in 2024, an increase of 33%.[1] In addition, the city's population nearly doubles in the winter months with visitors fleeing the cold and snow.

The racial and ethnic makeup of the city in 2023 was estimated to be 28% non-Hispanic White, 65% Hispanic, 2% Black or African American, 1% Asian, and 4% of other or multiple races.

The Yuma Metropolitan Statistical Area (MSA) is one of the 50 fastest growing MSA's in the country.[2] The MSA includes the cities of San Luis, Somerton, Yuma; the town of Wellton; other unincorporated areas that include Fortuna Foothills, Gadsden, and Tacna.

The three primary industries in Yuma and Yuma County are agriculture, the military, and tourism. A $3.4 billion per year agribusiness industry forms the foundation of Yuma County's economy. The local agribusiness sector is responsible for 90% of the United States supply of winter vegetables.

Two military bases are located in Yuma County: the Marine Corps Air Station in Yuma conducts pilot tactical training and is home to 4,000 active-duty Marines and Sailors and over 2,000 civilian employees. The U.S. Army Yuma Proving Ground is the nation's premier ground and weapons testing facility, and it employs over 2,000 people (mostly civilians).

[1] Source: https://www.census.gov/data/tables/time-series/demo/popest/2020s-total-cities-and-towns.html

[2] https://www.census.gov/data/tables/time-series/demo/popest/2020s-total-metro-and-micro-statistical-areas.html

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Yuma's large agricultural and winter tourism industries create a high level of seasonality in employment levels. During the summer season, unemployment levels reach some of the highest levels in the nation, reaching over 15%.

The City has an impressive track record of establishing and implementing revitalization plans in designated areas. In 1999, HUD designated the Carver Park Neighborhood as a NRSA, and the implementation of the program brought $28 million of leveraged funds into the area, nearly half of which was private investment. The major accomplishments included the development of a 10,000 square foot neighborhood center which is now used as a youth center and employment training facility operated by the Yuma Private Industry Council. There were 116 new affordable housing units developed and 66 owner occupied structures rehabilitated. The newly created Community-Based Development Organization (CBDO) built 14 homes for first-time homebuyers, the municipal parks were greatly enhanced, and the City's rental inspection program was launched. In addition, the NRSA plan objectives were exceeded in regard to the reduction of gang activity, drug offenses, and criminal damage/vandalism.

In 2009, the Yuma City Council designated an adjacent area, Yuma High Neighborhood, as a Revitalization Strategy area, and Neighborhood Services focused implementation of code enforcement, rental inspections, neighborhood cleanup, housing rehabilitation and reconstruction, and infrastructure improvements in that community.

In 2015, the City submitted a request for NRSA designation of the Mesa Heights Neighborhood (MHN). As shown in the following map, since 2016, the City has supported the development of affordable housing, repaired and reconstructed homes, improved parks and schools, added street lights for safety, supported local businesses, made housing safer and healthier, and removed abandoned cars and unsafe structures.

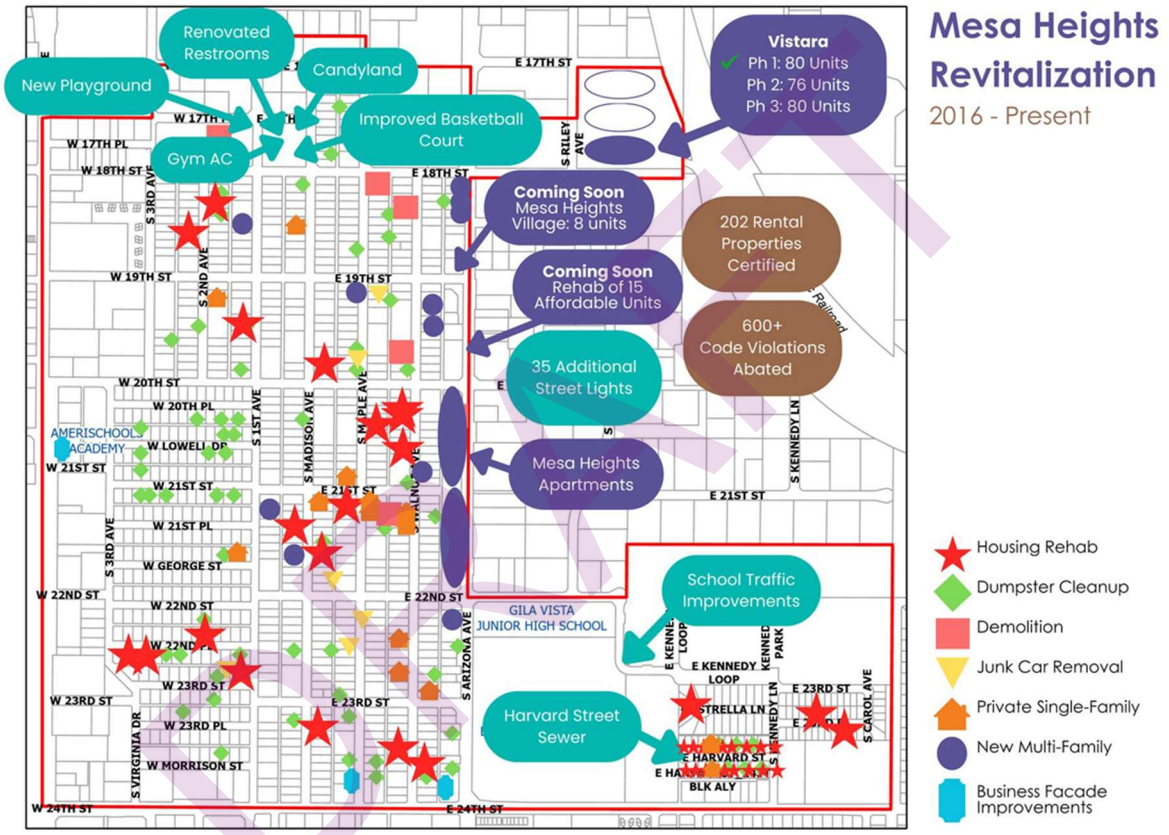
The Mesa Heights Apartments represented a successful affordable housing investment within the Mesa Heights Neighborhood Revitalization Strategy Area (NRSA). The $13.85 million development was financed primarily through the Low-Income Housing Tax Credit (LIHTC) program, with support from the City of Yuma, including donation of the Arizona Avenue property. The project created 58 affordable rental units supported by Section 8 Project-Based Vouchers and serving households at or below 30–50% of Area Median Income (AMI). The development also includes an on-site Resource Center to provide supportive services and community programming for residents. Together, these investments expanded the supply of deeply affordable housing and strengthened neighborhood stability within the NRSA.

Another successful project is the Vistara Apartments, which reflects the City's strategic use of targeted infrastructure investment to support affordable housing development within the Mesa Heights NRSA. The City committed $410,000 across three phases for infrastructure improvements, with the third phase pending. Primarily financed through the Low Income Housing Tax Credit (LIHTC) program, the development will result in a total of

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236 affordable rental units upon completion. By leveraging modest public infrastructure funds to attract significant private and federal investment, the City expanded housing opportunities for low- and moderate-income households. The success of this development, along with other neighborhood improvements, has increased interest in additional affordable housing projects within the NRSA and helped build momentum for continued revitalization. Other successful investments in the NRSA are included in the Appendix.

Figure 1
Mesa Heights NRSA Accomplishments, 2016-Present



Source: City of Yuma Community Planning and Neighborhood Services GIS.

The continuation and expansion of the Neighborhood Revitalization Strategy Area (NRSA) designation will enable the City to further its comprehensive neighborhood revitalization efforts. This designation will encourage the development of innovative services and projects that qualify for Community Development Block Grant (CDBG) support. Communities with an approved NRSA benefit from reduced regulatory requirements when engaging in economic development, housing, and public service activities. As a result, future initiatives funded by CDBG will have fewer administrative obligations over the five-year NRSA plan period.

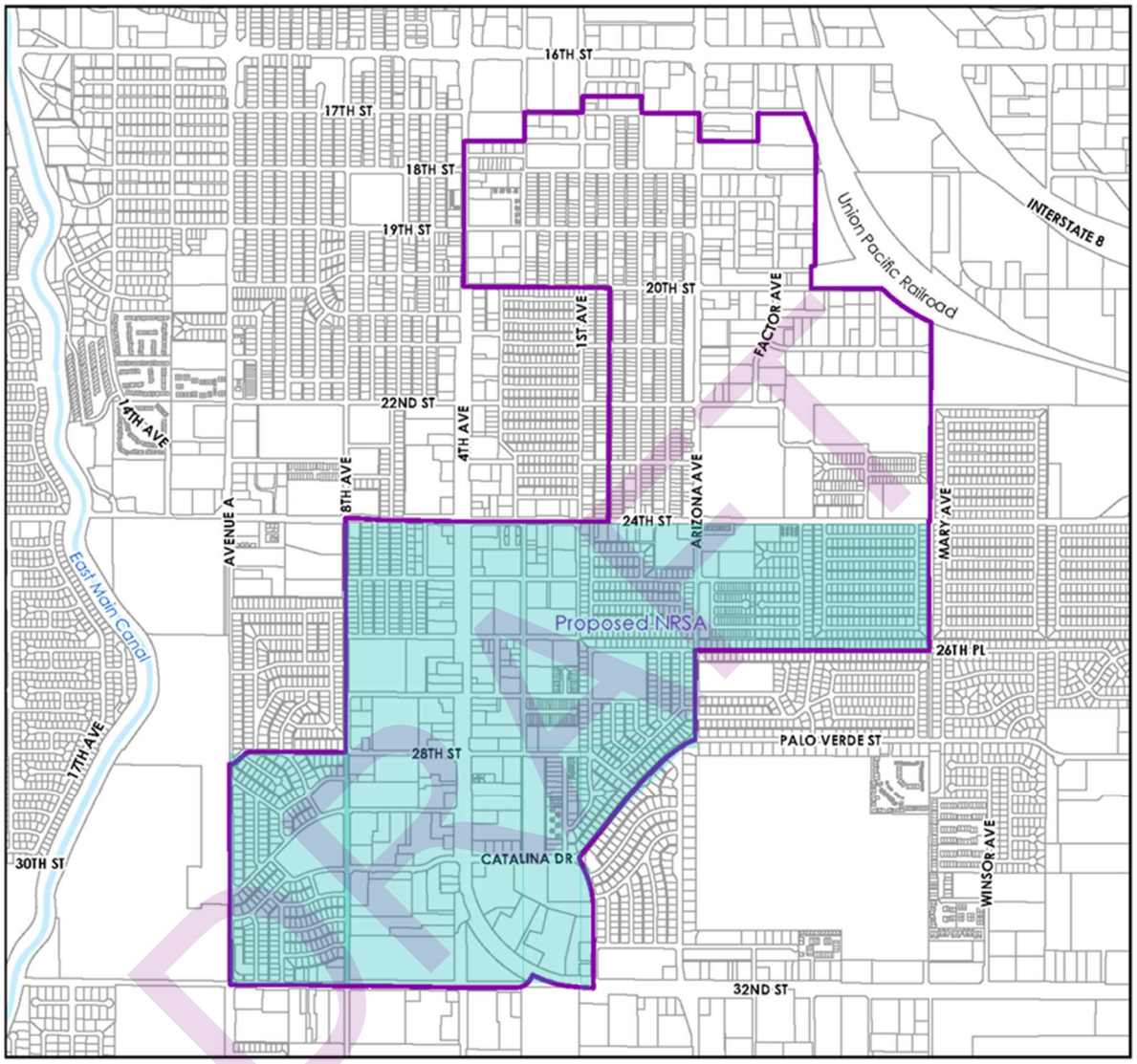
City divisions, along with for-profit and non-profit organizations, will invest in programs and projects aimed at enhancing neighborhood cohesion and addressing economic and social disparities. Each activity will focus on one of the following general purposes:

- Provision of Decent Housing
- Creation of a Suitable Living Environment
- Provision of Economic Opportunity

Using the original NRSA boundaries established in 2015 as a starting point, the City employed the most up-to-date demographic data provided by HUD and other sources. This analysis revealed that adjustments were needed in the NRSA boundaries to reflect current conditions. Some block groups that were eligible in the previous NRSA Plan no longer qualify due to shifts in population and/or Area Median Income (AMI), while other block groups that were previously ineligible have now become qualified. These changes in the NRSA boundaries indicate positive trends in neighborhood improvement outcomes and enable the City to serve a larger number of residents. The proposed new NRSA boundaries are shown in the following map, with the expansion to the original NRSA shaded in blue.

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Figure 2
Proposed NRSA Boundaries



Source: City of Yuma, Department of Community Development.

In this submission, performance benchmarks are set based on necessity and the feasibility of achieving short- and long-term goals. Performance will be monitored over the five-year period of the NRSA designation to ensure satisfactory progress toward meeting the benchmarks. Some strategies will continue beyond the five-year span, with performance monitored accordingly.

SECTION I.

NEIGHBORHOOD AND DEMOGRAPHIC CRITERIA

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SECTION I.
Neighborhood and Demographic Criteria

Mesa Heights is one of the oldest neighborhoods in the City of Yuma. It was settled in the 1930s when refugees, fleeing the Dust Bowl of the Great Plains, were turned back at the Yuma border crossing into California. These settlers were seeking relief from the abject poverty in the Plains, mainly in Oklahoma and Arkansas, and were headed to California in search of prosperity. California would not allow admission to those who could not demonstrate they had money or a job. So the "Okies" and "Arkies", as they were known, were stranded on the eastern side of the Colorado River and settled in the place now identified as Mesa Heights. Today, Mesa Heights is a neighborhood with deep family connections and long-term, multi-generational residents. In this Census area, some 51% of the people meet HUD's definition of low- to moderate-income. Yet, the neighborhood boasts a stable small business community with professional service firms, medical offices, restaurants, locally owned banks, childcare facilities, and personal care salons that have been in business for 10 to 35 years.

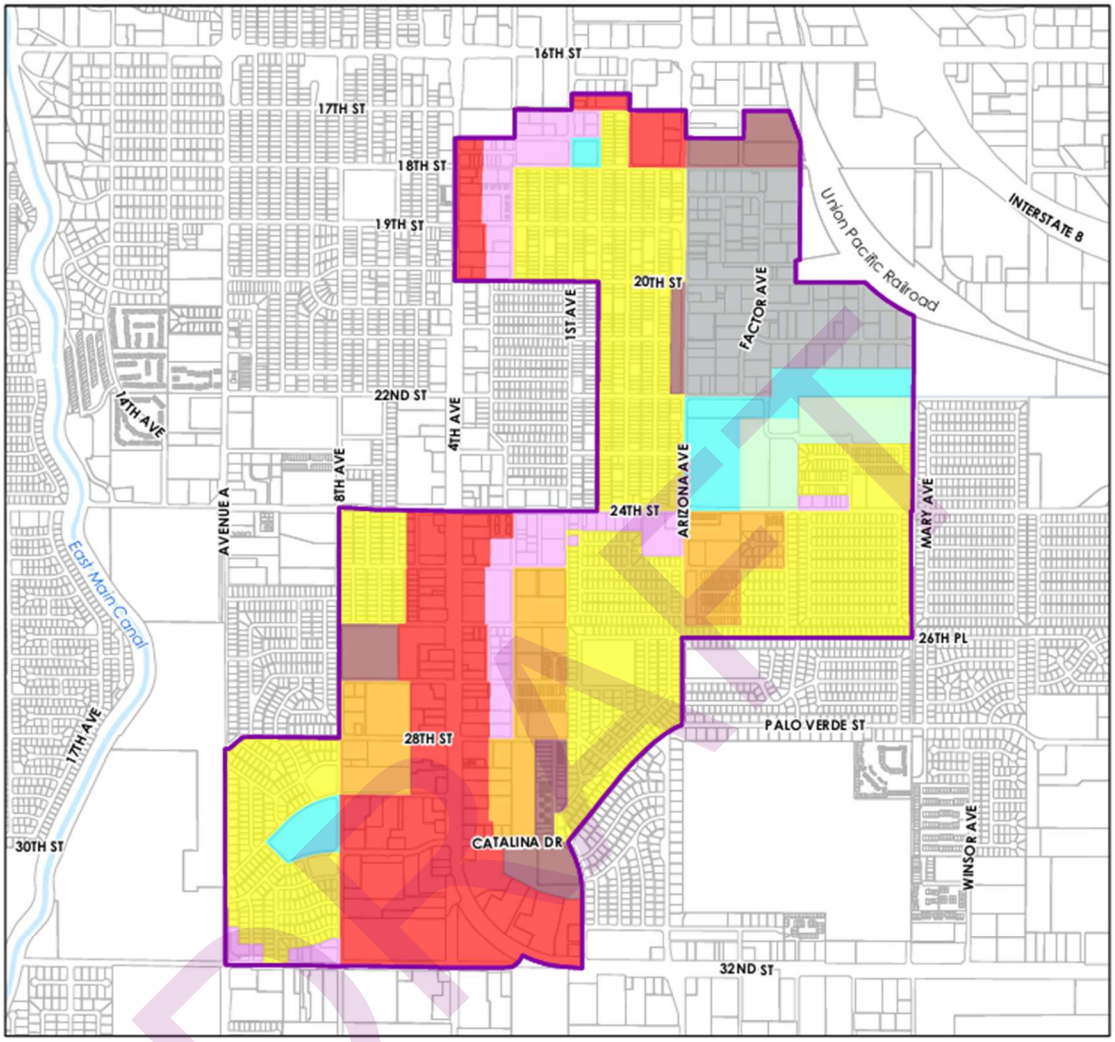
Boundaries and Land Use

The proposed area is roughly bounded to the north by 17th Street and the Union Pacific Railroad, to the east by Mary Avenue, S Arizona Avenue, and E Palo Verde Street, to the south by 32nd Street, and to the west by 4th Avenue, 8th Avenue, and Avenue A. **Currently, the Neighborhood Revitalization Strategy Area (NRSA) ends at 24th Street; however, the proposed NRSA extends south of 24th Street, including the area down to 32nd Street.**

The area encompasses 764 acres, of which 42.6% is used for residential purposes. The area is home to the vibrant Kennedy Park and Joe Henry Optimist Center. Commercial uses occupy 28.1% of the land, and only 11.4% of the area is industrial. Vacant property is about 2.3% of the land area and represents opportunities for reinvestment in the community. (See Figure I-2 Land Use Identification)

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Figure I-2.
Land Use Identification



Source: City of Yuma Department of Community Development GIS, 8/11/2025

- Proposed NRSA
- Resort, Recreation & Open Space
- Low Density Residential (1-4.9du/ac)
- Medium Density Residential (5.0-12.9du/ac)
- High Density Residential (13.0-18du/ac)
- Mixed Use
- Commercial
- Industrial
- Public/Quasi-Public

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Figure I-3.
Parcels by Land Use

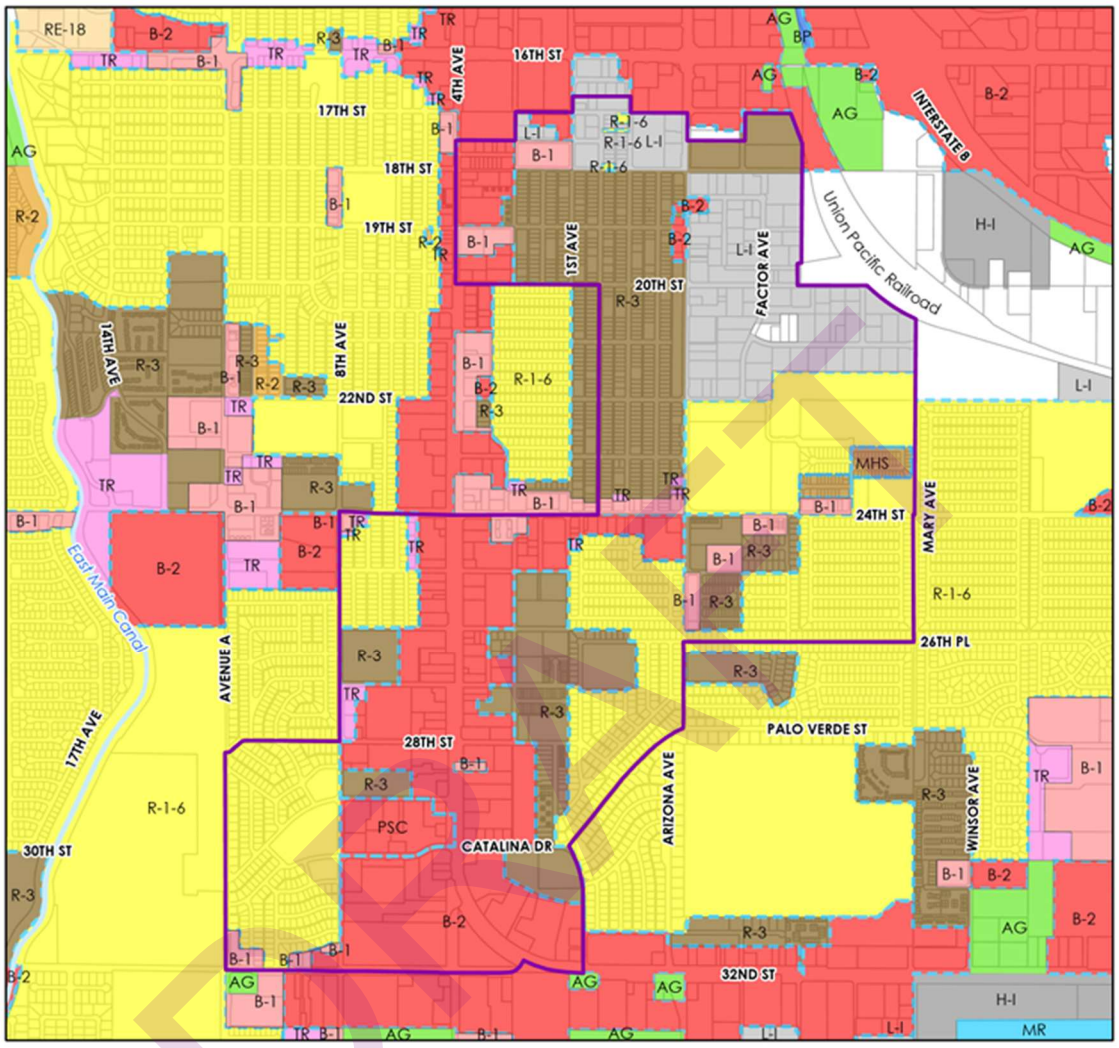
Land Use Category	Parcels		Land Area	
	Number	Percent	Number	Percent
Commercial	206	9.4%	215.0	28.1%
Industrial	99	4.5%	87.3	11.4%
Mobile Home Residential	94	4.3%	41.2	5.4%
Multiple Family Residential	452	20.7%	84.7	11.1%
Parks	3	0.1%	22.9	3.0%
Religious/Non-Profit	27	1.2%	42.4	5.5%
School/Government	6	0.3%	53.9	7.0%
Single Family Residential	1,261	57.8%	199.5	26.1%
Vacant	34	1.6%	17.5	2.3%
Total	**2,182**	**100.0%**	**764.5**	**100.0%**

Source: City of Yuma, Department of Community Development.

North of 24th street the area is zoned residential, both high and low density, with a perimeter of commercial and industrial zoning. Inside the high-density residential areas on Walnut, Maple, and Madison Avenues are mobile home parks that exist as non-conforming uses. In the Kennedy Park area, on Harvard Street and East 23rd Street, there are mobile home parks with the proper zoning of MHS (manufactured housing subdivision). South of 24th Street, the central area is designated for commercial use and is encircled by both high-density and low-density residential zones, creating opportunities for economic revitalization (See Figure I-4 Zoning Map).

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Figure I-4.
Zoning Map



Source: City of Yuma Department of Community Development GIS, 7/24/2025

- Proposed NRSA
- Agriculture District (AG)
- Limited Commercial (B-1)
- General Commercial (B-2)
- Business Park (BP)
- Heavy Industrial (H-I)
- Light Industrial (L-I)
- Manufactured Housing Subdivision (MHS)
- Military Reservation (MR)
- Low Density Residential (6,000 sq. ft. min.) (R-1-6)
- Medium Density Residential (R-2)
- High Density Residential (R-3)
- Residential Estate
- Transitional (TR)

There are six schools in the target area:

- Gila Vista Jr High School (public)
- CW Mc Graw Elementary School (public)
- Palmcroft Elementary School (public)
- Gwyneth Ham Elementary School (public)

- Harvest Preparatory Academy (private)
- Yuma Christian Academy (private)

The Yuma school systems allow students to choose the school they wish to attend, so these schools have many enrollees who live outside of the neighborhood or school boundaries. McGraw and Gila Vista have large numbers of students who walk to school from the neighborhood.

On the eastern side of the target area is Kennedy Memorial Park, an 18-acre facility that houses two playgrounds, picnic areas, basketball and volleyball courts, a skate facility and horseshoe pits. The park also has three lighted softball and soccer fields, and a walking/jogging path.

The other park facility in the target area is the Joe Henry Optimist Center located in the 1700 block of 1st Avenue. This park has 1.5-acre outdoor open space, a playground and basketball courts, as well as an indoor gymnasium with a court to accommodate basketball, volleyball, or badminton, with spectator viewing.

Characteristics of the Neighborhood

According to 2024 American Community Survey 5-year Estimates (ACS), there are 8,137 (52% male and 48% female) residents, of whom 5,855 report a Hispanic or Latino ethnicity. Figure I-5 shows that the proposed NRSA has a higher concentration of children than the City of Yuma overall. Children and teens (ages 0–14) make up a larger share of the NRSA population (about 24%) compared with the city (21%), while young adults ages 18–24 represent a smaller share. The NRSA also has a higher concentration of older adults, particularly residents ages 75–84, indicating a need for family-oriented housing and services, as well as supports for seniors aging in place and for multigenerational living.

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Figure I-5.
Population by Age, 2024

	NRSA		City of Yuma	
Age category	Number	Percent	Number	Percent
0 to 14 years	1,962	24.1%	21,313	21.3%
15 to 17 years	397	4.9%	4,178	4.2%
18 to 24 years	727	8.9%	11,802	11.8%
25 to 34 years	1,215	14.9%	15,191	15.2%
35 to 44 years	1,017	12.5%	12,659	12.6%
45 to 54 years	665	8.2%	8,828	8.8%
55 to 64 years	644	7.9%	8,545	8.5%
64 to 74 years	586	7.2%	8,822	8.8%
75 to 84 years	766	9.4%	6,774	6.8%
85 years and older	158	1.9%	2,027	2.0%
Total	**8,137**	**100.0%**	**100,139**	**100.0%**

Source: 2024 5-year ACS estimates and Root Policy Research.

Citywide in Yuma, 84% of the population 25 and older have a high school diploma or above, this share is lower, at 74% in the proposed NRSA. Similarly, citywide, 21% of residents age 25 and older have bachelor's degrees or higher, but only 13% of the residents of this neighborhood have reached this level of education.

The community engagement discussed in the following section reveals that public infrastructure needs were a consistent theme in both the community meeting and resident survey. Residents identified several persistent issues affecting daily mobility and neighborhood quality of life, including aging streets, poorly maintained alleys, inadequate drainage, and insufficient lighting.

Flooding and drainage problems—particularly along Madison Avenue, 1st Avenue, Fern Drive, and Salana—were among the most frequently cited concerns.

Additionally, conditions of streets, alleys, and sidewalks emerged as critical infrastructure gaps. Satisfaction with these areas was low, as residents described locations that become challenging to navigate during heavy rain, where debris accumulates, and that pose safety risks for pedestrians, seniors, and individuals with disabilities. Improving street safety and sidewalk conditions ranked as the top funding priorities during the community meeting, highlighting the strong demand for basic mobility and accessibility improvements.

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Lighting and the maintenance of public spaces were also noted as factors affecting both safety and perceptions of the neighborhood. Residents pointed to dark streets and alleys, along with ongoing maintenance needs in parks and common areas, as barriers to feeling safe and utilizing public spaces.

Businesses

The area encompasses transportation arteries in the City of Yuma's street system, including parts of 4th Avenue, Arizona Avenue, and 24th Street. These arteries house an array of small businesses, many of which have been in operation in the community for years and are well known throughout the city.

The expansion area is home to several financial services institutions, including a locally owned bank, a national bank, a credit union, and a loan company. There are 33 food and beverage establishments, with approximately two-thirds being local businesses that attract customers from throughout the city. Additionally, there are four businesses that provide services for automobiles.

The community includes nine religious organizations representing a variety of faiths, as well as 27 medical and health-related professional offices and eight professional service offices. Furthermore, the area features 17 retail establishments.

The largest employers in the area are the schools: Harvest Preparatory Academy, with its 150 full-time and 50 part-time employees, is the largest. Other large employers in the area include Abrio Home Care with 100 employees, McDonald's with 80, Ross Dress for Less with 63, and AccentCare at Home with 60.

Figure I-6 includes a list of businesses located in the expansion area, a complete list of establishments located in the entire NRSA is included in the Appendix.

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Figure I-6.
Neighborhood Business in NRSA Expansion Area

Banks / Financial Services			
OneAZ Credit Union	W 28th St	USA Pawn & Jewelry	S 4 Th Ave
Western Arizona Bancorp, Inc	S 4th Ave	Cash America Pawn	S 4 Th Ave
Polley Financial Group	S 4th Ave	Fast Cash Pawn	S 4th Ave
loanDepot	S 4th Ave	Superpawn	S 4 Th Ave
AgWest Farm Credit	S 5 Th Ave	New York Life	S 4th Ave
NOVA Financial & Investment	W Catalina Dr	Wells Fargo	W Catalina Dr
Allied Cash Advance	W 32 Nd St	Wells Fargo Advisors	W Catalina Dr
Sonariz Financial	W 32nd St	Farmers Insurance	S 4th Ave
ATM (multiple locations)		Yuma Insurance, Inc.	S 4th Ave
Western Union Agent Location (multiple locations)		Foremost Insurance	W Catalina Dr
Arizona Smart Cash	S 4th Ave	Fogle Insurance Agency	W Catalina Dr
Advance Cash	S 4th Ave	American Family Insurance	E 24th St
Best Choice Loan Solutions	S 4 Th Ave	Schofield Family Insurance	S 8 Th Ave
Real Estate			
ERA Real Estate Matt Fischer Realtor	S 4th Ave	Crites & Associates Inc	W 24th St
ERA Real Estate S 4th Ave	S 4th Ave	Crites & Associates Realtors	W 24th St
Griffin Realty	S 4th Ave	Arkland Properties, LLC	S Catalina Dr
Taylor Yvonne & Associates Realty	W 32nd St	Real Estate Appraisal Service	W 32nd St
Julian Realty Investments	S 4th Ave	Casa Sierra Vista, Inc	E 25th St
Shrader Realty	S 4th Ave	La Mariposa Villas	E 24th St
Shrader Realty & Associates	S 4th Ave	Virginia Green	S Virginia Dr
Power House Realty	W 24th St		
Healthcare & Medical Services			
AccentCare at Home	W 28th St	Prime Care Urgent Care Faculty	W 32nd St
Centene Corporation	S 4th Ave	Primecare Central Clinic	W 32nd St
Yuma Surgery Center LLC	W 28th St	Heuser Chiropractic Office	W 32 Nd St
Aiello Eye Institute	W 28th St	Med Evals	W 24th St
Amity Home Care of Yuma	S 4th Ave	Companion Home Care	W Catalina Dr
The Vein Center of Arizona	S 4th Ave	Aponi Home Health Team	W 32nd St
Yuma Dentistry 4 Kids	S 4th Ave	Haven Health Yuma	S 8th Ave
Palm Canyon Dermatology	W Catalina Dr	Acacia Hospice Care of Lake Havasu Inc	E 24th St
Harris Family Dentistry	W Catalina Dr	Acacia Hospice Care, Inc	E 24th St
Yuma Dental	S 4 Th Ave	Acacia Home Health, Inc	E 24th St
Yuma Foot Care	S 8th Ave	Assurance Health & Wellness	S Arizona Ave
Red Sea Heart Center	W Catalina Dr	Consumer Direct Care Network Arizona	E 24th St
Women's Health	S 8th Ave	Abrio Home Care	E 24th St
Grand Canyon Medical Clinic PLLC	W Catalina Dr		

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Retail			
Walgreens	S 4 Th Ave	Dollar Tree	W Catalina Dr
CVS Pharmacy	S 4 Th Ave	1 Dollar Store Plus	W Catalina Dr
Ashley	S 4th Ave	The Flower Mine	S 8 Th Ave
dd's DISCOUNTS	W Catalina Dr	Yuma Teaching Supplies	S 4th Ave
Ross Dress for Less	W Catalina Dr	Furniture Land LLC	W 32nd St
Burlington	S 4 Th Ave	Goodwill	S 4th Ave
Big 5 Sporting Goods	W Catalina Dr	Goodwill of Central & Northern Arizona	S 8 Th Ave
Boot Barn	W 32 Nd St	Yuma Thrift	W 32nd St
Family Dollar	W Catalina Dr		
Restaurants / Food & Beverage			
Mi Ranchito	S 4th Ave	Mariscos La Apoma	S 4 Th Ave
Papa-San Rice Bowl	S 4th Ave	Boba Lounge	W Catalina Dr
Lucha Kombucha	S 4th Ave	Little Caesars	W Catalina Dr
The Crossing	S 4th Ave	Starbucks	S 4th Ave
Angry Italian	S 4th Ave	Birrieria El Gordo	W 32nd St
Takos and Beer	S 4 Th Ave	Chipotle	W Catalina Dr
Fat Harvey's	W 26th St	Taco Salsa	S 4th Ave
Papa Johns	S 4 Th Ave	Diego's Mexican Food	S 4th Ave
Blue Fin Sushi & Grill	S 4th Ave	Wingstop	W 32 Nd St
Firehouse Subs	S 4th Ave	Church's Texas Chicken	S 4 Th Ave
Country Boys Restaurant	S 4th Ave	Carl's Jr	W 32nd St
Oriental House	S 4th Ave	The Coffee Bean	S 4th Ave
McDonald's	S 4 Th Ave	Yuma Bagel Co	S 4th Ave
Jack in the Box	S 4 Th Ave	Indian Lake Restaurant Inc	W 32nd St
Eddie's Grill	S 4th Ave	Nanuet Diner	W 32nd St
Daybreakers Cafe	S 4th Ave	Chipotle Mexican Grill	W Catalina Dr
Bubba's BBQ	S 4th Ave		
Hotels / Lodging			
OYO Hotel Yuma AZ-I-8/US-95	S 4 Th Ave	Torch Lite Lodge	S 4 Th Ave
Knights Inn Yuma	S 4th Ave	Howard Johnson By Wyndham Yuma	S 4 Th Ave
Royal Motor Inn Yuma	S 4th Ave		
Automotive / Transportation			
American Shuttle Express	S 4th Ave	AutoZone	S 4 Th Ave
A & A Auto Glass	S 4 Th Ave	Pep Boys	W 32 Nd St

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Professional Services			
Dawson Documents LLC	S 4th Ave	Wayne A Pea Architects	E 24th St
Consultant Engineering	S 4th Ave	Osman Engineering	E 24th St
CPA Financial Advantage, PC	W 28 Th St	Camarena Law	S 4th Ave
Notc	W 28th St	Wealthcare Alliance LLC	S Catalina Dr
Media / Communications			
Recreational Action	W 27th Pl	95.1 KTTI	W 28th St
El Dorado Broadcasters	W 28th St	Entravision Communications	E 24th St
Star 100.9 Request Line	W 28th St	Fox Communications & Solutions	E 25th Pl
Kblu	W 28th St		
Personal Services & Beauty			
Cutting Edge Barbershop LLC	S 4th Ave	Happy Nail Salon	S 4th Ave
Antonio's Barber Shop	S 4th Ave	Tangle Tamers Salon 1	S 4th Ave
Elegant Nails & Spa	S 4th Ave	Hotchickhair1/By Becky	S 4th Ave
Elite Tan, Medspa & Salon	S 4th Ave	MS O's Look Sharp Barbershop	S 4 Th Ave
Classic Design Beauty Salon	S 4th Ave	Today's Creative Nails	W 32nd St
Rafael's Hair Studio	S 4 Th Ave	San Diego Nails	W Catalina Dr
Churches / Religious Organizations			
Presbytery of Grand Canyon	2475 S Maple Ave	The Church of Jesus Christ of Latter-Day Saints	2895 S 8th Ave
Sierra Vista Presbyterian Church	150 W 28th St	Morningside Baptist Church	2900 S 8th Ave
Yuma United Church of Christ		Trinity United Methodist Church	3030 S 8th Ave
Central Church of Christ	651 W 28th St	Korean American Presbyterian Church of Yuma	
American Legion	2575 S Virginia Dr		
Childcare / Education			
Hand in Hand Christian Preschool	W 28th St	Harvest Preparatory Academy	350 E 18th St
Yuma Christian Academy	101 W 26th St	Arizona Classical Ballet	W Palmcroft Dr
Learning Ladder	#N/A	Moores Martial Arts	S Arizona Ave
Preschool Express	E 24th St	Shear Skills School of Cosmetology	W 24 Th St
Yuma Pre-School	W 32nd St	Palmcroft Elementary School	901 W Palmcroft Dr
Miscellaneous / Other Businesses			
Hunter Employment	S 4th Ave	Creative Remembrance	W Cactus Dr
Chameleon Computer Service Inc	W 32nd St	KC Sound Systems	S Vista Ln

Source: City of Yuma, Department of Community Development.

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Income and Employment Levels

The proposed area is formed by Census Tract 7 Block Groups 1 and 2, Census Tract 10.03 Block Group 1, Census Tract 10.04 Block Groups 1 and 2, and Census Tract 11 Block Groups 1 and 2. According to HUD's Low- and Moderate-Income Summary Data (LMISD), the share of low- to moderate-income persons in the combined area is 51.1% (Figure I-7).

Figure I-7.
LMI Persons in Target Area

	Low Income Persons	Low-Mod Income Persons	Total Persons	Percentage LMI Persons
Block Group 1, Census Tract 7	580	890	1,280	69.5%
Block Group 2, Census Tract 7	470	550	895	61.5%
Block Group 1, Census Tract 10.03	240	295	815	36.2%
Block Group 1, Census Tract 10.04	405	465	855	54.4%
Block Group 2, Census Tract 10.04	325	380	605	62.8%
Block Group 1, Census Tract 11	625	755	1,080	69.9%
Block Group 2, Census Tract 11	230	470	1,920	24.5%
Total	**2,875**	**3,805**	**7,450**	**51.1%**

Source: Number of low and moderate income individuals (LMISD) by block group based on the 2020 American Community Survey (ACS) estimates.

According to the most recent data available from the American Community Survey, the median household income in the NRSA area ranges from $37,336 in Block Group 1, Census Tract 10.03 to $54,597 in Block Group 1, Census Tract 11; significantly lower than the citywide median of $65,482.

The individual poverty rate in the NRSA area is 21%, which is significantly higher than the citywide rate of 16%. Among family households with related children under 18, 23% live in poverty, compared to 17% citywide.

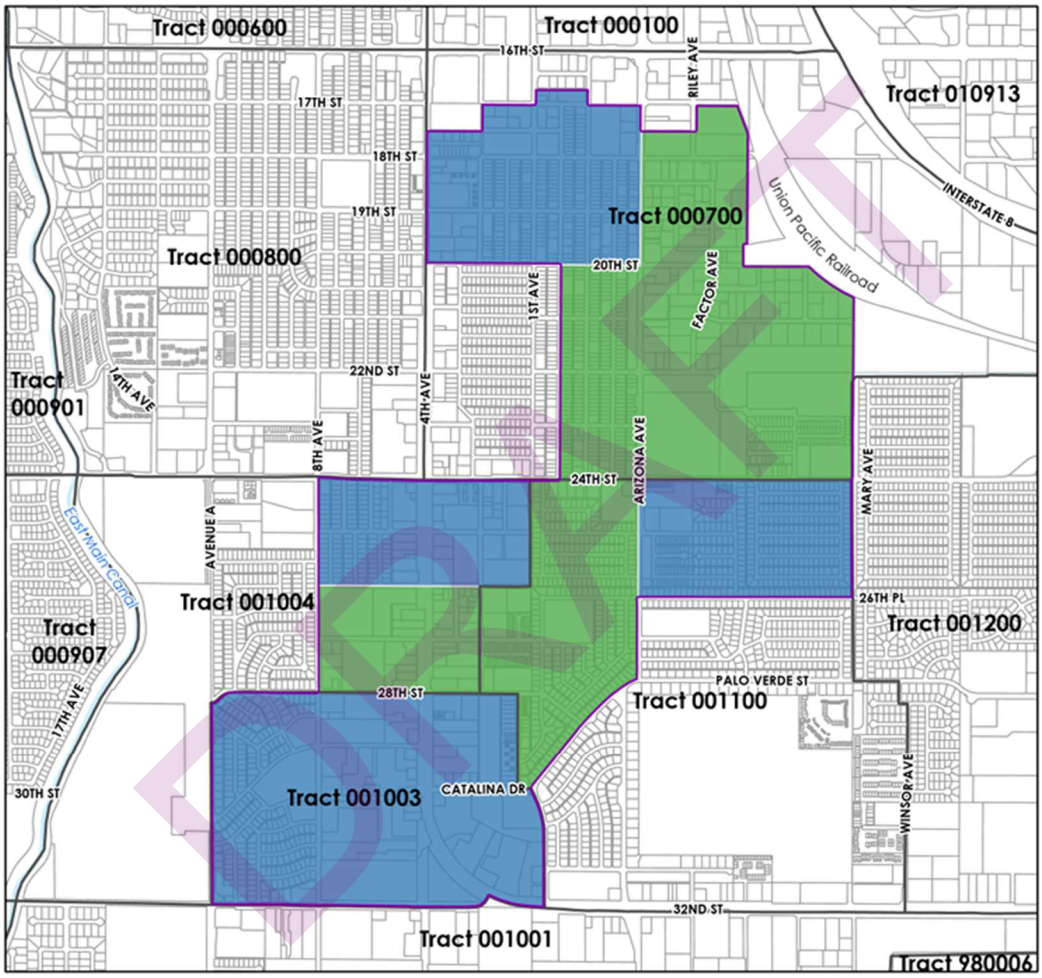
At McGraw Elementary School, located on the corner of Arizona Avenue and 24th Street, 87% of the children qualify for free and reduced lunches. At Gila Vista Jr. High, located on Arizona Avenue and 22nd Street, 77% of the students qualify for free and reduced lunches. At Palmcroft Elementary School, located on the corner of 29th and S 8th Street, 72% of the students qualify for free and reduced lunches, and at Harvest Preparatory Academy, located on the corner of S Maple Avenue and East 18th Street, over 98% of the students qualify for free and reduced lunches.[1]

[1] The students attending these schools are not exclusively from the target area.

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Information on unemployment levels from the Bureau of Labor Statistics (BLS) is not available at the block group level. According to estimates from the American Community Survey (ACS), among individuals aged 16 and older, the NRSA area has an unemployment rate of 11%, which is higher than the citywide rate of 6%. Additionally, the labor force participation rate in the NRSA area is 54%, lower than the citywide rate of 60%.[2]

Figure I-8.
Proposed NRSA Census Tracts and Block Groups



Source: City of Yuma, Department of Community Development

[2] The American Community Survey is collected during the entire year, and only 5-year estimates are published for Census Tracts. These data represent a 5-year average and will not reflect the volatility in unemployment rate observed in the Yuma region.

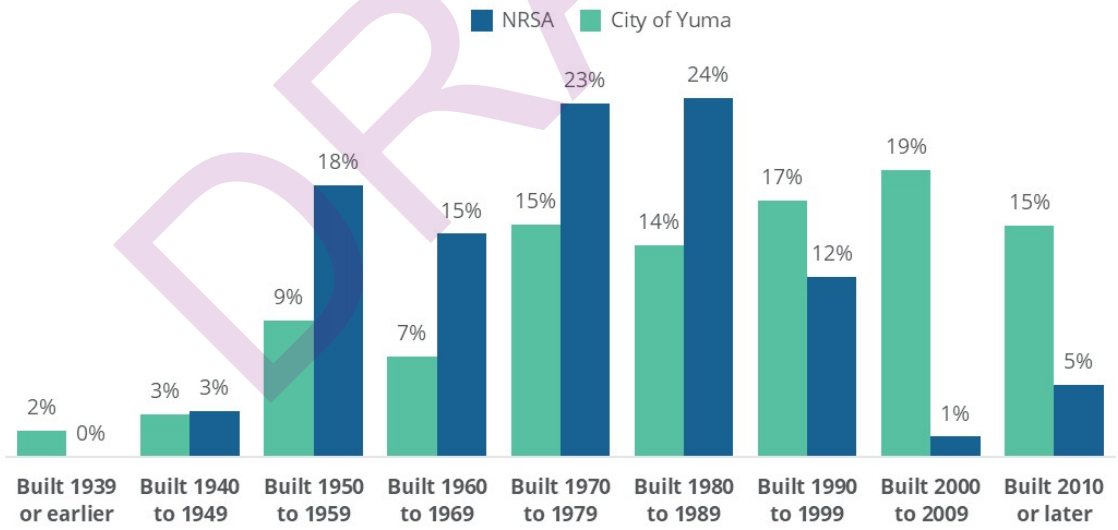
Housing

There are 3,822 total housing units in the area, according to the 2020-2024 American Community Survey. The NRSA housing stock is more multi-family and attached than the City of Yuma overall. Single-family detached homes make up a much smaller share of units in the NRSA (36% vs. 56% citywide), while attached units and buildings with five or more units account for nearly half of NRSA housing (48% vs. 24% citywide). Mobile homes represent 16% of units in the NRSA area and 19% citywide.

The NRSA housing stock is older than the City of Yuma overall, with a heavy concentration of homes built between the 1950s and through the 1980s. Nearly half of NRSA units were constructed between 1970 and 1989, compared with a smaller share citywide. In contrast, Yuma has added a much larger share of homes since 2000, while the NRSA has seen very limited recent construction. This age profile points to elevated needs for rehabilitation, weatherization, and code compliance in the NRSA, alongside targeted infill and redevelopment to modernize the housing stock.

The majority of the current residents moved into the neighborhood since 2010 (78%), while 22% of the residents have lived in the neighborhood for 15 years or more.

Figure I-9.
Year Residential Structures Built



Source: American Community Survey 2024 5-year estimates.

The NRSA has a predominance of renters, with 64% of the housing units being renter-occupied compared to 36% being owner-occupied. In comparison, the City of Yuma as a whole has 67% of its housing units owner-occupied and only 33% renter occupied. Figure I-10 shows a map of owner and renter-occupied properties.

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In the NRSA, 37% of owner-occupied units have two bedrooms or fewer, while 63% have three bedrooms or more. In contrast, citywide, 27% of owner-occupied homes have two bedrooms or fewer, and 73% have three bedrooms or more.

When it comes to renter-occupied units in the NRSA, 90% have two bedrooms or fewer, and only 10% have three bedrooms or more. In the city overall, 66% of renter-occupied units have two bedrooms or fewer, while 34% have three bedrooms or more.

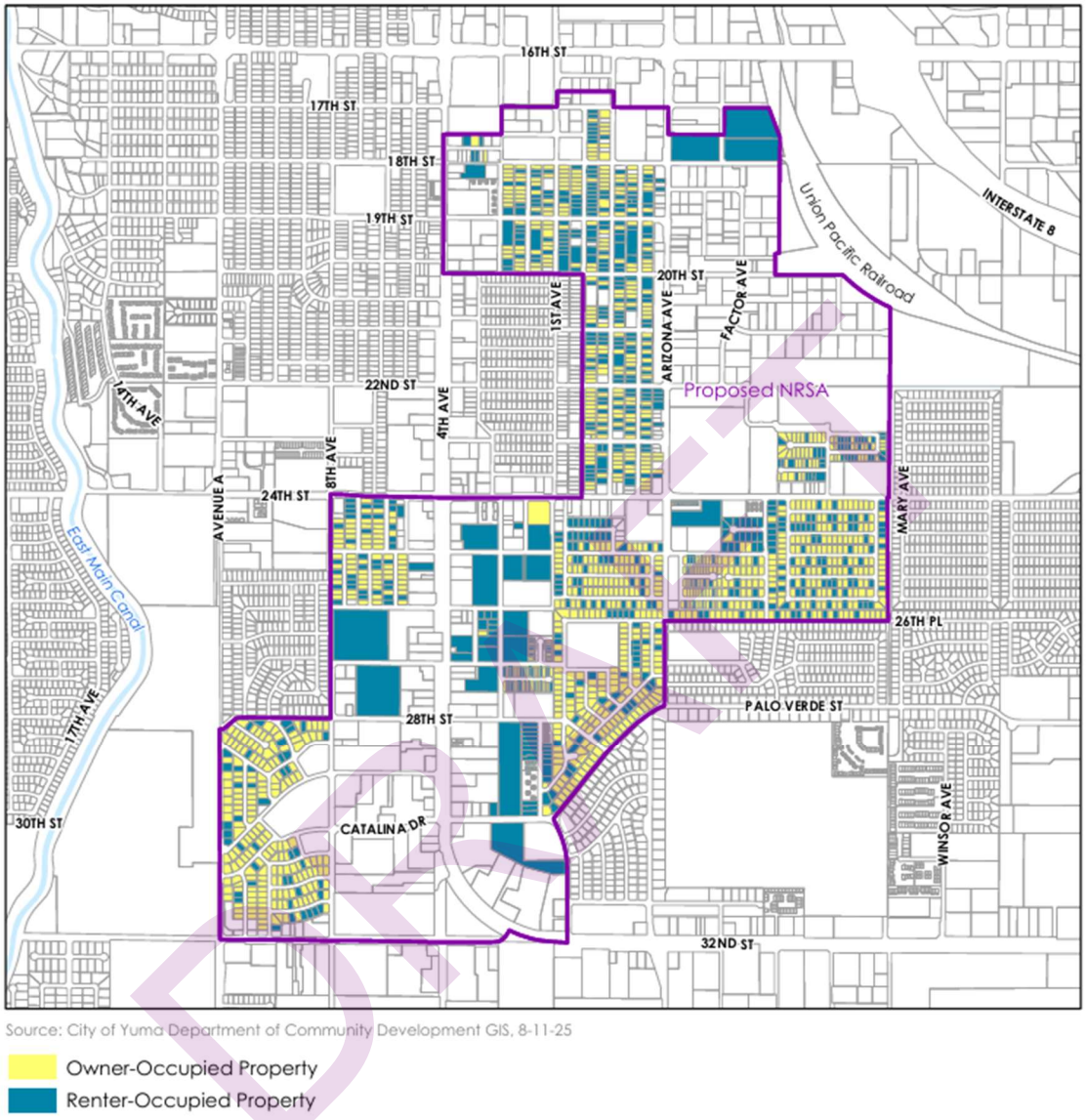
In the target area, according to ACS data, the average median value of owner-occupied homes is $151,520, which is $78,000 beneath the city of Yuma's median value of $230,000. In the NRSA area, 46% of homeowners do not have a mortgage, similar to the 44% citywide. In the NRSA among owners who do not have a mortgage 22% pay over 30% of their income in housing costs (compared to 15% citywide), and among owners with a mortgage 69% pay over 30% of their income in housing costs (compared to 39% citywide).[3]

The average of the median gross rent is $920 in the NRSA, compared to a median of $1,114 citywide. In the NRSA, 60% of renters pay over 30% of their income in housing costs; this share is lower than the 68% of renters citywide.

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[3] When the proportion of household income needed to pay housing costs exceeds 30%, the household is considered housing cost-burdened.

Figure I-10.
Owner-Occupied & Renter-Occupied Properties



As previously noted, most of the housing in the target area was built before 1990, while the city as a whole has seen a consistent residential construction rate in each decade beginning in the 1970's, with a predictable jump in the period from 2000-2009.

Between 2015 and 2024, a total of 49 single-family units were permitted in the proposed NRSA area, with 26 of those receiving funding from CDBG or HACY. In contrast, out of the 296 multifamily units permitted, only 3 were funded privately. The majority, 232 units, were financed through CDBG/LIHTC funding, while 61 units received HACY funding.

In terms of rehabilitation, 19 units received permits funded through CDBG. The permit records reflect a comprehensive range of housing rehabilitation activities focused on

restoring essential systems and improving the overall safety and livability of homes. The majority of projects involved roof-related work—including complete roof replacements, framing repairs, and structural stabilization—to address aging or deteriorated materials. In nearly all cases, roofing was paired with updates to electrical, plumbing, and mechanical (HVAC or AC) systems, ensuring that homes met basic safety and energy efficiency standards. Many permits also included minor carpentry, cabinetry, and bathroom remodels, which suggest interior modernization and functionality improvements, particularly in older housing units.

One hundred twenty-eight units received rehabilitation permits that were privately funded. These permits focused on remodeling, repairs, and small-scale additions, reflecting ongoing reinvestment in existing housing stock. The majority of permits involved interior remodeling and structural alterations, including kitchen and bathroom upgrades, drywall and insulation replacement, new flooring, and repairs to fire or water-damaged areas. Many homeowners also completed mechanical, plumbing, and electrical system upgrades, often paired with roof replacements or HVAC installations.

Several projects focused on expanding livable space through the addition or enclosure of patios, carports, and bedrooms, including conversions of garages into living rooms or master suites. Numerous permits referenced patio and porch additions. Other recurring improvements included window and door replacements, stucco repairs, and structural stabilization work such as replacing fascia boards, trusses, and roof sheeting. A number of permits addressed code enforcement cases or restoration following fire or storm damage.

Housing conditions

According to the 2024 ACS estimates, 1.8% of housing units in the NRSA lack complete plumbing facilities, which is significantly higher than the citywide estimate of 0.7%. A housing unit is considered to lack complete plumbing facilities if it does not have all three of the following: hot and cold running water, a flush toilet, and a bathtub or shower. If any one of these elements is missing, the unit is classified as lacking complete plumbing.

Additionally, overcrowding is more prevalent in the NRSA than citywide, particularly among renters. About 12% of NRSA households are overcrowded, compared with 8% across Yuma. The difference is driven primarily by renters, with overcrowding affecting 16% of NRSA renter households versus 14% citywide, while overcrowding among owners is similar in both areas (5%). A household is considered overcrowded if it has more than one person per room in the housing unit; “rooms” include living rooms, dining rooms, bedrooms, finished basements, and kitchens, but exclude bathrooms, hallways, and porches.

Mobile homes

The proposed area has 17 mobile home parks; some exist as legal non-conforming uses in a zoning area that does not support mobile homes. One of these parks was accepted into the city by annexation in 1946; the other eight were added in 1956. As a legal non-

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conforming use in the residential zone, these parks cannot expand to increase the number of units; however, individual mobile homes may be replaced as long as the overall park capacity remains the same.

In April of 2024, the City of Yuma Neighborhood Services Division conducted a Manufactured Home Windshield Survey to assess the conditions of Mobile homes throughout the City. Figure I-11 shows the results for the mobile home communities located in the proposed NRSA area.[4] The conditions survey of these mobile home parks identified a significant challenge for the revitalization of this target area. There are 483 mobile homes in these parks, and 72% need major repairs, 14% need moderate repairs, and 5.2% need minor repairs.

Figure I-11.
Manufactured Home Windshield Survey, 2024, Proposed NRSA Area

	Manufactured Homes		Park Models		Recreation Vehicles		All Units	
Repairs Needed	Number	Percent	Number	Percent	Number	Percent	Number	Percent
None	39	15.9%	1	2.5%	3	1.5%	43	8.9%
Minor	9	3.7%	5	12.5%	11	5.6%	25	5.2%
Moderate	31	12.6%	5	12.5%	32	16.2%	68	14.1%
Major	167	67.9%	29	72.5%	151	76.6%	347	71.8%
Total	**246**	**100.0%**	**40**	**100.0%**	**197**	**100.0%**	**483**	**100.0%**

Source: City of Yuma, Department of Community Development.

As shown in Figure I-12 mobile home communities in the NRSA area have a significantly higher need for repairs than communities citywide, around 72% of manufactured homes in the NRSA area are need of major repair, compared to just 10% in the city overall. This pronounced need for repairs in the NRSA area highlights several pressing issues. For instance, the higher percentage of manufactured homes in poor condition may reflect longstanding socioeconomic challenges within this community, including limited access to resources, funding, and support for necessary home improvements. Addressing these repair needs is crucial not only for improving individual living situations but also for elevating the overall quality of life in the NRSA area. Implementing targeted interventions, such as financial assistance programs, community-led repair initiatives, and partnerships with housing organizations, can play a significant role in bridging this gap. Focusing on restoring and improving the current state of mobile home communities will contribute to

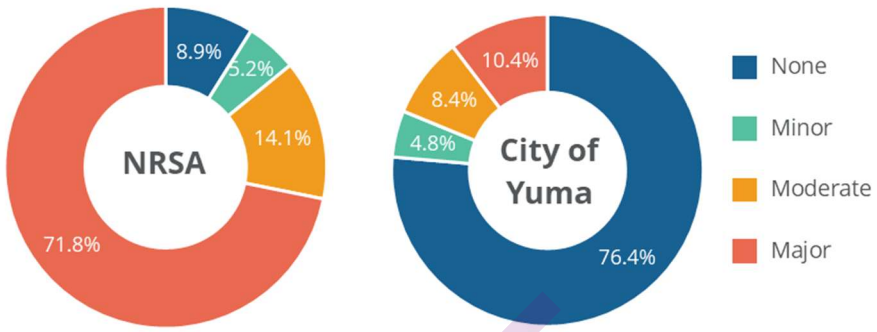
[4] These include: Casita Linda MHP, Chris Inn TP, Country Club MHp & RV, Desert Palms MHP, Desert Wren, Four Seasons RV, Linda Mesa MHP, Maple TP, Safari TP, Sundance TP, Tiki TP, Walnut TP, Double D Mobile Home Park, Orange Trailer Park, Harvard St (Rossi Sub), and La Mesa Mobile Subdivision.

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the revitalization of the NRSA area, helping to foster safer, healthier, and more stable living environments for residents.

Figure I-12. Manufactured Home Survey, 2024, Proposed NRSA Area V. City of Yuma

Source:
City of Yuma, Department of Community Development.



Vacant land and structures

The 2020-2024 ACS identified 301 vacant housing units in the NRSA. Vacant units account for 8% of NRSA housing units, compared with 12% citywide. Among vacant units, the share of vacant units for "other" reasons is higher in the NRSA than in the city (79 units or 26% compared to 8% citywide). "Other vacant"' units typically reflect housing that is off-market due to disrepair, legal barriers, or abandonment, reducing the effective housing supply and contributing to neighborhood blight.

There is a total of 43 vacant parcels in the proposed NRSA area, 15 of which are zoned high-density residential and 9 are zoned low-density residential. Fifteen parcels are zoned commercial, 3 are light industrial, and 1 is transitional. Nine of the 43 parcels are owned by the City of Yuma, 3 of those are zoned high-density residential and 3 are zoned low-density residential; the other 3 are zoned limited commercial.

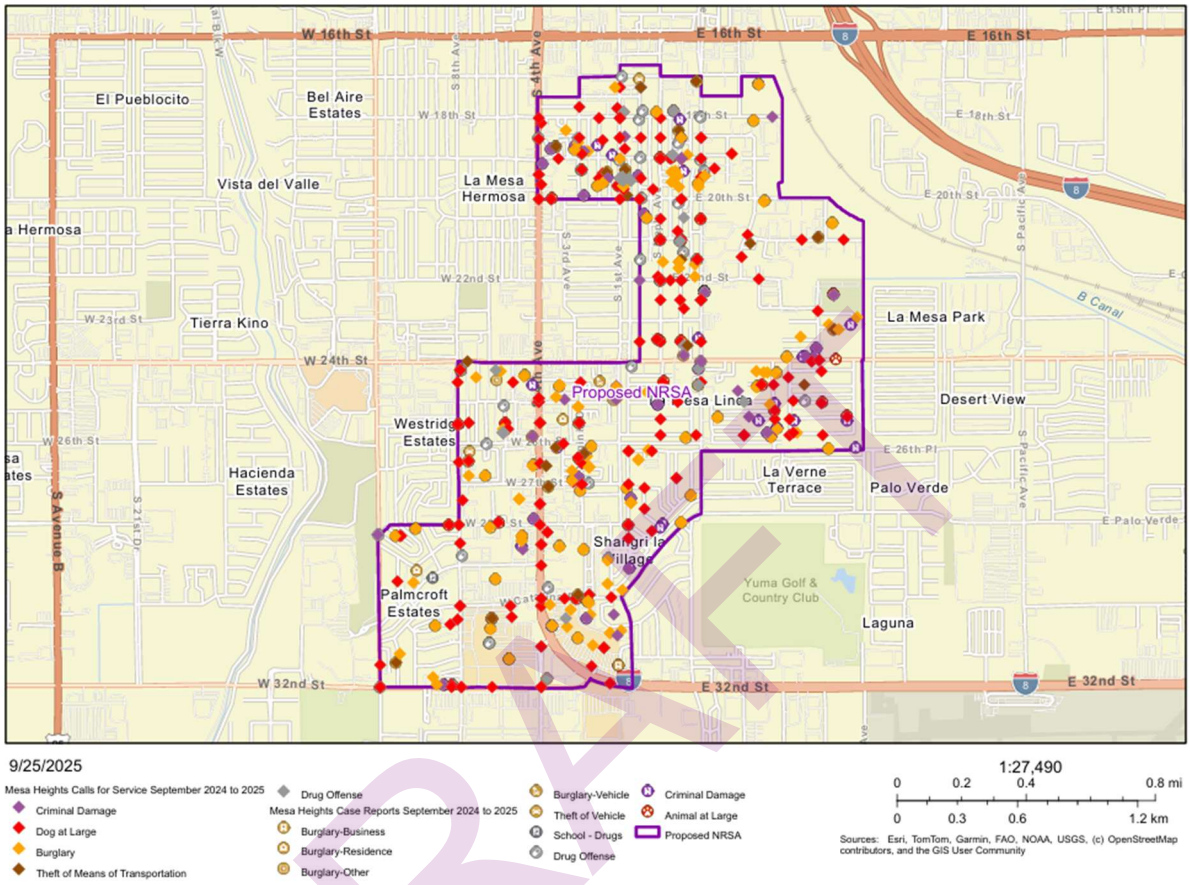
Crime

An analysis of the Yuma Police Department (YPD) incident reports in the proposed NRSA area for a one-year period, September 2024 through September 2025, indicates that, among case reports, criminal damage was the most prevalent activity, followed by drug offense, and animal at large. Among calls for service, dog at large was the most prevalent activity, accounting for almost half of all calls, followed by burglary, and drug offense.

Graffiti is frequently found on walls, and the City of Yuma has a procedure to immediately remove "tagging". The City maintains a "Graffiti Busters" hotline, a special phone number that residents can call to report graffiti. The Parks and Recreation Department has a crew dedicated to responding within 48 hours to these reports and painting over them.

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Figure I-13.
Police Incident Reports September 2024 – September 2025



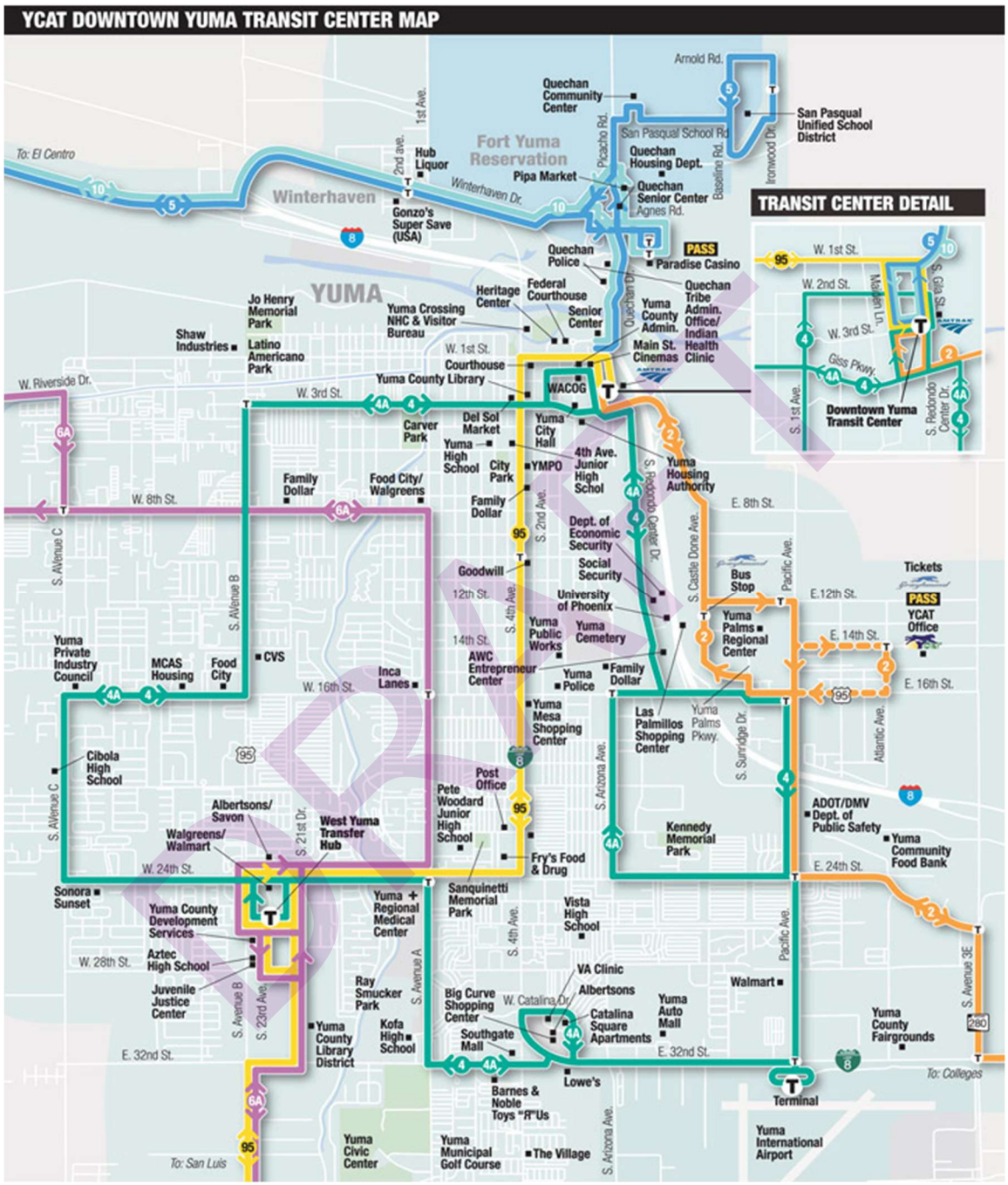
Source: City of Yuma, Department of Community Development.

Public Transportation

The NRSA is served by the Yuma County Intergovernmental Public Transportation Authority (YCIPTA) / Yuma County Area Transit (YCAT) bus system through multiple bus stops on 4th and Arizona Avenues, and 32nd Avenue. From the bus stops on these arteries, residents can travel north to the Downtown Transit Hub or the West Yuma Transit Hub for connections to various locations throughout the city. The West Yuma Hub is located at a Walmart Store and is a connector for transportation south to San Luis, AZ, a city on the border of Arizona/Mexico. YCAT reports the route to San Luis is its most utilized route, taking Yuma residents to the border crossing to visit Mexico. From the Downtown Hub, riders can connect to an eastbound route for connections to Arizona Western College on the eastern edge of Yuma.

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Figure I-14.
YCAT Downtown Yuma Transit Center Map



Source: Yuma County Intergovernmental Public Transportation Authority.

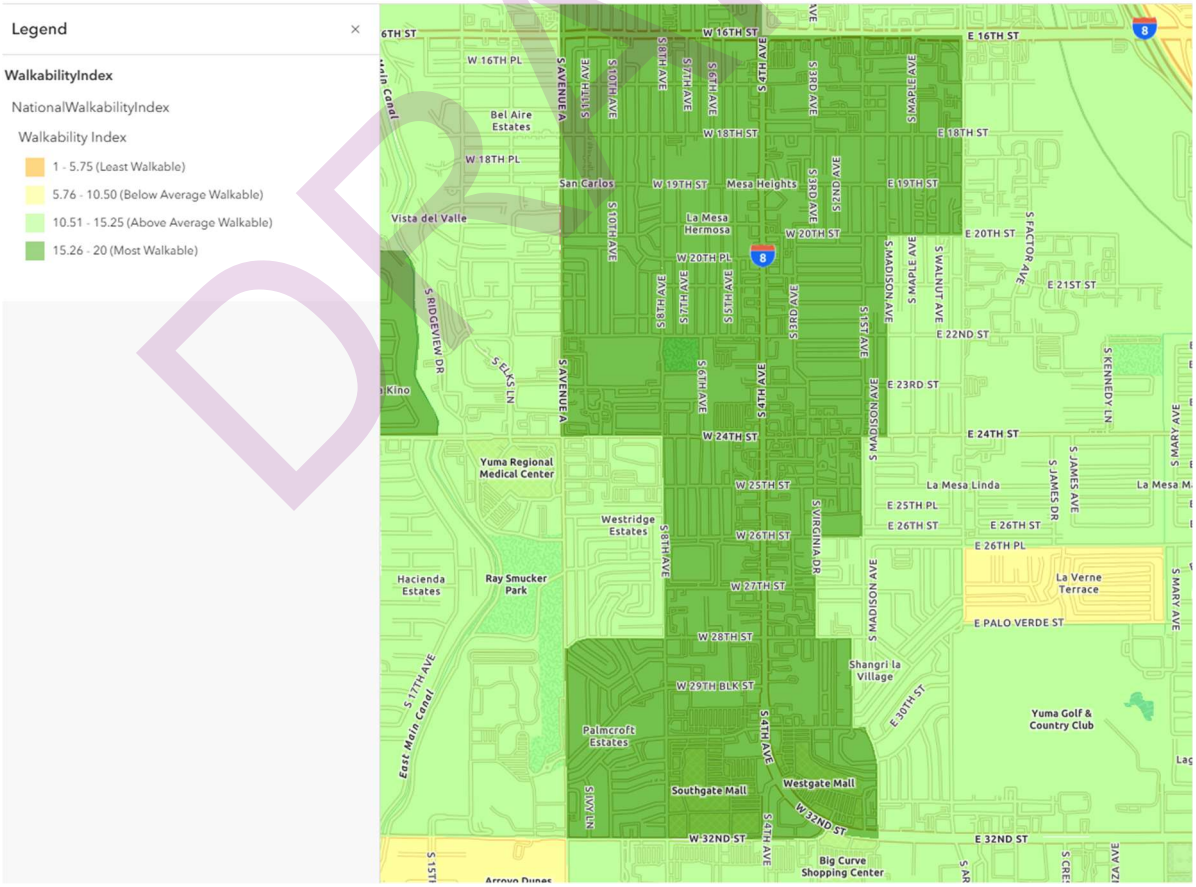
Walkability

The National Walkability Index is a comprehensive metric that assesses how conducive an area is to walking as a mode of transportation. These data, which are available at the block group level, utilize various indicators to evaluate the built environment. Key factors taken

into account include street intersection density, which reflects how frequently streets cross each other, thereby creating shorter and more direct pathways for pedestrians. Proximity to transit stops is another critical measure, as having easily accessible public transport options encourages walking to and from these services. Additionally, the diversity of land uses—such as residential, commercial, and recreational spaces—plays a significant role, as areas that offer a mix of destinations within short distances naturally promote pedestrian activity.

As shown in Figure I-15, the entire NRSA is rated above average in terms of walkability. This suggests a community design that likely supports and encourages walking, which can contribute to greater physical activity, reduced vehicle emissions, and enhanced community interaction. Particularly noteworthy is the central area along S 4th Avenue, recognized for having the highest walkability score in the region. This section will benefit from features such as well-maintained sidewalks, pedestrian-friendly crossings, accessible public transportation, and a vibrant mix of local businesses and amenities that appeal to residents and visitors alike.

Figure I-15.
National Walkability Index



Source: EPA National Walkability Index.

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Special Area Designations

The proposed NRSA encompasses several regions that hold unique special designations, which will be strategically utilized to enhance revitalization efforts. By leveraging these existing classifications, revitalization initiatives can be more effectively tailored to attract investment.

The City's General Plan notes that the work to revitalize residential, commercial, and industrial neighborhoods requires a focused effort and lists areas that have been identified for more extensive evaluation and planning. The areas are categorized into three types, which are not mutually exclusive:

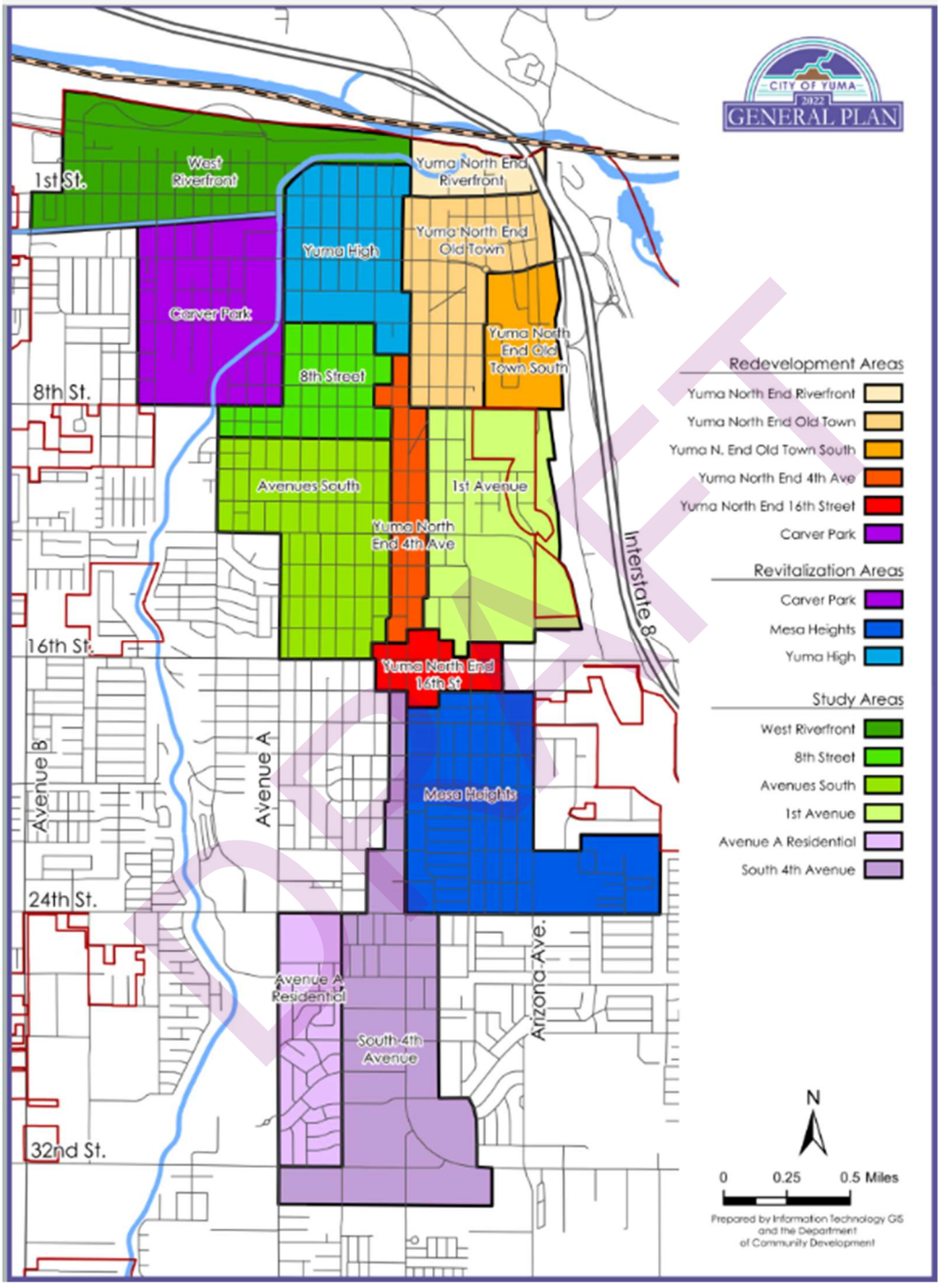
Redevelopment Areas are those found to have slum or blighted conditions and have been adopted as redevelopment areas pursuant to Title 36, Chapter 12, Article 3 of the Arizona Revised Statutes. All redevelopment areas have adopted redevelopment plans to guide the improvement or elimination of the slum or blighted conditions. State statute grants municipalities special powers within these redevelopment areas to aid in redevelopment efforts. There are six (6) Redevelopment Areas: Yuma North End Riverfront, Yuma North End Old Town, Yuma North End Old Town South, Yuma North End 4th Avenue, Yuma North End 16th Street, and Carver Park.

Revitalization Areas are blighted areas that are predominately residential in nature, and have a high number of low-income residents. These areas have adopted revitalization plans and redevelopment efforts are typically managed by the City's Neighborhood Services and Economic Development Division. If a revitalization area meets the definition provided by the Department of Housing and Urban Development (HUD), the area may be eligible for Community Development Block Grant (CDBG) funds. There are three (3) Revitalization Areas: Carver Park, Mesa Heights, and Yuma High.

Study Areas are those areas that are in need of additional efforts to encourage redevelopment, but have not been officially declared as slum or blighted areas. These areas typically do not have adopted plans. There are six (6) Study Areas: West Riverfront, 8th Street, Avenues South, 1st Avenue, Avenue A Residential, South 4th Avenue.

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Figure I-16.
General Plan Areas Identified for More Extensive Evaluation and Planning



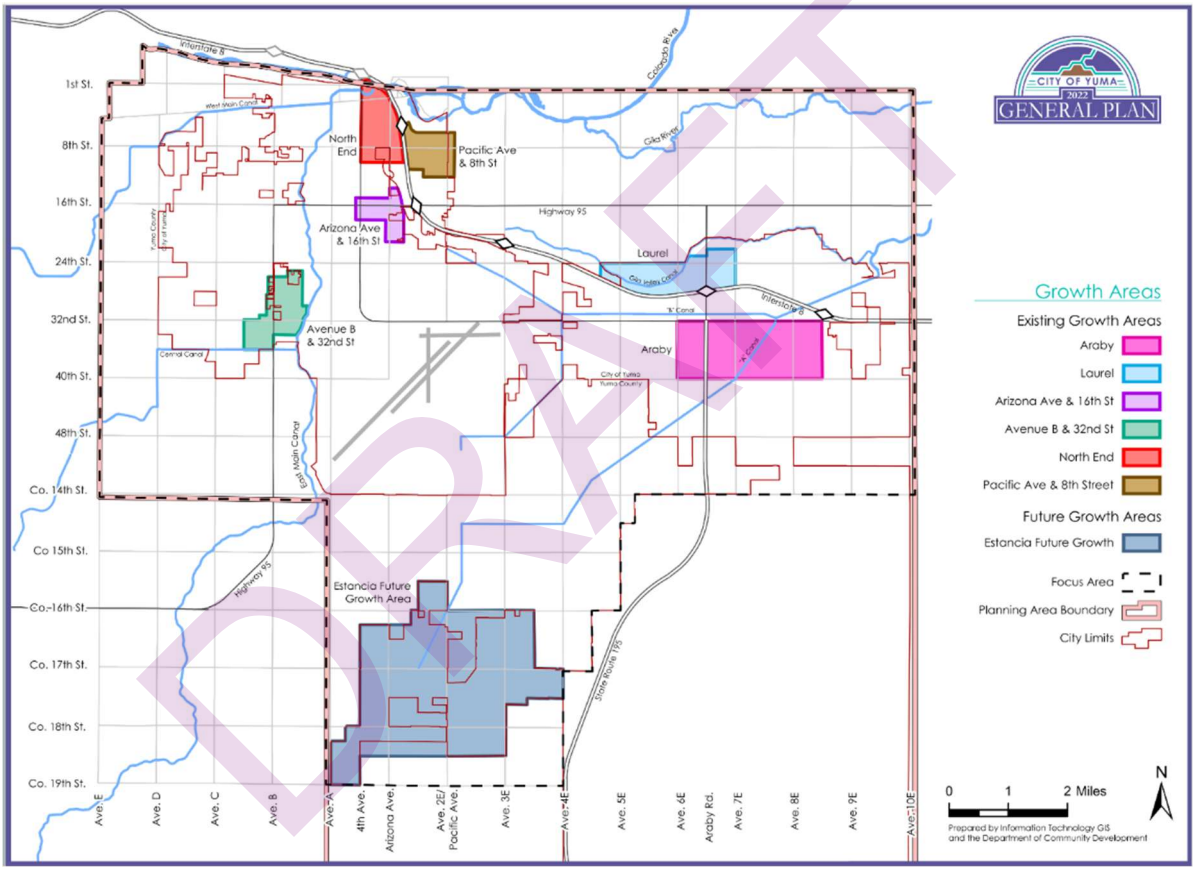
Source: City of Yuma General Plan.

Additionally, Growth Areas in the plan identify those parts of the Planning Area ideal for a concentration of a variety of land uses, including higher densities and intensities of uses. Equally essential is the need for growth to occur close to existing or planned public facilities

and services, promoting development that integrates housing, workplaces, shopping, and recreation into pedestrian-friendly, mixed-use neighborhoods that are interconnected to the larger community by multi-modal transportation.

Included in the Growth Areas is Arizona Avenue and 16th Street (encompassed in the proposed NRSA). This growth area would be a modern urban place for people desiring a bright, vibrant, dynamic, and energetic environment. It has a great deal of infrastructure, transportation, office and retail already in place.

Figure I-17.
General Plan Growth Areas



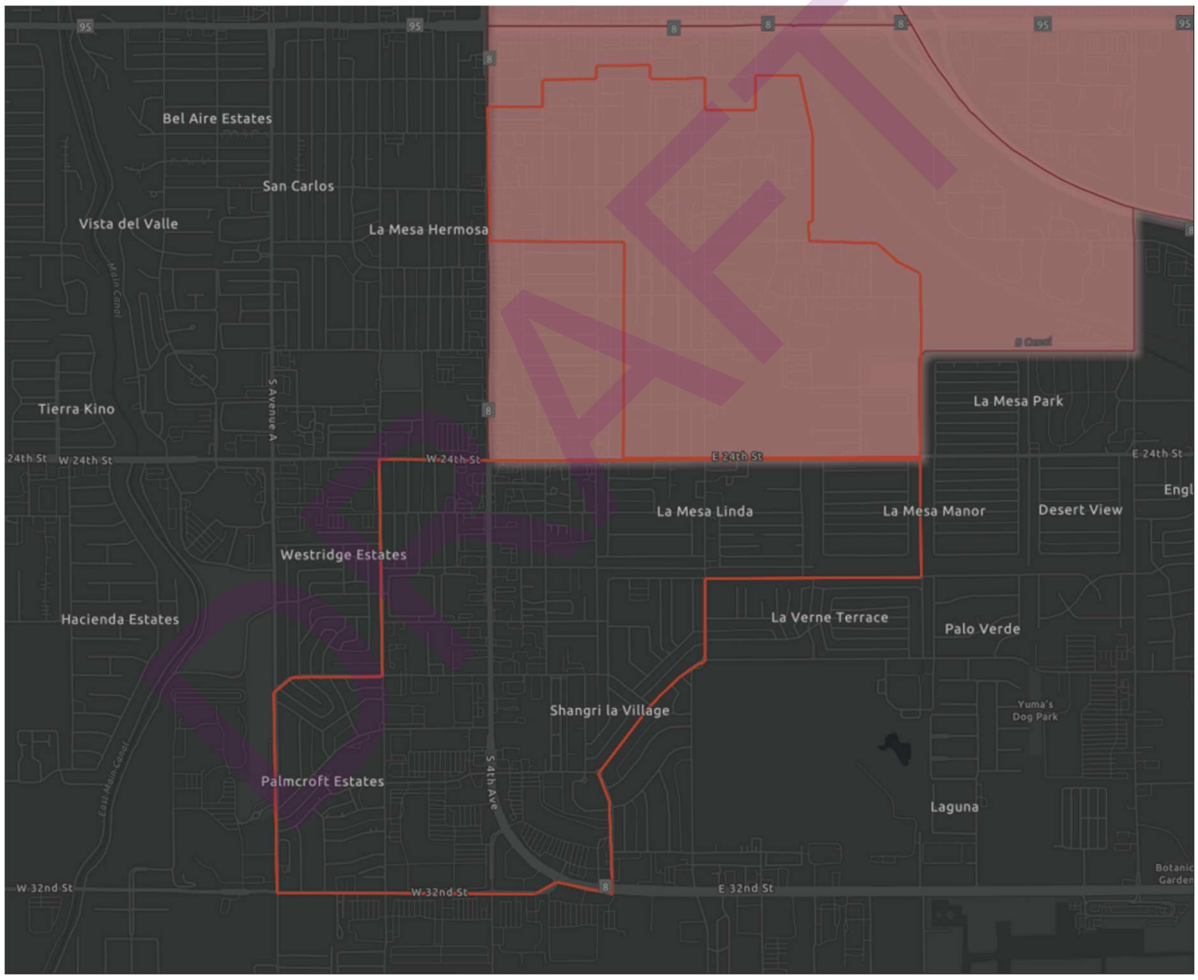
Source: City of Yuma General Plan.

At the federal level, Figures I-18 and I-19 show that the upper portion (Mesa Heights) of the proposed NRSA is part of an opportunity zone and a HUB Zone, and the HUB zone extends to cover part of the NRSA extension, down from 24th Street to 28th Street.

Opportunity zones are a special designation applied to qualifying Census tracts intended to attract new investment in disadvantaged areas of the community. Locating or developing within an Opportunity Zone provides capital gain tax benefits to qualified investments.

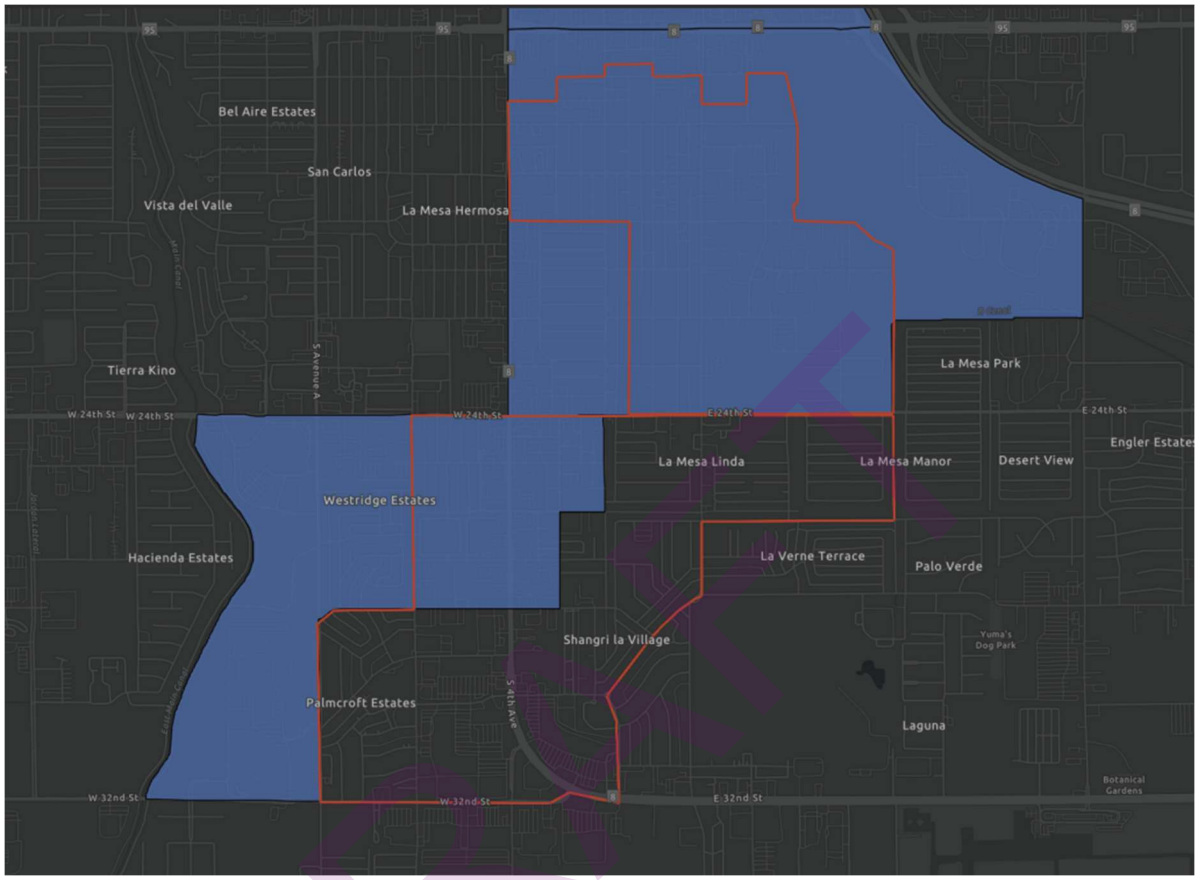
HUB zones are a Historically Underutilized Business Zone (HUBZone) program, administered by the U.S. Small Business Administration (SBA), that aims to promote economic development and create employment opportunities in economically distressed areas. These zones have high unemployment rates and low median income. Businesses joining the HUBZone program are eligible to compete for the program's set-aside contracts. HUBZone-certified businesses also get a 10% price evaluation preference in full and open contract competitions. The program has a goal of awarding at least 3% of federal contract dollars to HUBZone-certified companies each year

Figure I-18.
Opportunity Zones Overlay



Source: City of Yuma, Department of Community Development.

Figure I-19.
HUB Zones Overlay



Source: City of Yuma, Department of Community Development.

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SECTION II.

COMMUNITY CONSULTATION

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SECTION II.
Community Consultation

The community consultation aimed to collect feedback from both residents and businesses within the NRSA area. These efforts specifically targeted the expansion zone to engage with new residents and businesses that would benefit from the NRSA extension. This initiative aims to enhance the ongoing community engagement efforts that have been in place in the original Mesa Heights NRSA area since its inception.

Community engagement efforts included:

- A community meeting held at Palmcroft Elementary School on September 10th, 2025. Residents were invited to the meeting via a postcard that was mailed to every residential and commercial unit (3,278 address points) in the expansion area and a robocall sent out by Palmcroft Elementary to parents on behalf of the City of Yuma.
- A resident survey that was available online and in paper format. Residents were invited to participate via a postcard that was mailed to every residential and commercial unit (3,278 address points) in the expansion area.
- A business survey that was available online and in paper format. Business owners were invited to participate via a postcard that was mailed to every residential and commercial unit (3,278 address points) in the expansion area.

This section summarizes the findings gathered through the different engagement efforts.

Community Meeting

The City of Yuma Department of Community Development, Neighborhood Services Division, held a community meeting at the Palmcroft Elementary School on September 10th, 2025. Residents were invited to the meeting via a postcard that was mailed to every residential and commercial unit (3,278 address points) in the expansion area and a robocall sent out by Palmcroft Elementary to parents on behalf of the City of Yuma. Twenty-seven residents attended the community meeting.

During the meeting, City Staff gave an overview of the Neighborhood Revitalization Strategy Area (NRSA), highlighting its benefits and providing an update on the achievements in the Mesa Heights NRSA since 2016. The staff also discussed the NRSA expansion, outlining the process and timeline for this initiative. Attendees were informed about how to stay involved throughout the planning process.

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During the public meeting, participants were invited to engage in two interactive activities designed to capture neighborhood needs and guide future funding priorities.

Activity 1—Neighborhood needs. This activity asked residents to identify and share the most pressing issues in their community. Participants added sticky notes to poster boards organized by categories, including housing, community development, public services, and economic development. This allowed attendees to highlight the greatest needs in their neighborhoods and to discuss shared concerns with others.

Activity 2 —Funding priorities. In the second activity, residents were given ten tickets to distribute among several improvement outcomes, each represented by a cup. Participants "funded" the initiatives they believed were most important by placing their tickets into the corresponding cups. This exercise illustrated the participants' desired outcomes from investment, providing the city with an understanding of residents' top funding priorities.

Housing. Community feedback for the Housing category highlighted a strong mix of priorities, including affordability, neighborhood maintenance, as well as some opposition to additional low-income housing development by a few participants. Many participants expressed support for more opportunities for homeownership, such as programs to help residents buy their first home, mobile-home repair subsidies, and efforts to legalize starter homes and add denser housing types like townhomes and ADUs. At the same time, several comments opposed further low-income housing construction—particularly in specific locations—reflecting concerns about neighborhood change and concentration of affordable units. Other resident input emphasized property maintenance and infrastructure, such as alleyway improvements, neighborhood cleanup, and assistance for homeowners who cannot afford major repairs.

In the funding prioritization activity, the strongest community preference (18 votes) was that residents can afford to purchase a home, followed by support for expanding affordable rental options for vulnerable (e.g., persons experiencing homelessness) residents (7 votes) and resources to address housing discrimination (5 votes). Moderate interest was expressed in improving accessibility for residents with disabilities (4 votes) and ensuring that renters and homeowners live in safe, livable homes (4 and 2 votes, respectively). Priorities with lower vote counts included displacement prevention, senior housing options, and shelter access.

Overall, participants emphasized homeownership affordability and livable conditions as top goals.

Community development. Community feedback in the Community Development category revealed a range of concerns related to neighborhood improvement, environmental quality, and safety. Residents raised issues such as illegal dumping in alleys, the need for cleaner and safer public spaces, and worries about inadequate lighting, flooding, and drainage in areas that become impassable during heavy rain.

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Participants also expressed a desire for more trees to provide shade, better maintenance of existing green spaces, and action on vacant or underused land, particularly the parcel behind CVS. There was interest in developing new and improved facilities for seniors and after-school programs for children, highlighting the need for spaces that cater to multiple age groups.

Additional comments pointed out ongoing maintenance problems, including unpleasant odors at Ray Smucker Park and insufficient street lighting in areas prone to flooding. The necessity for affordable transportation to educational facilities like AWC was emphasized, along with a call for increased police presence to address speeding in the area.

In the funding prioritization activity, residents placed the highest emphasis on safe and accessible streets and sidewalks, with 20 votes for improving streets to be "safe, accessible, and welcoming" and 16 votes for sidewalks in good condition. Moderate priorities included improving senior centers (5 votes), making community facilities accessible for older adults and residents with disabilities (5 votes), and expanding access to new parks or recreation centers (7 votes). Overall, the results reflect a strong community focus on neighborhood cleanliness, mobility safety, and access to recreational and social facilities.

Public services. Feedback under the Public Services category emphasized the need for improved infrastructure, safety, lighting, and neighborhood cleanliness, alongside access to key supportive services. Residents highlighted concerns about poorly maintained alleys, inadequate street lighting, and drainage issues that cause flooding—particularly near Madison Avenue and 1st Avenue. Comments also called for a greater police presence, better street repair, and more attention to stray animal control and park maintenance, including Ray Smucker Park, where residents expressed concerns about safety and odor.

In the funding prioritization activity, participants placed the highest priority on access to mental health care services (8 votes) and equitable access to food (7 votes), indicating strong community concern for health and basic needs. Overall, public service feedback reflected two interconnected themes: the need for visible physical improvements (cleaner, safer, better-lit streets and parks) and expanded social support infrastructure (mental health care, food access, and connectivity). These priorities suggest that residents view neighborhood wellbeing as dependent on both the quality of the physical environment and the availability of essential community services.

Economic development. Community feedback on Economic Development focused largely on revitalizing the neighborhood's declining commercial areas and expanding opportunities for small businesses and local employment. Residents expressed frustration about the loss of neighborhood retail options over the years—mentioning once-thriving shopping centers, grocery stores, and family businesses that have closed or relocated. Comments called for reinvestment in vacant properties, such as the empty lot at 8th Avenue and 32nd Street, and support for mixed-use or in-home business development to

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bring economic activity back into the area. A participant also raised the issue of high property taxes as a barrier to economic stability.

In the funding prioritization activity, residents placed their highest support (5 votes each) on expanding job training programs and increasing opportunities for small business creation or expansion, highlighting interest in building local capacity and entrepreneurship. Overall, the input reflects a desire to restore neighborhood vitality through people-focused economic strategies—helping residents gain skills, start businesses, and reactivate long-vacant commercial spaces to bring back the vibrancy and convenience the area once enjoyed.

Resident Survey

Postcards containing the survey link were mailed to all known residential addresses (3,278) in the target area. The survey was available online in English and Spanish between September 1st and October 10th, 2025.

The survey collected input on neighborhood conditions, housing needs, safety, and available services. The survey also collected data on household demographics, income, tenure, and needed home repairs, then asked residents to evaluate the impact of crime issues (such as graffiti, drugs, gang activity, burglary, and traffic problems) and neighborhood conditions (such as abandoned vehicles, flooding, or substandard housing).

Additionally, the survey explored perceptions of community services like affordable housing, youth and adult programs, substance abuse programs, childcare, and public transportation. Residents were asked to rate satisfaction with the City's clean-up and rehabilitation efforts—including housing rehabilitation, sidewalks, garbage collection, and street lighting—and to provide observations of criminal activity. Finally, the survey gathered perspectives on safety, law enforcement, and quality of life, including whether residents feel safe in their homes, the overall condition of their neighborhood, years lived in Mesa Heights, and the most important issue facing the neighborhood today.

The survey gathered 37 responses from residents. Most respondents were long-term residents, having lived in the neighborhood for an average of 21 years. All participants reported that their homes were built before 1985, with the majority indicating construction dates prior to 1970. The vast majority of respondents lived in single-family homes and were homeowners. Their average monthly payment was $1,435.

Approximately one-third of the respondents who disclosed their income reported earnings of less than $60,000. The average household size was 2.77. However, about two-thirds of the respondents indicated that their households consisted of one to two people. Additionally, around two-thirds reported having household members aged over 60 years.

Housing and neighborhood conditions. Survey results indicate that most residents view their homes positively but express more mixed opinions about overall neighborhood

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conditions. A majority—61% of respondents—rated the condition of their home as "Good," with another 33% rating it as "Fair" and only 6% describing it as "Poor." This suggests that most respondents feel their individual housing is in acceptable condition, reflecting stability at the household level.

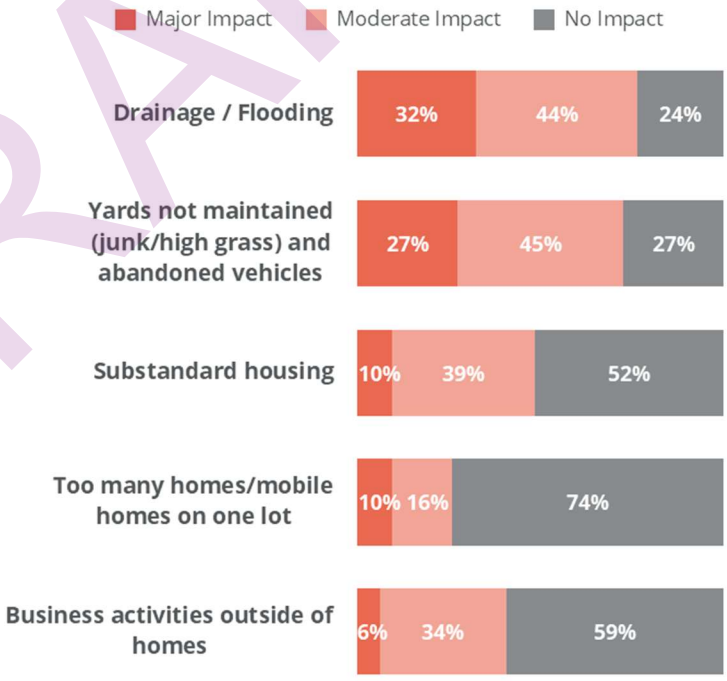
In contrast, perceptions of the broader neighborhood environment were less favorable. Only 43% of respondents rated their neighborhood condition as "Good," while 38% described it as "Fair" and 19% as "Poor." These responses highlight broader community concerns, including maintenance, infrastructure, and public space conditions, even among residents who are satisfied with their own homes. Overall, the findings suggest that housing quality is relatively strong among survey participants, but environmental and infrastructure issues may be impacting residents' overall sense of well-being.

Survey participants were asked about the impact of various conditions on their neighborhood. Survey participants highlighted drainage and flooding issues, with 32% reporting a major impact and 44% a moderate one. Property maintenance issues, like unkept yards and abandoned vehicles, were also significant, with 27% citing a major impact and 45% a moderate one (Figure II-1).

Figure II-1.
How are the following conditions impacting your neighborhood?

Note:
n=34.

Source:
NRSA Resident Survey.



Survey participants were also asked how satisfied they are with the City's clean-up and rehabilitation efforts, and responses indicated varying levels of satisfaction depending on the type of service. The highest satisfaction was reported for garbage and litter recollection, with 59% of respondents satisfied and another 35% finding it acceptable.

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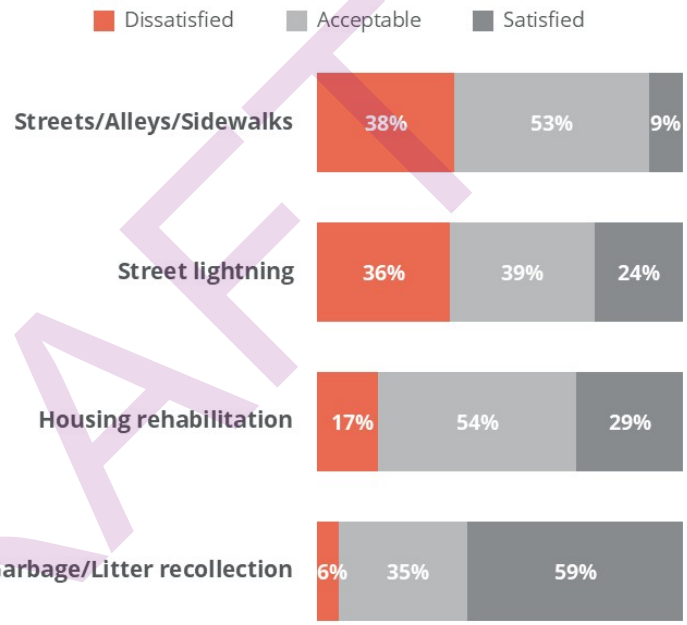
In contrast, satisfaction was more moderate for housing rehabilitation, where 29% were satisfied, 54% rated it acceptable, and 17% were dissatisfied.

Concerns were more pronounced for streets, alleys, and sidewalks, where only 9% expressed satisfaction, and more than a third (38%) reported dissatisfaction. This reflects recurring issues noted elsewhere in the survey regarding flooding, drainage, and street maintenance. Similarly, street lighting drew mixed reviews: 24% were satisfied, but 36% were dissatisfied.

Figure II-2.
How satisfied are you with the City of Yuma's clean-up and rehabilitation efforts?

Note:
n=34.

Source:
NRSA Resident Survey.



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Service availability. Survey results (Figure II-3) on service availability suggest that residents view access to key community services positively overall. The majority of respondents rated affordable housing availability favorably, with 81% describing it as good or fair, followed closely by public transportation services (77%)—indicating that basic housing and transportation needs are relatively well served.

Access to adult services such as health, educational, and recreational programs (75%) and youth services (70%) also received strong ratings, showing that residents perceive opportunities for engagement and support across different age groups. Similarly, day care facilities were rated positively by 70% of respondents.

However, lower satisfaction levels were recorded for substance abuse programs (64%) and family counseling (63%), suggesting that residents see a need for greater investment in mental health and family support systems. Overall, these findings indicate that while housing, transportation, and general community services are viewed as accessible, social

and behavioral health programs could be strengthened to meet broader family and wellness needs in the community.

Figure II-3.
How would you rate the availability of the following services in your community? (% Good or Fair)

Note:
n=32.

Source:
NRSA Resident Survey.

Access to:	% Good or Fair
Affordable Housing	81%
Public Transportation Services	77%
Adult Services - Health, Educational, Recreational	75%
Youth Services - Health, Educational, Recreational	70%
Day Care Facilities	70%
Substance Abuse Programs	64%
Family Counseling	63%

Neighborhood safety. Figure II-4 shows survey results about crime-related neighborhood impacts. Residents are most affected by issues tied to traffic safety, trespassing, and stray animals, while more serious crimes such as burglary, gang activity, and domestic violence are less frequently perceived as major problems.

The most common concern was vehicle traffic problems—particularly speeding and cut-through traffic in alleys—with 31% of respondents reporting a major impact and another 34% noting a moderate impact. Trespassing and alley activity followed closely, affecting a combined 61% of residents to some degree. Stray animals were also mentioned, with 58% citing a moderate or major impact, suggesting that animal control and alley management are important neighborhood issues.

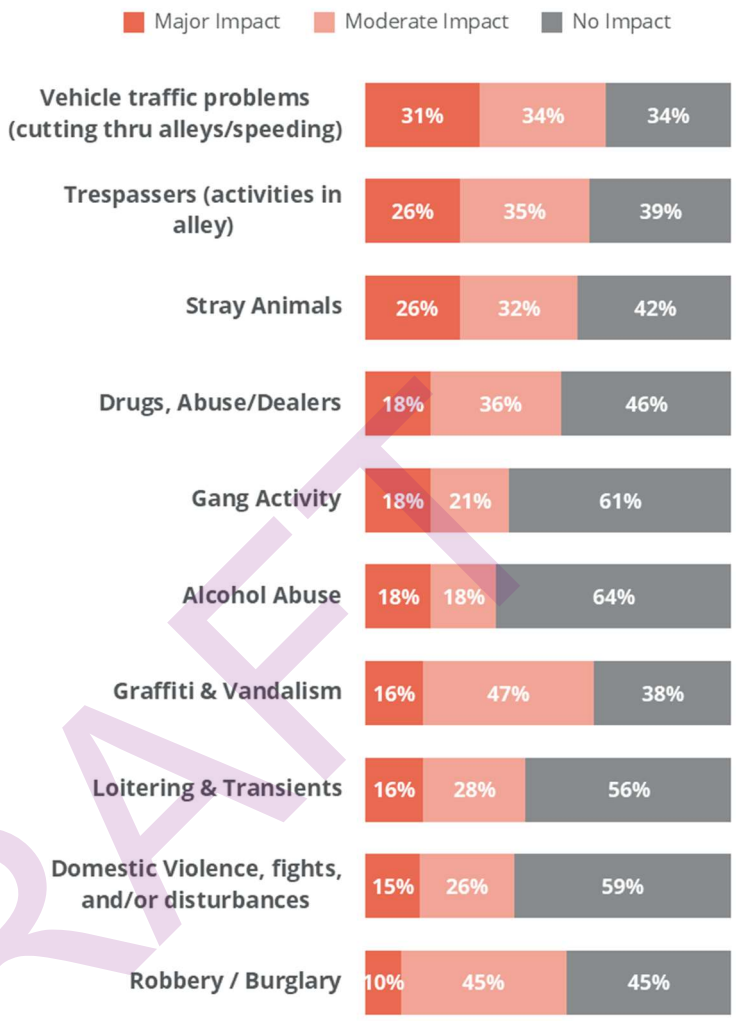
Fewer residents reported major impacts from violent or drug-related activity: only 18% identified drugs or gang activity as major concerns, and over 60% said these had little or no impact. Graffiti and vandalism (16% major, 47% moderate) and robbery/burglary (10% major, 45% moderate) were viewed as moderate, recurring issues, but not as severe as traffic and nuisance-related problems.

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Figure II-4.
What impact do the following crime issues have on your neighborhood?

Note:
n=32.

Source:
NRSA Resident Survey.



A large majority—84% of respondents—reported feeling safe in their homes, while only 6% said they did not, and about 9% were unsure. Even more respondents expressed confidence in engaging with police: 91% said they feel comfortable contacting or reporting matters to law enforcement, compared with just 6% who do not.

Main issues and recommendations. Resident feedback from open-ended responses underscored recurring neighborhood challenges related to infrastructure, safety, and maintenance, alongside a range of localized quality-of-life concerns.

The most prevalent issue mentioned across surveys was drainage and flooding. Respondents repeatedly described flooding along Madison Avenue, 1st Avenue, Fern Drive, and Salana, with runoff collecting debris and mud in front of homes. Related infrastructure issues—such as poorly maintained alleys, narrow streets, and aging drainage systems—were also common. Many residents called for better street lighting, noting dark conditions that contribute to both safety and visibility concerns.

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Traffic and safety emerged as additional priorities. Residents cited speeding, heavy traffic volumes, and dangerous crossings, particularly near schools and major intersections like Avenue A and 28th Street. The need for speed bumps, crosswalk improvements, and enforcement of traffic laws was highlighted to protect pedestrians and children walking to school.

Concerns about neighborhood cleanliness and code enforcement were also significant. Residents pointed to dumping, overgrown yards, abandoned vehicles, and neglected properties as ongoing problems that harm the neighborhood's appearance.

Specific suggestions for neighborhood improvement included:

- Installing or repairing drainage systems along Madison Avenue, 1st Avenue, Fern Drive, and Salana, where flooding and pooling are persistent.
- Cleaning and maintaining alleys and sewer lines to prevent water accumulation and odor problems.
- Regrading streets and repairing curbs to improve runoff flow and reduce standing water.
- Adding speed bumps and clearer signage on high-traffic residential streets like 26th Street, Avenue A, and 28th Street.
- Improving crosswalks and pedestrian safety, especially near Kofa High School and parks.
- Reducing congestion from school traffic and commuter cut-through routes.
- Installing brighter, more effective streetlights.
- Removing abandoned vehicles, junk, and furniture from alleys and yards. Increasing regular alley clean-up and maintenance schedules.
- Enforcing upkeep of vacant or deteriorated properties and trailer parks that impact surrounding neighborhoods.
- More visible police patrols, particularly near parks, liquor stores, and alleyways where loitering or disturbances occur. Addressing drug activity and public intoxication through stronger enforcement or community partnerships.
- Implementing neighborhood watch programs to strengthen communication between residents and law enforcement.
- Continued rehabilitation of Kofa Park and improved maintenance of public areas.
- Adding shade structures, tree planting, and better landscaping along residential streets.
- Reinvesting in common areas and vacant lots to create safer, more attractive environments.

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- Supporting community gatherings or social activities to build neighborhood pride and engagement.
- Others emphasized that revitalization should focus on existing homeowners and infrastructure, rather than new construction.

Business Survey

Postcards containing a survey link were mailed to all residential and commercial units (3,278 address points) in the expansion area. Additionally, city staff visited 10 businesses in person to promote the survey.[1]

Overall, the survey aimed to identify both the economic and physical barriers to local business success and to determine how neighborhood revitalization efforts could better support businesses in the area. The survey was available online in English and Spanish between September 1st and November 30th, 2025.

The survey gathered 3 responses from organizations. All of them own the space they occupy, and the buildings are 15 or more years old. They currently have no plans to expand or relocate. All respondents consider the residents in the neighborhood to possess employable skills.

Among neighborhood conditions impacting their organizations, crime, water and sewer, zoning restrictions, building code enforcement, street lighting, and handicap accessibility were noted by all 3. Responses to the question "What is the biggest issue facing the neighborhood?" included overall traffic and potential graffiti or robbery, and traffic on Arizona Ave.

Additional Outreach

On December 4, 2025, the City convened a stakeholder focus group to inform the Consolidated Plan, including representation from Gila Vista Junior High School. The school described its role as a community hub, offering not only academic programming but also community athletics, parent support groups, and on-site medical and behavioral health clinics and resource fairs. The school serves many households experiencing overcrowding and multigenerational living arrangements, reflecting broader housing affordability pressures in the area. With many parents working multiple jobs, extended family members often step in to engage with the school when support is needed.

It was noted that low incomes limit students' access to extracurricular opportunities, despite the school's efforts to keep activities affordable. Some students are unable to participate in programs such as band due to the cost of instrument rentals, and teachers frequently cover basic supplies and sports equipment out of pocket. While affordable

[1] List of businesses visited in person found in the appendix.

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housing located near the school was cited as a positive asset, the broader affordability challenges facing families were described as contributing to time constraints for parents and difficult tradeoffs between household expenses and enrichment opportunities for children. The need for a broader mix of housing options for families and workers, expanded community partnerships to support youth opportunity, and reinvestment in public facilities and schools, including restoring Kennedy Pool to service, was also emphasized.

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SECTION III.

ASSESSMENT

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SECTION III. Assessment

The proposed NRSA is a neighborhood that offers both challenges and opportunities, making it unique to the City of Yuma. This assessment will analyze information gathered through data collection and community consultation by functional areas: Housing, Business, and Overall Neighborhood Condition.

Housing

The NRSA continues to include substantial blocks of housing in generally stable condition, particularly among single-family homes. Recent ACS data and permit records indicate ongoing reinvestment in the housing stock, with rehabilitation efforts supported by both public (CDBG, HACY) and private funding. Roofing, electrical, plumbing, HVAC, and interior improvements are common, reflecting efforts to maintain habitability in an aging housing stock. However, the concentration of older homes—most built before 1990—continues to drive a higher need for rehabilitation, weatherization, and code compliance, particularly to address energy inefficiency and utility cost burdens for low-income households.

Housing affordability pressures remain acute. The NRSA is predominantly renter-occupied (64%), and housing cost burdens are high for both renters and owners. Sixty percent of renters and a substantial share of homeowners—especially those with mortgages—pay more than 30% of income toward housing. Overcrowding is more prevalent in the NRSA than citywide, particularly among renters, reflecting unmet demand for family-sized rental units. While rents and home values remain below citywide averages, very low incomes limit affordability and reduce housing choices for many households. These conditions reinforce the need for additional affordable rental options, pathways to homeownership, and targeted assistance for rehabilitation and energy-efficiency upgrades.

Manufactured housing remains a significant vulnerability in the NRSA. A 2024 windshield survey found that more than 70% of manufactured homes in the NRSA require major repairs—far higher than the citywide rate—posing health, safety, and quality-of-life concerns for residents. Addressing conditions in mobile home communities will require targeted rehabilitation support, infrastructure upgrades, and partnerships with owners and housing organizations to stabilize existing units and prevent further deterioration.

Vacant units and parcels present both challenges and opportunities. While overall vacancy is lower in the NRSA than citywide, a higher share of vacant units fall into the “other vacant” category, indicating off-market units due to disrepair, legal barriers, or abandonment. These units reduce effective housing supply and contribute to blight, but also represent opportunities for acquisition, rehabilitation, and infill development. The presence of City-

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owned vacant parcels—particularly those zoned for residential use—creates near-term opportunities to support affordable and workforce housing development aligned with neighborhood priorities.

Community engagement reinforces these housing needs and priorities. Residents emphasized homeownership affordability, and livable housing conditions, and assistance with repairs, alongside concerns about overcrowding and the condition of mobile homes. A representative from a local school emphasized how housing instability and cost burdens impact children's access to opportunities. Together, these findings point to a need for a coordinated housing strategy focused on rehabilitation and weatherization of existing homes, targeted investment in manufactured housing communities, expansion of rental options, and pathways to homeownership—paired with infrastructure improvements that support long-term neighborhood stability.

Businesses

The NRSA is anchored by a diverse business community concentrated along major corridors. The area includes long-standing locally owned restaurants, retail shops, professional services, medical offices, financial institutions, and automotive services, many of which draw customers from across Yuma due to their central location and established presence in the community. Schools and health-related employers remain among the largest anchors in the area, contributing to economic activity and local employment.

The area also includes vacant and underutilized commercial parcels—such as sites near 8th Avenue and 32nd Street—that residents and stakeholders identified as opportunities for reinvestment. Community input emphasized interest in revitalizing declining commercial areas, supporting small business creation and expansion, and encouraging mixed-use or home-based businesses to reactivate long-vacant spaces. Residents prioritized job training and small business support as key economic development strategies.

Overall, the NRSA has a resilient small business base, supported by strong local anchors and a walkable, centrally located commercial environment. Continued reinvestment in commercial buildings, targeted façade and code-compliance improvements, infrastructure upgrades (lighting, sidewalks, accessibility), and coordinated small business support programs will be critical to sustaining existing businesses and attracting new activity.

Overall Neighborhood Condition

The NRSA remains a neighborhood with deep historical and cultural roots, strong multigenerational ties, and long-term residents who contribute to neighborhood stability. The area includes residents across all age groups, with a slightly higher share of children than the city overall, alongside a higher share of older adults. Schools and community institutions serve as anchors, and most residents report feeling safe in their homes and comfortable engaging with local law enforcement.

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While perceptions of serious violent crime and gang activity are low, residents identified quality-of-life and safety concerns tied to traffic, trespassing, stray animals, graffiti, and alley activity as more frequent challenges. Survey respondents reported that speeding, traffic, and alley activity have the greatest impact on daily life, while drug and gang activity were more often viewed as moderate or limited concerns. Neighborhood cleanliness and property maintenance—such as dumping, overgrown yards, abandoned vehicles, and deteriorated properties, including some manufactured housing communities—remain visible concerns affecting neighborhood perception. Despite these concerns, residents value the neighborhood's walkability and its access to transit, schools, parks, and services, and many daily needs can be met within walking distance or by transit.

Physical conditions and infrastructure shape everyday experiences in the neighborhood. Flooding and drainage issues, poorly maintained alleys, limited lighting, and street and sidewalk conditions were repeatedly cited as barriers to safety and mobility, particularly during heavy rains and near schools and parks. Traffic safety near schools and along major corridors remains a concern, with residents calling for improved crossings, traffic calming, and lighting to support safe walking and biking. While the area includes major recreational assets—most notably Kennedy Park and the Joe Henry Optimist Center—stakeholders noted ongoing needs for facility reinvestment, safer access routes, and expanded youth and family programming, adult education (GED/English classes), and spaces for job fairs, training, and community meetings. Reinvestment in public facilities—including restoring and activating amenities at Kennedy Park—along with partnerships to co-locate services, could help address this gap and strengthen the area.

Figure III-1 presents the neighborhood assets matrix. The matrix shows how a focused, place-based strategy that pairs housing and commercial reinvestment with infrastructure upgrades, safety improvements, and expanded community services can help reverse deterioration and support long-term neighborhood stability.

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Figure III-1.
Neighborhood Assessment Matrix

	Economic Condition	Key Problems	Opportunities
Residents	Majority low- to moderate-income households	Housing affordability pressures and high utility costs in aging homes	Development and preservation of affordable, energy-efficient housing
	Higher poverty and unemployment than citywide	Time constraints for families working multiple jobs	Expanded youth and family programming through schools and community partners
	High housing cost burdens and overcrowding, especially among renters	Limited access to upward mobility pathways	Job training, workforce pathways, and small business development and entrepreneurship supports
Single-Family Homes	Lower home values than citywide	Deferred maintenance and rehabilitation needs	Pathways to affordable homeownership and wealth-building
	Large share of homeowners without mortgages	High utility costs contributing to cost burdens	Housing rehabilitation and weatherization programs to reduce ongoing housing costs
	Aging housing stock with energy inefficiencies	Limited resources for reinvestment among low-income owners	Targeted reinvestment near schools, parks, and commercial corridors
Multi-Family Residential	Lower rents than citywide average	Limited availability of affordable units due to demand	New affordable and workforce housing development on vacant/underutilized sites
	High renter concentration and strong demand	Aging buildings with maintenance needs	Rental inspections to improve quality standards
	Predominantly smaller units (limited family-sized options)	High renter cost burdens and overcrowding	Preservation and rehabilitation of existing multifamily housing, and programs to support tenant stability
Manufactured Housing / Mobile Home Parks	Low-cost housing option for many households	Very high share of units in major disrepair	Targeted rehabilitation and infrastructure upgrades
	Many in non-conforming zoning	Infrastructure deficiencies and health/safety concerns	Long-term strategies to replace severely deteriorated units with safe, affordable housing

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Figure III-1.
Neighborhood Assessment Matrix (continued)

	Economic Condition	Key Problems	Opportunities
Overall Neighborhood	Predominantly low-income households	Drainage and flooding, poor alley and street conditions	Strong small business base and anchor institutions, central location with transit access
	Aging residential and commercial structures	Traffic safety concerns near schools and major corridors	Strategic infill and redevelopment on vacant parcels
	High cost burdens and infrastructure needs	Property maintenance, dumping, and stray animals	Public investment in public facilities, streets, sidewalks, drainage, and lighting
Small Businesses	Established, locally owned, long-standing businesses	Aging commercial buildings	Façade, code-compliance, and accessibility improvements
	Central corridors with customer traffic	Traffic, parking, lighting, and accessibility constraints	Small business assistance and reinvestment programs
	Underutilized commercial sites	Concerns about graffiti, vandalism, and crime perception	Activation of vacant and underutilized commercial sites

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SECTION IV.

REVITALIZATION STRATEGIES: STRENGTHENING HOUSING STABILITY AND ECONOMIC EMPOWERMENT

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SECTION IV.
Revitalization Strategies: Strengthening Housing Stability and Economic Empowerment

The Neighborhood Revitalization Strategy Area (NRSA) will serve as a targeted geographic area where the City may strategically deploy Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds to strengthen housing stability, improve neighborhood conditions, and expand economic opportunity. This approach aims to layer public and private resources to maximize impact.

The City's foremost priority is to strengthen housing stability, recognizing that safe, affordable, and secure housing is the foundation upon which families, neighborhoods, and local economies thrive. Housing stability is not simply a social objective — it is an economic imperative. When residents have access to stable housing, children perform better in school, households experience improved health outcomes, and individuals are better positioned to participate in and contribute to the workforce.

The City is committed to expanding access to affordable housing options, preserving existing housing stock, preventing displacement, and supporting pathways to homeownership. By investing in rehabilitation programs, strategic infill development, and public-private partnerships, the City seeks to ensure that housing remains attainable for low- and moderate-income households. Stabilizing families in their homes reduces turnover, strengthens community ties, and fosters long-term neighborhood resilience.

Equally important is the City's work to improve neighborhood conditions. Housing stability cannot exist in isolation. Safe streets, functional infrastructure, code compliance, blight mitigation, and accessible public amenities are essential components of a healthy neighborhood ecosystem. The City will continue to address deteriorating properties, invest in infrastructure improvements, and support community-driven revitalization efforts that enhance safety, appearance, and overall quality of life. Strong neighborhoods reinforce stable housing markets and encourage long-term investment.

Finally, the City seeks to expand economic opportunity, understanding that income stability directly influences housing stability. By supporting workforce development, small business growth, commercial corridor revitalization, and job creation initiatives, the City is creating the conditions for upward mobility. Economic opportunity enables residents to afford housing, build wealth, and remain rooted in their communities.

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Consistent with HUD regulations under 24 CFR 91.215(e) and 24 CFR 570.208, the NRSA allows the City to implement coordinated housing, infrastructure, and economic development activities designed to increase investment, expand employment opportunities for low- and moderate-income (LMI) persons, and stabilize property conditions within the defined area.

Over the 5-year NRSA period, the City will track:

- Number of affordable housing units produced or preserved;
- Number of housing units rehabilitated;
- Outreach to owners of vacant or blighted properties;
- Number of jobs created or retained for LMI persons;
- Outreach and assistance to new and existing businesses; and
- Amount of private dollars leveraged.

The NRSA strategy is designed to create sustainable economic growth, stabilize neighborhoods, and increase the long-term tax base within the defined area. The strategy places housing stability at the center, supported by neighborhood revitalization and economic development initiatives. Together, these efforts form an integrated approach that promotes long-term community resilience, reduces vulnerability, and creates pathways to prosperity for all residents.

Strategy 1. Housing Production & Preservation

Goals/Objectives. Federal, State, and local funds will be strategically deployed within the NRSA to:

- **Support affordable rental housing development.** The City will coordinate the use of public infrastructure funds to attract private and federal investment to encourage affordable housing development.
- **Provide gap financing for LIHTC projects.** Following the success of the Mesa Heights and Vistara Apartments, the City aims to continue its support for additional affordable housing projects within the NRSA and help build momentum for continued revitalization.
- **Assist CHDO-sponsored housing.** Annually, 15% of the total HOME allocation must be set aside for use by non-profit organizations designated as Community Housing Development Organizations (CHDOs).
- **Preserve naturally occurring affordable housing (rehab programs).** Support owner-occupied rehabilitation, lead hazard reduction, and related stabilization

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activities to improve housing quality, protect occupant health and safety, and preserve long-term affordability within the NRSA.

Leverage. The funding options for affordable housing include Low-Income Housing Tax Credits (both 9% and 4%), resources from the State Housing Trust Fund, and assistance from the Federal Home Loan Bank's Affordable Housing Program (AHP). Additionally, financing can be secured through private equity and construction financing, along with support from philanthropic and mission-driven capital initiatives. The City was recently awarded a HUD Lead Hazard Reduction Grant to implement initiatives that reduce lead exposure in homes and communities, ensuring safer living conditions. If lead paint hazards are identified, they will be addressed by EPA-certified lead abatement contractors in accordance with federal regulations. In addition, the City will provide required notices regarding the hazards and risks of lead-based paint in both English and Spanish to all program participants. Outreach and education efforts will prioritize households with young children and older housing stock.

Outcomes. Over the next five years, the City aims to achieve significant outcomes in housing development and community improvement. Outcomes include the production or preservation of 250 affordable housing units to ensure that more families have access to safe and stable homes. Additionally, the City plans to complete 15 housing rehabilitation projects to enhance the quality of existing housing units. To further support the community, the City will actively engage in outreach to the owners of vacant or blighted properties, encouraging them to take steps to revitalize these spaces and contribute to the overall health of the neighborhood.

Strategy 2. Neighborhood Improvements & Safety

Goals/Objectives. CDBG funds and other available resources may support neighborhood-level improvements that enhance safety, accessibility, housing stability, and overall quality of life within the NRSA, including:

- **Park and recreational facility improvements.** The City may support improvements to neighborhood parks and recreational facilities to enhance safety, accessibility, and usability for low- and moderate-income residents.
- **Street, sidewalk, and lighting improvements.** The City may pursue eligible infrastructure improvements such as street resurfacing, sidewalk repairs, ADA accessibility upgrades, and street lighting enhancements to improve pedestrian and vehicular safety, accessibility, and neighborhood connectivity.
- **Code enforcement and blight mitigation.** The City will continue proactive code enforcement activities to address unsafe structures, property maintenance violations, illegal dumping, and alley trash accumulation. These efforts protect public health and safety, support housing stabilization, and reinforce prior revitalization investments within the NRSA.

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- **Neighborhood cleanup and stabilization efforts.** The City may support coordinated cleanup initiatives and targeted improvements that reduce visible blight, improve environmental conditions, and promote community pride.

Leverage. The City will coordinate CDBG investments with available local, state, and federal funding sources, including General Fund resources, grant opportunities, and partnerships with community organizations. Where feasible, neighborhood improvements will be aligned with housing and economic initiatives to maximize revitalization impact within the NRSA.

Outcomes. These investments are intended to enhance public health and safety, reduce blight and visible deterioration, and improve accessibility and pedestrian safety within the NRSA. By reinforcing housing stability and maintaining neighborhood conditions, these efforts support long-term livability, community pride, and sustained revitalization.

Strategy 3. Small Business Assistance & Microenterprise Support

Goals/Objectives. The NRSA provides regulatory flexibility that allows aggregation of job creation within the strategy area, reducing administrative burden while still ensuring LMI benefit compliance. Within the NRSA, CDBG funds may be used for:

- **Small business façade improvement grants/loans.** Through the Visual Improvement Program (VIP), the City will support exterior façade improvements for local businesses within the NRSA. These upgrades will enhance the appearance of key commercial properties and encourage shared responsibility for neighborhood revitalization.
- **Commercial rehabilitation loans.** The City will seek opportunities to support financing that facilitates business growth, property improvements, and economic development.
- **Microenterprise assistance (≤5 employees).** The City will partner with local business support organizations, lenders, and workforce partners to provide targeted technical and financial assistance to microenterprises and start-ups
- **Technical assistance and business planning support.** In coordination with local partners, the City will facilitate access to business planning, financial management, marketing, and permitting assistance.
- **Job creation/retention programs tied to LMI benefit.** The City will explore options to work with employers and local partners to align business assistance with hiring, training, and retention of low- and moderate-income residents.

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Leverage. The City will actively seek opportunities to utilize Small Business Administration (SBA) 504/7(a) financing, local revolving loan funds, Arizona Commerce Authority (ACA) programs, Opportunity Zone investments (if applicable), and private bank participation to expand funding options.

Outcomes. Over the next five years, the City will coordinate outreach to 200 businesses and will work with partners to provide assistance to qualifying and interested businesses. The City anticipates that its investments will lead to the creation or retention of 50 jobs for individuals with low to moderate incomes.

Strategy 4. Commercial Corridor Revitalization

Goals/Objectives. Programs and projects may support the following:

- **Public infrastructure improvements (sidewalks, lighting, ADA upgrades).** The City will coordinate CDBG investments with its Capital Improvement Plan to prioritize safety, accessibility, and connectivity improvements along key commercial corridors and around priority redevelopment sites.
- **Site preparation and environmental clearance.** The City will support activities such as environmental reviews, site assessments, and predevelopment planning to reduce barriers to redevelopment, shorten project timelines, and improve site readiness for commercial and mixed-use projects.
- **Streetscape and placemaking improvements.** The City will align streetscape, landscaping, and other placemaking investments with the Capital Improvement Plan to enhance the appearance and accessibility of commercial areas, increase small business vitality, and create more inviting, walkable environments for residents and visitors.
- **Brownfield assessment and cleanup.** The City will support environmental site assessments, remediation planning, and cleanup activities to address contamination on underutilized or blighted commercial parcels. These efforts will be coordinated with EPA Brownfields resources and state environmental programs to remove redevelopment barriers, reduce project risk, and return priority sites to productive use.

Leverage. The City will proactively explore opportunities to utilize Environmental Protection Agency (EPA) Brownfields Assessment and Cleanup Grants, Economic Development Administration (EDA) Public Works or Economic Adjustment Assistance, state infrastructure grants, Capital Improvement Program funds, New Market Tax Credits, and private investment in development.

Outcomes. The intent is to create development-ready sites that attract private commercial and mixed-use projects. Additionally, streetscape improvements will enhance

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safety, accessibility, and walkability, strengthen the market viability of corridor properties, support small business growth, and improve quality of life. Environmental assessment and cleanup will remove barriers to redevelopment, shorten development timelines, and reduce project risk for private and nonprofit developers.

Strategy 5. Workforce & Public Facility Investments

Goals/Objectives. Support public facilities and improvements that directly enhance economic opportunity, utilizing Federal, State, and local funding, including:

- **Workforce training facilities.** The City will seek partnerships with local educational institutions, non-profit organizations, employers, and training providers to support facility improvements that expand access to job training aligned with local employer needs and priority industries. The City will assess the feasibility of supporting the development or expansion of shared incubator and community learning centers that lower start-up costs, provide mentorship, and foster entrepreneurship within the NRSA.

- **Broadband expansion (if eligible).** The City will explore funding opportunities from the State of Arizona's Commerce Authority's newly created initiative: *Connect to all AZ*. The City will also continue to work with internet service providers, regional broadband initiatives, and state agencies to expand affordable, reliable broadband access.

- **Infrastructure supporting industrial or commercial development.** The City will coordinate CDBG investments with its Capital Improvement Plan and partner with utilities, employers, and economic development organizations to deliver infrastructure improvements that enable business attraction, expansion, and job creation in the NRSA.

Leverage. The City will pursue EDA grants, Workforce Innovation and Opportunity Act (WIOA) resources, *Connect to all AZ,* private institutional partnerships, and philanthropic grants to support workforce initiatives and public facility investments.

Outcomes. These investments are intended to expand access to workforce training, entrepreneurship support, and essential infrastructure in the NRSA, improving residents' ability to connect to quality jobs and helping local businesses grow. Expected outcomes include strengthening employer pipelines, increasing job creation and retention benefiting LMI residents, and supporting long-term economic resilience within the NRSA.

Strategic Partners

Implementation of this strategy will rely on close coordination among relevant City departments, public agencies, housing providers, supportive service organizations, workforce and small business partners, educational institutions, utilities, and private

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employers. These partners will support project identification, outreach to businesses and residents, funding alignment, and program delivery.

Funding Considerations

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The City of Yuma is a CDBG entitlement community which has witnessed firsthand the power of focused spending. The success of the Carver Park NRSA and the Yuma High Neighborhood revitalization plans is attributed to grassroots support, focusing CDBG resources on neighborhood-specific goals.

The City is willing to dedicate its CDBG entitlement resources toward the NRSA and implement the strategies outlined in this plan. The CDBG-funded programs of proactive Code Enforcement will be dedicated to the target area. In conjunction with Code Enforcement, resources will be dedicated to the removal of dilapidated structures, trash, and debris, either through city enforcement or through cost-sharing with cooperative landowners.

CDBG-funded rehabilitation of LMI owner-occupied structures will be focused on the NRSA in two forms: a minor repair program, which helps owners with single-purpose code or structural issues that stabilize the home and make it safe for occupancy, and a major repair program, which gives complete rehabilitation or reconstruction to significantly deteriorated properties.

In addition to housing stabilization and code enforcement, CDBG funds may support other eligible activities within the NRSA, including economic development initiatives, public facility improvements, and neighborhood infrastructure projects, consistent with the strategies outlined in this plan. All activities will be implemented in accordance with HUD regulations and available funding levels.

CDBG-funded staff will focus outreach activities on the NRSA, and staff will seek funding opportunities for all NRSA goals that lack financial resources and prepare grant applications when appropriate.

HOME INVESTMENT PARTNERSHIP PROGRAM

Yuma County HOME Consortium (YCHC) was approved by HUD as a participating jurisdiction to begin receiving HOME Investment Partnership funds in 2017 and each subsequent year. Previously, these dollars were only available through the State of Arizona in a competitive process. The City of Yuma is the lead entity for the YCHC. The consortium includes the City of Yuma, Yuma County, City of Somerton, City of San Luis, and the Town of Wellton. The primary objective of using HOME funds is to create and preserve affordable housing for LMI residents, and these funds can be used throughout Yuma County. Within the NRSA, HOME funds may be used to support affordable rental development,

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rehabilitation activities, and other eligible housing initiatives that strengthen housing stability and increase access to safe, decent housing.

LOW-INCOME HOUSING TAX CREDITS

Low Income Housing Tax Credit (LIHTC) program has proven to be an effective tool when paired with HOME funds for the creation of affordable rental housing. In the NRSA area, the Mesa Heights Apartments and Vistara Apartments have successfully increased the availability of affordable housing. As the City of Yuma prepares to find affordable housing for the residents of the NRSA, resources such as HOME and LIHTC are crucial and will continue to be leveraged for the improvement of the NRSA area. Implementing this NRSA plan will require a creative approach to funding options that meet housing needs.

INTEGRATED FINANCING STRATEGY

The NRSA will function as a platform for layering public and private resources to maximize impact. By concentrating investments geographically, the City can:

- Reduce development risk
- Improve project feasibility (gap financing)
- Increase private sector confidence
- Align infrastructure and housing investment
- Create measurable job growth within the strategy area

CDBG will primarily support catalytic public and economic development activities, while HOME will address housing supply and affordability. Together, these funds create a balanced revitalization approach that supports both businesses and residents.

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Appendix

Mesa Heights NRSA Notable Accomplishments

Mesa Heights Apartments represents a significant affordable housing investment within the Mesa Heights Neighborhood Revitalization Strategy Area (NRSA). The $13.85 million development was financed primarily through the Low-Income Housing Tax Credit (LIHTC) program, with support from the City of Yuma, including the donation of the Arizona Avenue property.

The project created 58 affordable rental units supported by Section 8 Project-Based Vouchers and serving households at or below 30–50% of Area Median Income (AMI). The development also includes an on-site Resource Center to provide supportive services and community programming for residents. Together, these investments expanded the supply of deeply affordable housing and strengthened neighborhood stability within the NRSA.

Figure A-1.
Mesa Heights Apartments & Resource Center



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Vistara Apartments reflects the City's strategic use of targeted infrastructure investment to support affordable housing development within the Mesa Heights NRSA. The City committed $410,000 across three phases for infrastructure improvements, with the third phase pending. Primarily financed through the Low Income Housing Tax Credit (LIHTC) program, the development will deliver 236 affordable rental units upon completion.

By leveraging modest public infrastructure funds to attract significant private and federal investment, the City expanded housing opportunities for low- and moderate-income households. The success of this development, along with other neighborhood improvements, has increased interest in additional affordable housing projects within the NRSA and helped build momentum for continued revitalization.

Figure A-2.
Vistara Apartments Phases I-III



The City completed **major infrastructure improvements along Harvard Street** within the Mesa Heights Neighborhood Revitalization Strategy Area (NRSA). The project included installing a new sewer line, connecting 19 homes to the municipal sewer system, abandoning aging septic systems, and repaving the roadway. In addition, 19 of those homes received housing rehabilitation assistance to address plumbing and related health and safety issues.

These improvements enhanced public health and modernized essential infrastructure within the neighborhood. While the Harvard Street project represents significant progress, other areas within the NRSA continue to require infrastructure upgrades, supporting the need for ongoing investment.

Figure A-3.
Harvard Street Sewer & Road Project

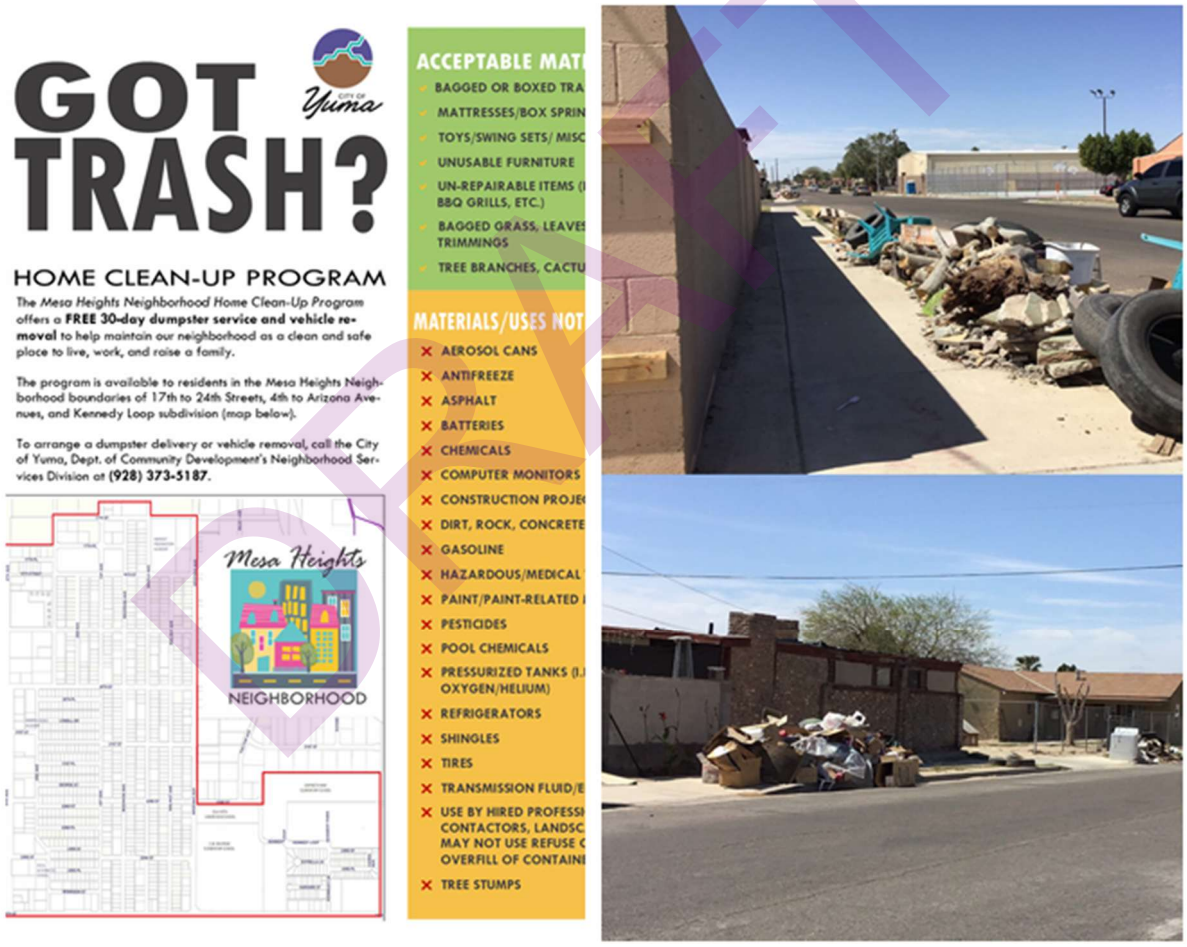


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The City implemented **annual cleanup and dumpster assistance efforts** within the Mesa Heights NRSA to reduce blight and improve neighborhood conditions. Between Program Years 2017 and 2021, more than 100 households received direct assistance through dumpster services and removal of debris and inoperable vehicles. The City also organized neighborhood-wide cleanup events to address trash in public areas and alleyways.

As a Low- and Moderate-Income Area (LMA) activity, these efforts benefited the entire Mesa Heights neighborhood, serving approximately 4,770 residents. Together, these initiatives improved neighborhood appearance, supported resident engagement, and contributed to overall community pride within the NRSA.

Figure A-4.
Mesa Heights Cleanup and Dumpster Assistance Program



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The City completed significant improvements to Joe Henry Park within the Mesa Heights NRSA, enhancing an important community gathering space for neighborhood residents. Improvements included upgrades to park facilities, lighting, restroom facilities, and outdoor recreational areas, including the basketball courts.

The project was funded through a combination of Community Development Block Grant (CDBG) funds, General Fund resources, and other grant funding sources, reflecting a coordinated investment in the neighborhood. These enhancements improved safety, accessibility, and overall park conditions for the approximately 4,770 residents of Mesa Heights and contributed to a more suitable living environment within the NRSA.

Figure A-5.
Joe Henry Optimist Center - Park Improvements



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Over the life of the Mesa Heights Neighborhood Revitalization Strategy Area (NRSA), the City has provided ongoing **owner-occupied housing rehabilitation** assistance to low- and moderate-income households. Through minor repairs, major rehabilitation, reconstruction, and accessibility improvements, dozens of homes have been stabilized to address health and safety concerns.

These investments have preserved aging housing stock and improved living conditions for neighborhood residents. Continued demand for rehabilitation assistance demonstrates that additional work remains and supports the need for sustained investment within the NRSA.

Figure A-6.
Owner-Occupied Housing Rehabilitation



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Through the **Visual Improvement Program** (VIP), the City supported exterior façade improvements for local businesses within the Mesa Heights Neighborhood Revitalization Strategy Area (NRSA). The program covered up to 80 percent of eligible improvement costs, with participating business owners contributing the remaining 20 percent. Improvements were completed for Dave's Upholstery, Laren's Design Studio, and the Tropicana Motel.

These upgrades enhanced the appearance of key commercial properties and encouraged shared responsibility for neighborhood revitalization.

Figure A-7.
Visual Improvement Program



Collectively, these investments have strengthened housing stability, improved infrastructure, and enhanced neighborhood amenities within Mesa Heights. Continued demand for rehabilitation services and increasing interest in affordable housing development demonstrate that concentrated investment has generated momentum.

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Renewal and expansion of the NRSA will allow the City to build upon this progress and extend revitalization benefits to additional eligible areas

Complete Business List

Figure A-8.
NRSA Business List

Accommodation & Food Services			
Mr Burros	E 24th St	Super 8 By Wyndham Yuma	S Riley Ave
Taco Salsa	S 4th Ave	Country Boys Restaurant	S 4th Ave
Yuma Bagel Co	S 4th Ave	Oriental House	S 4th Ave
Bubba's BBQ	S 4th Ave	Royal Motor Inn Yuma	S 4th Ave
Torch Lite Lodge	S 4th Ave	Jack in the Box	S 4th Ave
Church's Texas Chicken	S 4th Ave	El Dorado Broadcasters	W 28th St
The Coffee Bean	S 4th Ave	Eddie's Grill	S 4th Ave
McDonald's	S 4th Ave	Chretin's Mexican Food	E 16th St
Mariscos La Apoma	S 4th Ave	Wendy's	E 16 Th St
Lucha Kombucha	S 4th Ave	Mobil Gas & Car Wash	E 16 Th St
OYO Hotel Yuma AZ-I-8/US-95	S 4 Th Ave	Yuma Wenzona Inc	E 16 Th St
Takos and Beer	S 4th Ave	Village Inn Pizza Parlor	E 16 Th St
Mi Ranchito	S 4th Ave	IHOP	E 16 Th St
Angry Italian	S 4th Ave	Burger King	E 16 Th St
The Crossing	S 4th Ave	Dutch Bros Coffee	S 4 Th Ave
Knights Inn Yuma	S 4 Th Ave	Plant B	S 4 Th Ave
Papa-San Rice Bowl	S 4 Th Ave	Jack in the Box	W 16 Th St
Pizza Hut	S 4th Ave	Subway	S 4 Th Ave
Wing Street	S 4th Ave	Odalys Pub Grill	S 4 Th Ave
Chevron Self Serve	S 4th Ave	Boba Lounge	W Catalina Dr
Strip It Bare	S 1st Ave	Little Caesars	W Catalina Dr
Sweet Sips Lemonade	S 1 St Ave	The Impossible Shop	S 4 Th Ave
Papa Johns	S 4th Ave	Starbucks	S 4 Th Ave
la Resaca SEAFOOD BAR	S 3rd Ave	Dunkin'	S 4 Th Ave
Wienerschnitzel	S 4th Ave	Wingstop	W 32 Nd St
Blue Fin Sushi & Grill	S 4th Ave	McDonald's	E 16 Th St
Firehouse Subs	S 4th Ave	Chipotle	W Catalina Dr
Greengate Fresh LL LP	S Letvin Ave	Subway	W 32 Nd St
Country Club Mobile Home Park & RV Resort	W Catalina Dr	Asian Star-Yuma	W 32 Nd St
Budgetel Inn & Suites Yuma	S Arizona Ave	Nanuet Diner	W 32 Nd St
Electric Charging Station	S Arizona Ave	Howard Johnson By Wyndham Yuma	S 4 Th Ave

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Administrative & Support and Waste Management and Remediation Services			
Desert Document Shredders	S Arizona Ave	Hunter Employment	S 4th Ave
Rural Arizona Engagement	W 24th St	Desert Web Exterminating	W 17th Pl
On Tap Water Solutions	E 21st St	Dust-B-Gone	W 17th St
Browns Collection Service	S 4th Ave	Suncom	W 32 Nd St
Kinetico	E 18 Th Pl		
Agriculture Forestry Fishing & Hunting			
Taylor Farms	S Walnut Ave	Barkley Co	S Letvin Ave
Duda Farm Fresh Foods	S 5 Th Ave	Barkley AG Enterprises LLP	S Letvin Ave
Yuma Mesa Fruit Growers Association Shop	S Pacific Ave	Top Flavor Farms Inc	E 20 Th St
Barkley Seed Inc	S Letvin Ave	E & CJ Farms LLC	W 32nd St
Barkley Farms	S Letvin Ave		
Arts Entertainment & Recreation			
Wonder Kidz	S Arizona Ave	Smooth Rhythm Dance Yuma	W Catalina Dr
Moores Martial Arts	S Arizona Ave	Get Air Trampoline Park	S 4 Th Ave
Gymnastics World of Yuma	E 20th St	Arizona Classical Ballet	W Palmcroft Dr
Beast Factory CrossFit	W 19 Th St		
Construction			
Reddy Rents Most Everything	S Arizona Ave	Specialty Electric Service	S Kennedy Ln
Ferguson HVAC Supply	S Factor Ave	Tumex Corporation	S Kennedy Ln
Hache A/C	W 25 Th St	Loebig R A General Contractor	S 1 St Ave
Ske Construction	E 22nd St	Allstar Installations	E 18th Pl
Roto-Rooter Plumbing	S Arizona Ave	Hansberger Refrigeration & Electric Co	E 18th Pl
All Affordable Plumbing	S 2nd Ave	Hansmark Inc	E 18 Pl
Russell Sigler Inc	E 21st St	Sun Power Plumbing Inc	E 18 Th Pl
Mac Electric Inc	S Arizona Ave	Armando's Painting 928 LLC	S Madison Ave
Delta Diversified	E 21st St	Royal Electric	W 17th Pl
Vital Roofing	S Arizona Ave	DSR Roofing & Protective Coating LLC	S 1st Ave
Denny's Tile Co	E 20th St	Hacienda Homes LLC	S Letvin Ave
One Hour Heating & Air Conditioning	E 21st St	Fathead Cooling LLC	S Letvin Ave
Hyatt Refrigeration	S Rail Ave	Westmoor Electric Inc	S Letvin Ave
Bozrah Builders Inc	S Arizona Ave	Shaw Electric Co	S Letvin Ave
ZDR Concrete Cutting Inc	E Palo Verde St	Whitey Wiles Construction Co	E 20th St
Sellers Crane Service	E 21st St	DPE Construction Inc.	E 20 Th St
Sellers Enterprises Inc	E 21st St	Sun Bandit	W 32nd St
Solar Steals	S Factor Ave	CEMEX	E 20 Th St
Air Central Heating and Cooling	S Kennedy Ln	Insultech LLC	S Pacific Ave
Viking Air Inc	E 21st St		

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Education Services			
C W McGraw Elementary School	S Arizona Ave	School For the Deaf & Blind	S 4th Ave
Gila Vista Junior High School	S Arizona Ave	Harvest Power Community Development Group	E 18th St
District 5-Area 2 Toastmasters	S Arizona Ave	Harvest Preparatory Academy	E 18th St
Shear Skills School of Cosmetology	W 24 Th St	Harvest Preparatory Academy	S Arizona Ave
Yuma Christian Academy	W 26 Th St	Palmercroft Elementary School	W Palmcroft Dr
Learning Ladder	S 4th Ave		
Finance & Insurance			
American Family Insurance	E 24th St	Azca Capital Investors LLC	S Letvin Ave
DBR Investments Inc	W 24 Th St	Navy Federal Credit Union	S Arizona Ave
Advance Cash	S 4th Ave	Notc	W 28th St
MMI Money Management International	S 4th Ave	LibertyX Bitcoin ATM	S 4th Ave
New York Life	S 4th Ave	Foremost Insurance	W Catalina Dr
Best Choice Loan Solutions	S 4th Ave	Fogle Insurance Agency	W Catalina Dr
American Family Insurance	S Arizona Ave	NOVA Financial & Investment	W Catalina Dr
AgWest Farm Credit	S 5 Th Ave	LibertyX Bitcoin ATM	E 16 Th St
Arizona Smart Cash	S 4th Ave	Wells Fargo	E 16 Th St
Yuma Insurance Inc.	S 4th Ave	Unicare Healthcare Inc	W 16 Th St
loanDepot	S 4th Ave	Fred Loya Insurance	S 4 Th Ave
OneAZ Credit Union	W 28th St	Check Into Cash	S 4 Th Ave
Schofield Family Insurance	S 8 Th Ave	Con-Co Holdings LLC	W 32nd St
Polley Financial Group	S 4th Ave	Southwest Investments Series	W 32nd St
Western Arizona Bancorp Inc	S 4th Ave	Allied Cash Advance	W 32 Nd St
OneAZ Credit Union	S 4th Ave	Western Union Agent Location	W 32 Nd St
Avenir Financial	S 1 St Ave	Wealthcare Alliance LLC	S Catalina Dr
Western Union Agent Location	S 4th Ave	CoinFlip Bitcoin ATM	W 32 Nd St
Farmers Insurance	S 4th Ave	Wells Fargo Advisors	W Catalina Dr
Western Financial Partners LLC	S 3rd Ave	Wells Fargo	W Catalina Dr
Best Buy Insurance	S 4th Ave	Sonariz Financial	W 32 Nd St
LibertyX Bitcoin ATM	S 4th Ave	American Family Insurance	S 8th Ave
Primerica	S 1st Ave		

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Health Care & Social Assistance			
Consumer Direct Care Network Arizona	E 24th St	Corebella Addiction Treatment & Suboxone Clinic	S 1st Ave
Dental Co of Yuma: Dr Jason Boeskin	E 24 Th St	Aiello Eye Institute	W 28th St
Abrio Home Care	E 24th St	Yuma Surgery Center LLC	W 28th St
Preschool Express	E 24th St	Grifols Talecris-Plasma Donation Center	S 4 Th Ave
Haven Health Yuma	S Arizona Ave	Montero Chiropractic Clinic	S 4 Th Ave
Acacia Hospice Care of Lake Havasu Inc	E 24th St	Harvest Preschool Childcare	S 1st Ave
Acacia Hospice Care Inc	E 24th St	Harvest Preparatory Academy	S 1st Ave
Acacia Medical Spa Corporation	E 24th St	Fluid Energies Inc	W 27th St
Acacia Home Health Inc	E 24th St	Yuma Dentistry 4 Kids	S 4th Ave
Southwest Dental Laboratory	E 25th St	Osman Khidir A MD	W 27th St
Big Red Barn Preschool	S Arizona Ave	Yuma Cardiac Center PC	W 27 Th St
National Community Health Partners	W 24th St	Yuma Foot Care	S 8th Ave
AZ Counseling	S Arizona Ave	On Trak Physical Therapy PLLC	S 8th Ave
Genoa Healthcare	S Arizona Ave	Up 2 Par Medical Clinic	S 8th Ave
Assurance Health & Wellness	S Arizona Ave	Harris Family Dentistry	W Catalina Dr
Med Evals	W 24th St	Palm Canyon Dermatology	W Catalina Dr
Yuma Medical Transport	W 24 Th St	Companion Home Care	W Catalina Dr
Yuma East Headstart Center	E 22nd St	Boretoide Behavioral Health LLC	W 16 Th St
Arizona Avenue Dentistry	S Arizona Ave	AZ Sports Therapy	S 4th Ave
Hotchickhair1/By Becky	S 4th Ave	Unicare Hospice Inc	W 16 Th St
Healing Journey	S Kennedy Ln	Casa De Ninos	E 16 Th St
Yuma Dental	S 4th Ave	Feseha Office	W Catalina Dr
Preferred Homecare	E 21st St	Red Sea Heart Center	W Catalina Dr
Smile-Services Maximizing	S Arizona Ave	Dr Habteab B Feseha MD	W Catalina Dr
The Vein Center of Arizona	S 4th Ave	Women's Health	S 8th Ave
Services Maximizing Independent Living & Empowerment	S Arizona Ave	CSL Plasma	W Catalina Dr
Smile	S Arizona Ave	Nationwide Vision	W 32 Nd St
Amity Home Care of Yuma	S 4th Ave	Primecare Central Clinic	W 32 Nd St
Yuma Senior Living	S 4th Ave	Prime Care Urgent Care Faculty	W 32 Nd St
Family Care Home Health & Hospice LLC	W 20 Th St	Heuser Chiropractic Office	W 32 Nd St
Hand in Hand Christian Preschool	W 28th St	Aponi Home Health Team	W 32 Nd St
Centene Corporation	S 4th Ave	Yuma Pre-School	W 32 Nd St
AccentCare at Home	W 28th St		

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Information			
Entravision Communications	E 24th St	Boost Mobile By Main Wireless	S 4th Ave
Yuma in Classifieds	S Arizona Ave	Production Allstars	S 8 Th Ave
Yuma Sun	S Arizona Ave	Elite	S 4th Ave
Fox Communications & Solutions	E 25th Pl	Del Outdoor Advertising	S Arizona Ave
Yuma High Speed Internet	S 4th Ave	Victra-Verizon Authorized Retailer	S 4 Th Ave
Kcfy	S Rail Ave	Metro by T-Mobile	S Maple Ave
Kyrm	S 3rd Ave	Star 100.9 Request Line	W 28th St
Lamar Outdoor Advertising	E 21st St	Kblu	W 28th St
KSWT	S 4th Ave	95.1 KTTI	W 28th St
Gulf California Broadcasting	S 4th Ave	Time Warner Cable	W 16 Th St
Kyma News 11	S 4th Ave	Boost Mobile Authorized Retailer	S 4 Th Ave
Kecy News-Press & Gazette Co	S 4 Th Ave	Chameleon Computer Service Inc	W 32nd St
Fox	S 4 Th Ave	Allo Fiber	W 32nd St
Yuma Broadcasting Co-Kyma-DT	S 4 Th Ave	Cricket Wireless Authorized Retailer	W 32 Nd St
Kecy Fox 9	S 4 Th Ave	Prime Communications-AT&T Authorized Retailer	W 32 Nd St
Manufacturing			
Fulton Distributing	E 24 Th St	A M Copiers Inc	S 4th Ave
Rocky's Cabinets	S Madison Ave	Sign Pro	S Arizona Ave
Sun Graphics Printing Inc.	S Arizona Ave	Kris Kraft Cabinet Co	S 1st Ave
Salty Dog Screen Printing	S Virginia Dr	Kaman Industrial Tech	S 1st Ave
RM Graphics	S 4th Ave	4BSolar & Roofing	W 32nd St
Wow Electronics	S 4 Th Ave		
Real Estate and Rental & Leasing			
La Mariposa Villas	E 24th St	Virginia Green Apartments	S Virginia Dr
Mesa Heights Apartments	S Arizona Ave	ERA Real Estate Matt Fischer Realtor	S 4th Ave
Crites & Associates Realtors	W 24th St	ERA Real Estate	S 4th Ave
Crites & Associates Inc	W 24th St	El Encanto Apartments	S 8 Th Ave
Reddy Rents	S Factor Ave	Griffin Realty	S 4th Ave
Power House Realty	W 24th St	Wilshire Condos	S 1st Ave
Yuma Home Park	S Virginia Dr	Desert Palms Mobile Estates	W 28th St
Hirth Enterprises Inc	S Arizona Ave	Realty Executives	S 1st Ave
U-Haul Neighborhood Dealer	E 21 St	Tcock Properties	S 1 St Ave
Julian Realty Investments	S 4th Ave	Arkland Properties LLC	S Catalina Dr
Shrader Realty	S 4th Ave	Catalina Square Apartments	S Catalina Dr
Shrader Realty & Associates	S 4th Ave	Real Estate Appraisal Service	W 32nd St
Zakm Hogan LLC	S Arizona Ave	Taylor Yvonne & Associates Realty	W 32 Nd St
U-Haul Neighborhood Dealer	S Factor Ave		

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Professional Scientific & Technical Services			
Osman Engineering	E 24th St	Dawson Documents LLC	S 4th Ave
Wayne A Pea Architects	E 24th St	Consultant Engineering	S 4th Ave
Abrio Family Service & Supports	E 24th St	Computer Solutions of Yuma	S 1st Ave
OneSource Distributors	S Factor Ave	Yolanda Tax Service	S 1st Ave
JP Drake Enterprises LLC	S Walnut Ave	Desert Web Inc	W 17th Pl
Legal Professional Service	S 4th Ave	Millennium Industrial Co Inc	W 17th St
Camarena Law	S 4th Ave	CPA Financial Advantage PC	W 28th St
Arviso Engineering Inc	E 21st St	West Consulting Inc	S Letvin Ave
Geotechnical Testing Services Inc.	E 21st St	Research Designed-Agriculture	S Letvin Ave
Aeroseal Pros	S Rail Ave	Pioneer Title Agency	W 16 Th St
Fresh Terra Service LLC	S Arizona Ave	Lerner & Rowe	S 4 Th Ave
Accurate Accounting	S Arizona Ave	Jackson Hewitt Tax Service	S 4 Th Ave
Desert Control Systems	E 21st St	Allo Communications	W 32nd St
Wattel & York Attorneys at Law	W 20 Th St	H&R Block	W 32 Nd St
Innovations Parts Services	S Factor Ave	Coinstar	W 32 Nd St
Prometric	S 3rd Ave	Misenhimer Alvazlan & Tennant	S Catalina Dr
Law Office of Phil Hineman PC	S 3rd Ave		
Public Administration			
USPS Collection Box	S Arizona Ave	Social Security Administration	W 19 Th St
Rural Metro Fire Dept Inc	S Arizona Ave	US Probation & Parole Office	W 19 Th St
US Shipping Point Inspection	E 24th St	Marshals Service United States	W 19 Th St
Agriculture Dept	E 24th St	USPS Collection Box	W 19 Th St
USPS Collection Box	S 4th Ave	Joe Henry Optimist Center	S 1st Ave
Southwest Regional Co Op	S 4th Ave	USPS Collection Box	S 1 St Ave
Arizona Plant Service Division	S Arizona Ave	Veterans Service Commission	S 4th Ave

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Retail Trade			
Mattress Warehouse & Furniture	E 24th St	Sherwin-Williams	W 16 Th St
Circle K	S Arizona Ave	Yuma Clothing	W 16 Th St
Desert Health Mobility	E 24 Th St	Speedway	E 16 Th St
Liberty Motorsports	S Arizona Ave	Blue Rhino	E 16 Th St
Yuma Teaching Supplies	S 4th Ave	dd's DISCOUNTS	W Catalina Dr
AutoZone	S 4th Ave	Dollar Tree	W Catalina Dr
USA Pawn & Jewelry	S 4th Ave	Fast Eddies RC Hobbies	W 16 Th St
Recreational Action	W 27th Pl	Rent-A-Center	W 16 Th St
Stan's Grocery	S 1 St Ave	Del Sol IGA	W 16 Th St
Central Valley Seeds Inc	E 20th St	Ross Dress For Less	W Catalina Dr
Gordie's Speed Center	S Arizona Ave	Leslie's Swimming Pool Supplies	S 4 Th Ave
Yuma Carpets	E 18th Pl	CosmoProf	W Catalina Dr
Jeanie's Party & Costumes	E 18th Pl	Asian Store	W Catalina Dr
Flooring America	E 18th Pl	Cheekie Boutique	W Catalina Dr
Big Bob's Mattress Outlet	S Arizona Ave	1 Dollar Store Plus	W Catalina Dr
Flooring America	S Arizona Ave	Yuma Safe Produce Council Inc	W 32nd St
Big Bob's Flooring Outlet	S Arizona Ave	Furniture Land LLC	W 32nd St
Circle K	S 8 Th Ave	Albertsons	W 32 Nd St
Ashley	S 4th Ave	AmeriGas Propane Exchange	W 32 Nd St
Walgreens	S 4 Th Ave	Paul Bensel Jewelers Inc	W 32 Nd St
Blue Rhino	S 4th Ave	Boot Barn	W 32 Nd St
AmeriGas Propane Exchange	S 4th Ave	Family Dollar	W Catalina Dr
CVS Pharmacy	S 4th Ave	Big 5 Sporting Goods	W Catalina Dr
Fast Cash Pawn	S 4th Ave	Rent-A-Center	W 32 Nd St
Cash America Pawn	S 4th Ave	Yuma Beverage House	W 32 Nd St
Superpawn	S 4th Ave	Yuma Thrift	W 32 Nd St
Sharky's Backpacks & Luggage	S 4th Ave	Burlington	S 4 Th Ave
Harbor Freight	S 4 Th Ave	Pep Boys	W 32 Nd St
Speedway	S 4th Ave	Goodwill	S 4 Th Ave
Blue Rhino	S 4th Ave	Circle K	W 32 Nd St
Staples	W 16 Th St		
Transportation & Warehousing			
UPS Drop Box	S 4th Ave	American Shuttle Express	S 4th Ave
FedEx Drop Box	S 4th Ave	AAA Pink Cab	W 18 Th St
Custom Truck One Source	E 20th St	Transdev	E 17th Pl
Underhill Transfer Company Inc	S Factor Ave	UPS Access Point Location	S 4th Ave
R & E Transport	S Rail Ave	UPS Alliance Shipping Partner	W 16 Th St
Kukuks Warehouse Tereco Inc	W 19 Th St	USPS Collection Box	W 16 Th St
Amazon Locker	S 8 Th Ave	The UPS Store	W 32 Nd St

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Wholesale Trade			
Ferguson HVAC Air Cold Supply	S Factor Ave	Consolidated Electrical Distributors	E 18th Pl
Yuma Winlectric Company	E 21 St St	Acme Pool & Spa Care	S 4 Th Ave
Winwholesale Inc	E 21st St	A Touch of Glass of Yuma Inc	S Arizona Ave
Precision Fire Protection Services Inc	E 21st St	Nikkis Chickies Farm	S 1st Ave
Heating & Cooling Supply	S Factor Ave	AG Seed-08 LLC	S Letvin Ave
Pacific Pride Cardlock	S 4th Ave	Fresh Avenue Partners	S Letvin Ave
Window World	E 21 St St	Designing Windows & Doors	W 17th St
Romer Beverage	E 20th St	Bitolas	S Arizona Ave
Yuma Recycling Center	E 20th St	Sun of A Gun Cigars LLC	S Arizona Ave
Eliminator Plumbing	E 21st St	Pacific Steel Inc	E 20th St
Konica Minolta	S Arizona Ave	Valley Pride Inc	S Letvin Ave
American Refrigeration Suppls	S Kennedy Ln	The Flower Mine	S 8 Th Ave
Allphase Auto Glass	S Arizona Ave	Western Warehouse	W 32 Nd St
ABC Supply	E 19th St	KC Sound Systems	S Vista Ln
Unclassified / Other			
Our Choice Human Services LLC	E 24th St	Frontier Village	S 4th Ave
Bug Depot	E 24th St	Strong Beginnings LLC	S 8 Th Ave
Wba Inc	S Arizona Ave	Leonard's Funding Resources	W 16 Th St
Southwest Customs	S Factor Ave	DRB Mining Inc	E 20 Th St
Goines Kevin	E 21st St	Elite Home Service USA	S 4 Th Ave
Notion + Bloc Collective	S 4th Ave	Kellys Dream Brows	S 4 Th Ave
Yuma Catch & Go Flag Football Inc	S Arizona Ave	Darcis LLC	W 32nd St
Canyon State Water	S Arizona Ave	Solera Source Dynamics LLC	W 32nd St
Kactus Blossom Aesthetics	S Arizona Ave	N W Modular Coal Power Plants	W 32nd St
FHR Yuma Alf Operations LLC	S 4th Ave	Simply Mobile Diagnostic Imaging LLC	W 32nd St
One Self Consulting LLC	S 4 Th Ave		

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Other Services (except Public Administration)			
Dave's Auto Glass & Upholstery	S Walnut Ave	Cat Pro	S Rail Ave
Taggurr's Tattoos LLC	E 24th St	Sierra Vista Presbyterian Church	W 28th St
Yuma Missionary Baptist Church	S Maple Ave	Presbytery of Grand Canyon	W 28th St
Campbell's Auto Service	E 24th St	Precision Automotive & Diesel Transmission	S Arizona Ave
Amazon Locker	S Arizona Ave	A and A Upholstery	S 4th Ave
Korean American Presbyterian Church of Yuma	S Maple Ave	A & A Auto Glass	S 4th Ave
Church of God of Prophecy	S Maple Ave	Antonio's Barber Shop	S 4th Ave
Fenderville Collision	S Madison Ave	Adobe Massage Therapy	E 18 Th Pl
John's Auto Service	E 22nd St	Power House Church of God & Christ	S Arizona Ave
Casa Sierra Vista Inc	E 25th St	World Harvest Church of Yuma	E 18th St
Yuma's Personal Touch Landscaping LLC	E 26th St	All Saints Cremation Memorial Chapel	E 17th Pl
Yuma County Republicans	W 24th St	Cutting Edge Barbershop LLC	S 4th Ave
Valvoline Instant Oil Change	E 24 Th St	Castorena Company LLC	S Arizona Ave
Burge Locksmith Service LLC	E 24th St	Unzueta's Auto Repair	S Arizona Ave
A Touch of Class	E 24th St	LifeSafer Ignition Interlock	S Arizona Ave
Mendoza Washer & Dryer Service	E 24th St	Yuma United Church of Christ	S 4th Ave
La Societe De Femmed Cabana Nationale Inc	S Virginia Dr	Eastern Pet Resort Grooming Academy	S 4th Ave
Voiture Nationale La Societe Des 40 Hommes Et 8 Chevaux	S Virginia Dr	Classic Design Beauty Salon	S 4th Ave
American Legion	S Virginia Dr	Romeo's Car Wash	W 17th Pl
M & S Home Appliance LLC	S Factor Ave	Bighorn Car Wash	W 17th Pl
Tangle Tamers Salon 1	S 4th Ave	FTS Automotive Center	S Arizona Ave
Happy Nail Salon	S 4th Ave	Posh Salon	S 1st Ave
Yuma Baseball Academy Inc	E 21st St	New Direction Ministries	S 1st Ave
AAA Yuma Locksmiths	S 4th Ave	Hammerhead Tattoo/Tattoos By Joey	S 1st Ave
Immanuel Southern Baptist Church	E 24th St	Elegant Nails & Spa	S 4th Ave

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Upper Glass Window Cleaning	S 1 St Ave	Elite Tan Medspa & Salon	S 4th Ave
First Pentecostal Church	S 1 St Ave	AAMCO	S 1 St Ave
Bug Depot-Do It Yourself Pest	S 4th Ave	Central Church of Christ	W 28th St
Arizona Barber Shop	S 4th Ave	Funeraria Del Angel	W 28th St
Arizona Registrar of Contractors	S 4th Ave	Yuma Cleaners LLC	W Catalina Dr
Lapels Dry Cleaning	S 4th Ave	Highlander Laundromat	W Catalina Dr
Rafael's Hair Studio	S 4th Ave	In Style Beaty Salon	W Catalina Dr
Yuma Pest Control Pros	E 20th St	EcoEnergy Solutions	W Catalina Dr
Yuma Solar	E 21st St	CrossFit Hidden Valley	S 4 Th Ave
Team Yuma Pest	E 21st St	The Church of Jesus Christ of Latter-Day Saints	S 8 Th Ave
Yuma Pest & Termite Systems	E 21st St	San Diego Nails	W Catalina Dr
American Federation of Government Employees	S Arizona Ave	Cali Pro Nails	S 4 Th Ave
Yuma Pet Hotel & Resort LLC	E 21st St	Morningside Baptist Church	S 8th Ave
MS O'S Look Sharp Barbershop	S 4th Ave	Today's Creative Nails	W 32nd St
Pro Tech Automotive & Prfmce	E 20th St	Kids Cuddlekit Closet	W 32nd St
Rockin Hair Studio	S Arizona Ave	CLK Inc	W 32 Nd St
Chavez Janitorial Services LLC	S 4th Ave	Crunch	S 4 Th Ave
Erwin's Auto Doc	S Arizona Ave	Trinity United Methodist Church	S 8th Ave
Creative Remembrance	W Cactus Dr		

As a part of engagement efforts, City staff visited several businesses within the proposed new NRSA area to share information about the program and encourage them to complete the survey. The in-person conversations were very positive. The business visited included: Magic Mist Car Wash - 195 W 24th St, Get Air - 3121 S 4th Ave, Salty Dog - 2471 S Virginia Dr., Fluid Energies - 777 W 27th St, Eddie's Grill - 2970 S 4th Ave, Sharkey's - 2816 S 4th Ave, Batteries Plus - 2500 S 4th Ave, Jector's Too - 252 E 24th St, 1st Bank Yuma - 2799 S 4th Ave, and Coffee Creation - 2607 S 4th Ave.

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Community Engagement

Figure A-9.
NRSA Postcard

Neighborhood Revitalization Strategy Area (NRSA) Expansion

Help shape the future of your neighborhood!

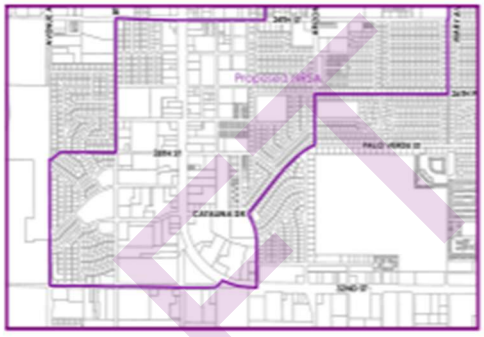
The City of Yuma is updating its NRSA to:

- Focus resources in targeted neighborhoods
- Improve opportunities for residents and businesses
- Strengthen housing, economic development, and community programs

Join Us for a Community Meeting

Palmcroft Elementary
901 W Palmcroft Dr,
Yuma, AZ 85364
Wednesday,
September 10, 2025
6:00 – 7:30 PM

Free Food & Raffle Prizes
Sponsored by Allo Fiber



Your input matters!

Scan the QR code to:

- Take the Resident Survey
- Learn more about the NRSA process
- View the expanded area map

Scan or visit:

Coynrsa.my.canva.site/nrsa-info

Questions? Call ***(928) 373-5187*** *or email* ***Nadia.Rangel@yumaaz.gov***

¿Necesita esta información en español? Escanee el código QR o llámenos al (928) 373-5187.

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Figure A-10.
NRSA Landing Page



Figure A-11.
NRSA Surveys QR Codes



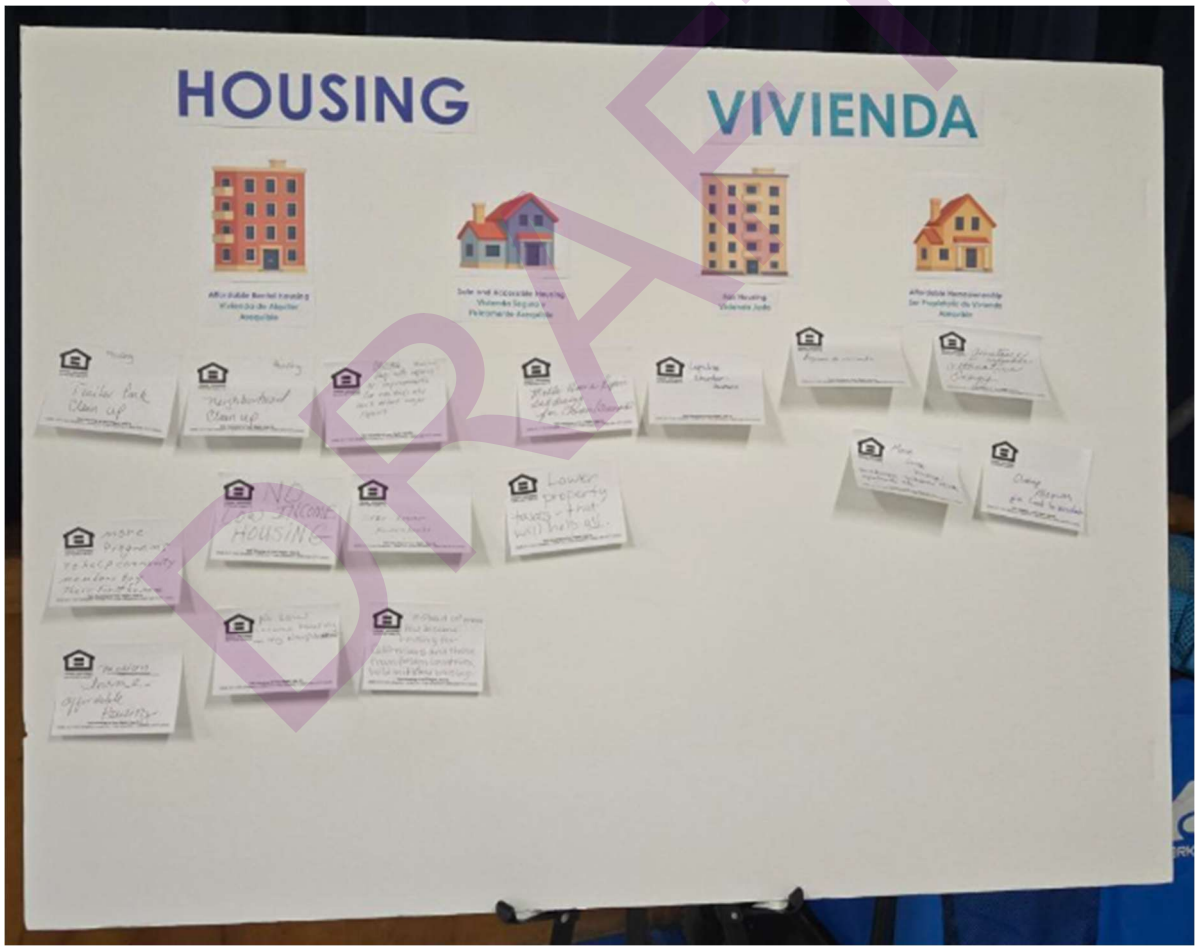
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Palmcroft Elementary School – Robo Call sent out 9/8/25 at 7pm

Hello, this is a message from Palmcroft Elementary on behalf of the City of Yuma.
Join us for a Community Meeting on the Neighborhood Revitalization Strategy Area expansion, Wednesday, September 10, from 6 to 7:30 p.m. at the Palmcroft Elementary Cafeteria.
Your input will help shape the future of our neighborhood. We hope to see you there!

Hola, este es un mensaje de la Escuela Primaria Palmcroft en nombre de la Ciudad de Yuma.
Acompáñenos a la Reunión Comunitaria sobre la expansión del Área de Estrategia de Revitalización del Vecindario, el miercoles 10 de septiembre de 6 a 7:30 p.m. en la cafetería de la Escuela Palmcroft.
Su opinión ayudará a dar forma al futuro de nuestro vecindario. ¡Esperamos verlo allí!

Figure A-12.
NRSA Community Meeting Needs Posters



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COMMUNITY DEVELOPMENT
DESARROLLO COMUNITARIO
NONPROFIT ORGANIZATION
COMMUNITY CENTER
Activity center for Seniors
dumping in the alley
ECONOMIC DEVELOPMENT
DESAROLLO ECONÓMICO
JOB TRAINING
JOB
BUSINESS
SMALL BUSINESS
BUSINESS
More Job Training Programs
Mas Programas de Capacitacion Laboral
Improving Access to Job Opportunities
Mejorar Acceso a Oportunidades Laborales

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PUBLIC SERVICES
SERVICIOS PÚBLICOS
FOOD BANK
CHILDCARE
EDUCATION
Community Food Center
Centro Comunitario de Alimentos
Homeless Services
Servicios para Personas sin Hogar
Affordable Childcare
Cuidado Infantil a Bajo Costo
Education
Educación
Increase Police Presence
Creation of New Parks
Community activity
Traffic control
Parking Lot
Cameras
Alley Maintenance
Stray Cat Removal
Street Repair
More Police Involvement
Rehab Kosta Park

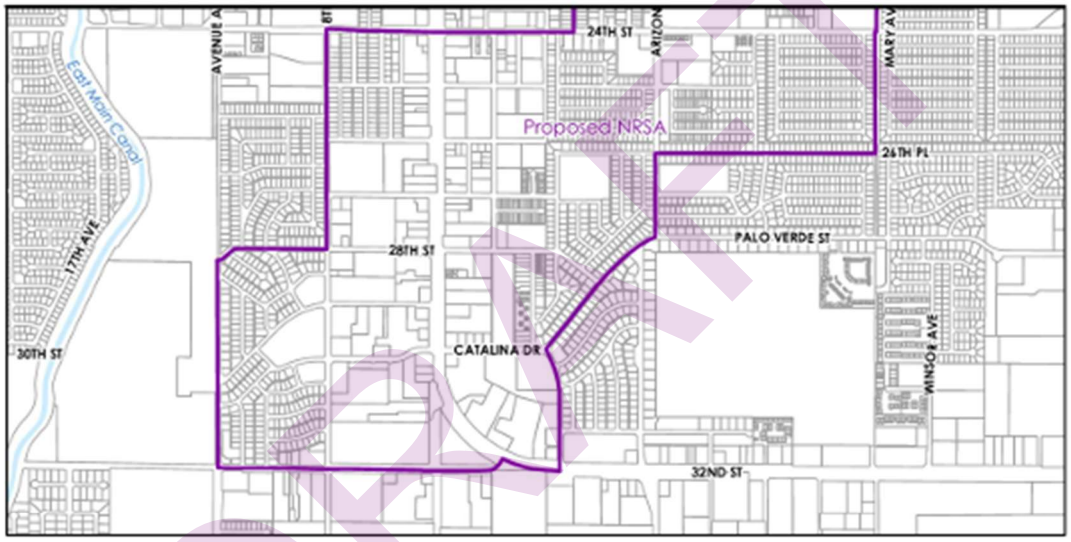
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Figure A-13.
NRSA Resident Survey

CITY OF Yuma

City of Yuma NRSA Resident Survey

The City of Yuma is amending the current Neighborhood Revitalization Strategy Area (NRSA) plan in the City. This area currently covers the Mesa Heights Neighborhood and the City hopes to modify the boundaries to cover the area shown in the map below.



A revitalization strategy is a focused effort by a group of governmental, non-profit, and private organizations to bring employment opportunities, business assistance, improved housing, job training, anti-crime programs, and other programs to a designated neighborhood. **The most important part in shaping this plan is you and your participation.**

We invite you to share your thoughts through the Resident Survey, which will help identify your concerns about your neighborhood. Please respond to the survey by October 10, 2025.

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City of Yuma NRSA Resident Survey

How many years have you been living in your neighborhood?

What year was your home built?

What type of home do you occupy?

- ◯ Single-Family
- ◯ Mobile Home
- ◯ Apartment
- ◯ Other (please specify)

Do you own or rent the home?

- ◯ Own
- ◯ Rent

What is your monthly [ownership/rent] payment?

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City of Yuma NRSA Resident Survey

Housing and neighborhood condition

	Good	Fair	Poor
How would you rate the condition of your home?	◯	◯	◯
How would you rate the overall condition of your neighborhood?	◯	◯	◯

What kind of repairs are needed in your home? (indicate level of repairs needed)

- ◯ Major
- ◯ Minor
- ◯ None

In your opinion, what is the most important issue your neighborhood is facing today?

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City of Yuma NRSA Resident Survey

How would you rate the availability of the following services in your community?

	Good	Fair	Poor
Affordable Housing	○	○	○
Adult Services - Health, Educational, Recreational	○	○	○
Youth Services - Health, Educational, Recreational	○	○	○
Family Counseling	○	○	○
Substance Abuse Programs	○	○	○
Day Care Facilities	○	○	○
Public Transportation Services	○	○	○

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City of Yuma NRSA Resident Survey

How satisfied are you with the City of Yuma's clean-up and rehabilitation efforts?

	Satisfied	Acceptable	Dissatisfied
Housing Rehabilitation	○	○	○
Streets / Alleys / Sidewalks	○	○	○
Garbage / Litter Recollection	○	○	○
Street Lighting	○	○	○

How are the following conditions impacting your neighborhood?

	Major Impact	Moderate Impact	No Impact
Yards not maintained (junk/high grass) and abandoned vehicles	○	○	○
Drainage / Flooding	○	○	○
Business activities outside of homes	○	○	○
Too many homes/mobile homes on one lot	○	○	○
Substandard housing	○	○	○

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City of Yuma NRSA Resident Survey

What impact have the following crime issues in your neighborhood?

	Major Impact	Moderate Impact	No Impact
Graffiti & Vandalism	○	○	○
Drugs, Abuse/Dealers	○	○	○
Domestic Violence, fights, and/or disturbances	○	○	○
Gang Activity	○	○	○
Alcohol Abuse	○	○	○
Robbery / Burglary	○	○	○
Trespassers (activities in alley)	○	○	○
Loitering & Transients	○	○	○
Stray Animals	○	○	○
Vehicle traffic problems (cutting thru alleys/speeding)	○	○	○

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List year(s) of any burglary cases observed in your neighborhood by:

Yourself	
Neighbor	
Non-Resident	

List year(s) of any assault cases observed in your neighborhood by:

Yourself	
Neighbor	
Non-Resident	

Neighborhood Safety/Law Enforcement

	Yes	No	I don't know
Do you feel safe in your home?	◯	◯	◯
Are you comfortable contacting / reporting matters to police?	◯	◯	◯

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City of Yuma NRSA Resident Survey

How many people live in your home? (Please write number)

Total	
Number of children ages 0-11 yrs.	
Number of children ages 12-17 yrs.	
Number of elderly (over 60 yrs.)	

Yearly Household Income (estimated income for all household members)

- ◯ Under $30,000
- ◯ $30,000-$49,999
- ◯ $50,000-$59,999
- ◯ $60,000-$69,999
- ◯ $70,000-$79,999
- ◯ $80,000-$99,999
- ◯ $100,000 or more

Any other comments you would like to share about your neighborhood?

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City of Yuma NRSA Resident Survey

Thank you for completing this survey!

If you would like to receive updated about the NRSA Plan process, please provide your first name and phone and/or email address. Your contact information will be kept confidential and will not be added to any list for marketing or other purposes.

Contact Information (Optional)

Name:

Phone:

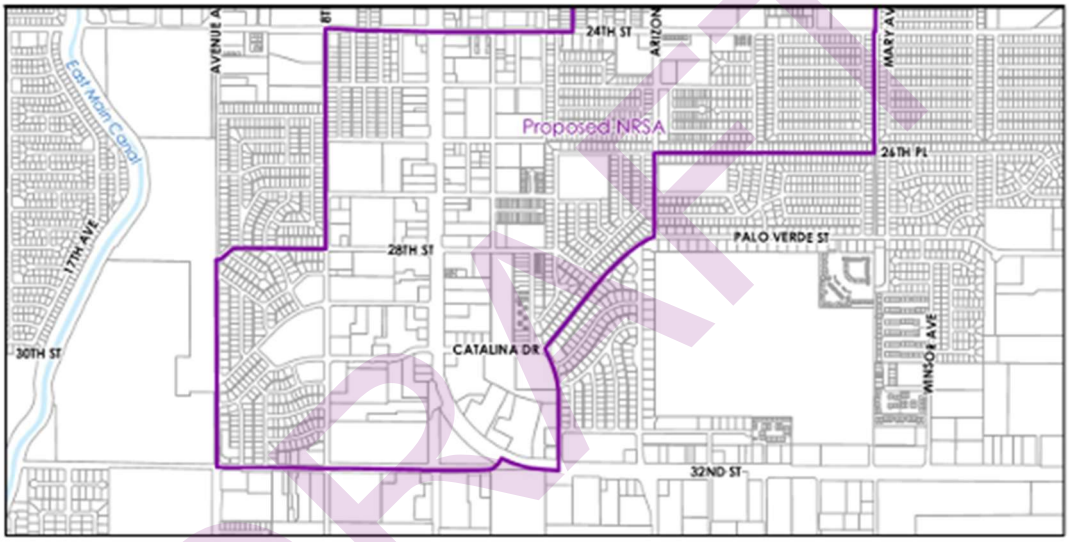
Email:

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Figure A-14.
NRSA Business Survey

City of Yuma NRSA Business Survey

The City of Yuma is amending the current Neighborhood Revitalization Strategy Area (NRSA) plan in the City. This area currently covers the Mesa Heights Neighborhood and the City hopes to modify the boundaries to cover the area shown in the map below.



A revitalization strategy is a focused effort by a group of governmental, non-profit, and private organizations to bring employment opportunities, business assistance, improved housing, job training, anti-crime programs, and other programs to a designated neighborhood. **The most important part in shaping this plan is you and your participation.**

We invite you to share your thoughts through the Business Survey, our objective is to receive input from the businesses located in the neighborhood. Please respond to the survey by October 10, 2025.

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City of Yuma NRSA Business Survey

Do you own or rent space? (Indicate square footage)

Own, sq. ft.	
Rent, sq. ft.	

How old is your building?

- ◯ Less than 15 years
- ◯ 15 years or more
- ◯ Don't know

How many people are employed by your business?

Full-time	
Part-time	
Seasonal	

How many of your employees live in the neighborhood?

Full-time	
Part-time	
Seasonal	

Do you have plans to expand at your current location?

- ◯ Yes
- ◯ No
- ◯ Don't know

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If yes, please explain why and when do you plan to expand:

Do you have plans to relocate your business?

- ◯ Yes
- ◯ No
- ◯ Don't know

If yes, please explain why and when do you plan to relocate:

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City of Yuma NRSA Business Survey

Business Challenges

	Yes	No	I don't know
Do you have problems recruiting employees?	○	○	○
Do you have problems retaining employees?	○	○	○
Do you have a formal workforce training program in place?	○	○	○
Do you consider the residents in the neighborhood to possess employable skills?	○	○	○
Do you feel the location of your business has any impact on your ability to obtain a loan?	○	○	○

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City of Yuma NRSA Business Survey

If you feel the location of your business has any impact on your ability to obtain a loan, please explain:

City of Yuma NRSA Business Survey

Are any of the following items currently impacting your business?

	Yes	No	I don't know
Graffiti & Vandalism	○	○	○
Robbery / Burglary	○	○	○
Violent Crime	○	○	○
Loitering	○	○	○
Traffic Issues	○	○	○
Water	○	○	○
Sewer	○	○	○
Drainage & Flooding	○	○	○
Zoning Restrictions	○	○	○
Building Code Enforcement	○	○	○
Street Lighting	○	○	○
Sidewalks/Curbs	○	○	○
Parking Lot/Parking Issues	○	○	○
Handicap Accessibility	○	○	○
Declining Sales	○	○	○

What is the biggest issue facing the neighborhood?

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City of Yuma NRSA Business Survey

If low-interest loans or other financial assistance were available to improve or expand your business, would you be interested? If yes, what would funding be used for?

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City of Yuma NRSA Business Survey

Business Information

Name:	
Title:	
Business name:	
Former business name:	
Business address:	
Mailing address:	
Business phone:	
E-mail:	
Website:	
Description of Product/Services:	
Hours of operation:	

Any other comments you would like to share about the neighborhood?

Would you be interested in participating in an advisory group that will address neighborhood and business concerns? If yes, how may we contact you?

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City of Yuma NRSA Business Survey

Thank you for completing this survey!

If you would like to receive updated about the NRSA Plan process, please provide your first name and phone and/or email address. Your contact information will be kept confidential and will not be added to any list for marketing or other purposes.

Contact Information (Optional)

Name: _____

Phone: _____

Email: _____

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City of Yuma
Citizen Participation Plan

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Neighborhood & Economic Development
One City Plaza Yuma, AZ 85364
928.373.5187
www.YumaAZ.gov

CITIZEN PARTICIPATION PLAN

Statement of Purpose 1
Public Outreach 1
Public Hearings 2
Public Notices 2
Technical Assistance 3
Comments and Complaints 3
Amendments to Consolidated Plan and Annual Action Plan 4
Emergency or Disaster Procedures 5
Anti-Displacement Policy 6
Access to Records 6

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STATEMENT OF PURPOSE

The purpose of the Citizen Participation Plan is to encourage citizen participation in the development and implementation of the Consolidated Plan, Action Plans, Performance Reports, and Substantial Amendments. These documents guide the use of Community Development Block Grant (CDBG) funds (including program income and Section 108 funds), HOME funds allocated to the Yuma County HOME Consortium, and other funding received from the U.S. Department of Housing and Urban Development (HUD). The plan meets the requirements of 24CFR §91.100 and 24CFR §91.105 and will be made available in a format accessible to persons with disabilities, upon request.

PUBLIC OUTREACH

In preparing the Consolidated Plan and Annual Action Plan, the City of Yuma (City) will encourage participation by all residents. The City will particularly seek input from: agencies that provide housing or social services; low- and moderate-income people, those living in slum and blighted areas, citizens living in public housing and other assisted housing developments and in areas where CDBG and/or HOME funds are proposed to be used; by residents of predominantly low- and moderate-income neighborhoods; minorities; non-English speaking persons; and people with disabilities. The City will provide information to the Housing Authority of the City of Yuma about consolidated plan activities related to its developments and surrounding communities. The City will also encourage the participation of local and regional organizations, including the Continuum of Care, in the process of developing and implementing the Consolidated Plan.

The City will hold at least two meetings per program year to obtain residents' views. The meetings will be conducted at two different stages of the program year.

The following efforts will be made to encourage participation at public meetings and to solicit public input:

- Distribution of announcement flyers to non-profit organizations for display.
- Post announcement on the City's website.
- Email announcement to local nonprofit organizations to share with their clients.
- Publish notices in local English and Spanish newspapers.
- The City will use alternative methods of outreach to encourage involvement and to gather input (e.g., focus groups and online options).

Residents are encouraged to submit questions and comments regarding the City's CDBG and the Yuma County HOME Consortium's HOME program. Comments may be expressed at public meetings or submitted by phone, mail or email. *See contact information in the Comments and Complaints section.*

When a public meeting is held as part of the preparation of the Consolidated Plan or Annual Action Plan, the City will consider any comments and views expressed and may use this input to modify the proposed documents as needed. This information does not have to be submitted in writing. Public input is used to draft a list of projects to be recommended for funding for the upcoming program year.

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PUBLIC HEARINGS

The City of Yuma will hold a minimum of two public hearings at different stages of the program year to obtain citizen views and respond to proposals and questions regarding the CDBG and HOME programs. One of the public hearings will be held during the development of the Consolidated Plan and Annual Action Plan to discuss housing and community development needs, proposed activities, and program performance, including priority non-housing community development needs, and to seek input on the plan. A second public hearing will be held during the public comment period for the draft Consolidated Plan and Annual Action Plan.

- Public hearings will be held after a minimum of two weeks' notice is provided to citizens, with sufficient information published regarding the subject of the hearing to allow for informed comments.
- In-person public hearings will be held at times and locations convenient to potential and actual beneficiaries. Accommodation for persons with disabilities will be provided upon request.
- If in-person meetings are not safe according to federal, state, or local health advisories, public hearings may be held virtually via Teams or a similar platform that allows communication between the City presenter and participants.
- The City will publish at least one public notice prior to scheduled public hearings. The notice will include the date, time, and location of the hearing, information on accessibility for persons with disabilities, and instructions for accessing the meeting if held virtually. An interpreter will be available at public hearings to assist Spanish-speaking residents.

PUBLIC NOTICES

During the development of the Consolidated Plan, Annual Action Plan and Plan Amendments, before the City Council adopts the plans, the City will make available to citizens, public agencies, and other interested parties, via public notices, the following information:

- Amount of CDBG, HOME or other federal housing and/or community development funds expected to be available;
- The range of activities which may be undertaken with such funds;
- The estimated amount of funds which will benefit persons of very low- and low-income;
- The proposed activities likely to result in displacement and the City's plans for minimizing such displacement;
- The types and level of assistance the City will make available to persons displaced;
- The date, time and location of scheduled public hearing(s), information regarding accessibility for persons with disabilities, and if necessary, how to access the virtual meeting.

A summary of the proposed Consolidated Plan, Annual Action Plan, Performance Reports and Plan Amendments will be published in the Yuma Sun, Bajo el Sol and on the City website. Copies of these plans will be made available for review at City Hall, Housing Authority of the City of Yuma (HACY), Yuma

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County Main Library, and Yuma County Heritage Library, and electronically on the City of Yuma website. Each summary will describe the contents and purpose of the identified plan or report and the list of locations where copies of the proposed plan may be examined. The City will provide a reasonable number of free copies of the plan to citizens and groups that request it.

The City will provide a period of 30 days to receive comments from citizens, public agencies, and/or interested parties on the Consolidated Plan, Annual Action Plans, and Plan Amendments, and 15 days for the Performance Report before submission of such documents. If HUD annual funding allocations have not been released by March 15, the timeline for the draft and subsequent submission to HUD may be delayed. If a waiver is provided by HUD that allows grantees to reduce the number of days required for a comment period, the City will reduce the comment period to comply with HUD guidance.

TECHNICAL ASSISTANCE

The City will hold HOME and CDBG Applicant Workshops to provide guidance on completing applications and project proposals. Information will be provided on Consolidated Plan priorities, goals for the specific year, national objectives, eligible activities, performance measurements, project budget, amount of funding available for different types of activities, and federal compliance regulations, if funded.

Upon request, the City will provide technical assistance to organizations that represent low-and moderate-income persons in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan. The level and type of assistance will be determined by the City.

CDBG ADVISORY BOARD

The City of Yuma will maintain a committee known as the CDBG Advisory Board to assist in the review of Community Development Block Grant (CDBG) funding requests. The Advisory Board will typically meet three times per year during the Annual Action Plan cycle, with additional meetings scheduled as needed.

The CDBG Advisory Board will review applications submitted for CDBG funding, hear presentations from applicants, and provide recommendations to City staff and the City Council regarding proposed funding allocations. Members of the CDBG Advisory Board will serve two-year terms. The Board will consist of the following members:

- Two members from the Yuma City Council
- One representative from City of Yuma staff
- Four residents of the City of Yuma

COMMENTS AND COMPLAINTS

The City will consider all comments received in writing or orally at public hearings, in preparing the final Consolidated Plan, Annual Action Plans, Plan Amendments, and Performance Reports. A summary of comments received along with actions taken to address the comment and reasons why some comments were not acted upon, shall be attached to the final Consolidated Plan, Annual Action Plans, Plan Amendments or Performance Reports. Comments can be made by phone, at public meetings, by email, mail, or in person at the contact information below:

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PH: (928)373-5187

TTY: (928)373-5149

Email: NeighborhoodServices@YumaAZ.gov

Address: City of Yuma
Neighborhood and Economic Development
One City Plaza
Yuma, AZ 85364

For written citizen complaints received that are related to the Consolidated Plan, Annual Action Plan, Plan Amendments and Performance Reports, the City will use the following procedure:

- The Administrative Specialist in Neighborhood & Economic Development will receive and log all complaints.
- The Assistant Director of Neighborhood & Economic Development or designee will be responsible for reviewing and drafting responses.
- A response will be sent within 15 working days of receipt of a complaint.
- Any appeal to a response must be filed within 10 working days of the issuance of the response.
- The complainant may appeal to the City Administrator, or designee, who shall have final authority to resolve the complaint.
- The final determination will be made no earlier than 10 working days, and no later than 30 working days after receipt of the appeal.

AMENDMENTS TO CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

HUD requires an amendment to the City's Consolidated Plan or Annual Action Plan whenever the City makes one of the following decisions:

- To make a change in its allocation priorities or a change in the method of distribution of funds;
- To carry out an activity, using funds from any program covered by the Consolidated Plan (including program income), not previously described in the Action Plan; or
- To change the purpose, scope, location, or beneficiaries of an activity.

The City further defines a "Substantial Change" to the Consolidated Plan and Annual Action Plan as one which meets one or more of the following criteria:

- Increases the funding level of a previously approved activity or program by 10% or more of the annual CDBG or HOME allocation;
- Changes the purpose, scope, location or beneficiaries of an activity to the extent that it

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could be considered a new activity;

- Changes the types of beneficiaries proposed to be served by the activity;
- Creates a new CDBG or HOME-funded activity that was not previously described in an Annual Action Plan; and/or
- The change in use of CDBG funds from one eligible activity to another.

Amendments to the Plan that do not meet any of these five (5) threshold criteria shall be deemed non-substantial and may be processed administratively by the Division and are not subject to the requirements of the Citizen Participation Plan.

Proposed Substantial Changes will be published in the Yuma Sun in English and the Bajo el Sol in Spanish and a 30-day public comment period will be provided to the public prior to the change being considered by City Council. If a waiver is provided by HUD that allows grantees to reduce the number of days required for a comment period, the City will reduce the comment period to comply with HUD guidance. As needed, HUD will be notified of the Substantial Amendments in Consolidated Annual Performance and Evaluation Reports (CAPER) submitted.

EMERGENCY OR DISASTER PROCEDURES

In the event of a local, state, or federally declared disaster or emergency—such as the COVID-19 pandemic or other health-related crises—public places may be closed, in-person participation may not be feasible, and large gatherings may pose public health risks.

In such cases, it may be necessary to expedite amendments to a Consolidated Plan, Action Plan, or Citizen Participation Plan. This allows for updated procedures and the rapid allocation or reallocation of funds to effectively respond to the disaster or emergency. It may also be necessary to amend the Consolidated Plan or Action Plan before submitting it for approval to HUD, in order to allocate or reallocate funds for disaster response. Additionally, alternative methods for receiving public input, such as holding remote public hearings, may be utilized.

In these cases, the following modifications to the citizen participation processes may be made, subject to any applicable or mandated HUD regulations, requirements, approval, or waivers:

- Public Comment Period - Provide reasonable public notice of the proposed documents and/or amendment(s) and enable review and comment by the public for at least 5 days. Conduct a public hearing on the proposed amendment during the abbreviated or expedited comment period. Draft documents will be provided to the public on the City's website.
- Public Hearing - Public hearings and meetings may be conducted virtually via conference call or live web-streaming with the ability for participants to ask questions and provide comment in real time. Accommodations for persons with disabilities and/or with limited English proficiency will be made available to the greatest extent possible upon request.

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- Submission Deadline - In the event that HUD waives or updates the submission deadlines for any HUD-required Consolidated Plan, Action Plan, CAPER, or any other document or report, the City may opt to follow revised submission deadlines within HUD guidelines.
- In the event that HUD waives any or all components of the public participation process, the City may opt to follow revised citizen participation allowances within HUD guidelines.

ANTI-DISPLACEMENT POLICY

The City will make every effort possible to minimize displacement of persons affected by CDBG or HOME funded activities. The City will work to ensure that all Consolidated Plan activities are designed to eliminate (or minimize) the occurrence of displacement. If an involuntary displacement should occur, the City will provide housing referral assistance and, if required, make relocation payments in accordance with local, state and federal law.

ACCESS TO RECORDS

The City will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to its Consolidated Plan and the jurisdiction's use of program funds covered by the Consolidated Plan during the preceding five years. The final Consolidated Plan, Annual Action Plans, and Performance Reports will be available for review to the public on the City's website at www.YumaAz.gov, in the City of Yuma Neighborhood & Economic Development office at One City Plaza, Yuma, Arizona, and at other locations listed in the public notices. The Consolidated Plan will be in a format accessible to persons with disabilities.

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City of Yuma

City Council Report

File #: R2026-020 **Agenda Date:** 6/3/2026 **Agenda #:** 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☒ Safe & Prosperous	☐ Motion
Police	☐ Active & Appealing	☒ Resolution
	☐ Respected & Responsible	☐ Ordinance - Introduction
DIVISION:	☐ Connected & Engaged	☐ Ordinance - Adoption
Patrol	☐ Unique & Creative	☐ Public Hearing

TITLE:
Agreement - Arizona Department of Homeland Security

SUMMARY RECOMMENDATION:
Authorize an agreement with the Arizona Department of Homeland Security to reimburse the City for funds expended for overtime, employee related expenses, and mileage being utilized in support of Operation Stonegarden. (Police/Patrol) (Thomas Garrity)

STRATEGIC OUTCOME:
This agreement supports the City Council's Safe and Prosperous strategic outcome. This action contributes to community safety and prosperity by entering into a collaborative operational agreement with the United States Border Patrol that provides additional security patrols throughout the community to address border-related security issues.

REPORT:
Operation Stonegarden (OPSG) is a collaborative operational agreement between State, Local, and Tribal law enforcement agencies and the United States Border Patrol (USBP). OPSG supports the USBP's efforts to enhance border security by interdicting illegal activity in border communities. By employing this partnership, the Police Department will be able to deploy additional patrols to aid in detecting and deterring border-related crime and support the City of Yuma's vision of being a Safe and Prosperous community.

The Police Department is one of several agencies that partner with the USBP to develop and maintain a multi-tiered level of security along the United States/Mexico border. This partnership allows the City of Yuma to engage with Federal, State, Tribal, and other Local law enforcement agencies, encouraging positive, long-lasting relationships.

Under this agreement, YPD would be reimbursed up to $508,670 for overtime, $110,330 for employee-related expenses, and $34,000 for mileage expenses (total of $653,000) in support of OPSG from May 11, 2026, through April 30th, 2027. OPSG funds cannot supplant normal operations or funding.

By approving this motion, the Mayor and Council authorize the City Administrator and designated City Staff to execute an agreement under which the City will be reimbursed for overtime, employee-related expenses, and mileage expenses incurred in support of OPSG.

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 0.00	BUDGETED:	$ 0.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 653,000.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 653,000.00	173-60-10-PDSN25 173-60-12-PDSN25 173.60.1 PDSN25 173-60-16-PDSN25	

FISCAL IMPACT STATEMENT:
All money spent by the City for the OPSG Overtime-Mileage project will be reimbursed by the Arizona Department of Homeland Security using Federal Grant Funds.

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☐ Department
☒ City Clerk's Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

ARIZONA DEPARTMENT OF HOMELAND SECURITY

1802 W. Jackson Street
#117, Phoenix, AZ 85007
602.542.7013

KATIE HOBBS
GOVERNOR
KIM O'CONNOR
DIRECTOR

May 8, 2026

Chief Thomas Garrity
Yuma Police Department
1500 S. First Avenue
Yuma, AZ 85364

Subject: FFY 2025 Operation Stonegarden Grant Program Award
Subrecipient Agreement Number: **250435-01** Project Title: **OPSG OVERTIME-MILEAGE**

Dear Chief Garrity:

The OPSG Budget/Narrative Application that your agency submitted to the Arizona Department of Homeland Security (AZDOHS) for consideration under the Operation Stonegarden Grant Program (OPSG) has been awarded. The project titled "**PSG OVERTIME-MILEAGE"** has been funded under the Operation Stonegarden Grant Program for **$653,000.00.** The grant performance period is **May 11, 2026 through April 30, 2027.** This grant program is part of the U.S. Department of Homeland Security Grant Program and specifically is awarded under CFDA #97.067 (Catalog of Federal Domestic Assistance). The FFY 2025 federal award date as indicated in the U.S. DHS award package is 1/30/2026 with a total amount of funding of $30,153,562. The Federal Award Identification Number is EMW-2025-SS-05003.

To initiate the award process, the following action items must be completed, signed and returned to AZDOHS.

1. Two Subrecipient Agreements - Download two original OPSG Subrecipient Agreements **(email attachment)**
    a. Overtime/Mileage Subrecipient Agreement for an Overtime/Mileage grant
    b. Equipment Subrecipient Agreement for an Equipment grant
2. OPSG Budget Detail **(email attachment)**
3. Environmental and Historic Preservation (EHP) required documentation (if applicable, see attached EHP Designation Letter). **(email attachment)**

Hard copies of the Award Letter, Budget Detail, EHP letter and Subrecipient Agreements will **not** be mailed to you. These items must be completed and on file at AZDOHS in order for your agency to be eligible for reimbursement. **If all documentation listed in numbers 1, 2, and 3 above (if applicable) is not signed and received by AZDOHS on or before July 31, 2026 this award is rescinded and the funds will be reallocated.**

ARIZONA
DEPARTMENT OF
HOMELAND SECURITY

1802 W. Jackson Street
#117, Phoenix, AZ 85007
602.542.7013

KATIE HOBBS
GOVERNOR
KIM O'CONNOR
DIRECTOR

This letter does not serve as authorization to obligate or begin spending funds toward this award. Obligations and expenditures cannot take place until **May 11, 2026**. If your project requires an Environmental and Historic Preservation (EHP) review, this must be completed, submitted and approved by FEMA/AZDOHS prior to any obligation/expenditure of funds. Additionally, all actions associated with this project must be completed, invoiced and received by the end of the period of performance. Reimbursements are limited to approved quantities and funding thresholds. You will not be reimbursed for quantities in excess of what you have been authorized to purchase. AZDOHS reserves the right to request additional documentation at any time.

If you should have any questions, please do not hesitate to contact your Strategic Planner.

Congratulations on your Operation Stonegarden Grant Program award.

Sincerely,



Kim O'Connor
Director

Attachments to email: Subrecipient Agreement, OPSG Budget Detail, EHP Designation Letter

FFY 2025 Operation Stonegarden Grant Program
Overtime/ERE/Mileage - Budget Detail
Agency: Yuma Police Department
Subrecipient Agreement#: 250435-01

The signatures below verify the submission/approval process. All parties signify that all aspects of this project are allowable, reasonable and justifiable in accordance with published federal grant guidelines. Subrecipient agrees to the funding shown here:

OVERTIME	ERE	MILEAGE	TOTAL AWARD
$508,670	$110,330	$34,000	
			$653,000

Project Point of Contact

Print Name | Signature | Date

AZDOHS Staff: Kim Brooks

Print Name | Signature | Date

This form is to be signed and returned.

RESOLUTION NO. R2026-020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING THE CITY OF YUMA TO ENTER INTO A SUBRECIPIENT AGREEMENT WITH THE ARIZONA DEPARTMENT OF HOMELAND SECURITY, REGARDING THE OPERATION STONEGARDEN GRANT PROGRAM

WHEREAS, on May 8, 2026, the Arizona Department of Homeland Security (AZDOHS) approved a grant for the City of Yuma under the Operation Stonegarden Grant Program (OPSG); and,

WHEREAS, Operation Stonegarden Grant Program funds will allow the Yuma Police Department to deploy patrols to aid in detecting and deterring border-related crimes; and,

WHEREAS, the Operation Stonegarden Grant Program will reimburse the City of Yuma for overtime, employee-related expenses, and mileage utilized in support of Operation Stonegarden.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: The City Council finds that entering into a subrecipient agreement with the Arizona Department of Homeland Security to accept Operation Stonegarden grant funds for use by the Yuma Police Department is in the public interest.

SECTION 2: The document titled *Subrecipient Agreement Operation Stonegarden Grant Program Overtime-Mileage*, attached and incorporated into this Resolution by reference, is approved for signature by the City Administrator on behalf of the City of Yuma.

Adopted this _____ day of June, 2026.

APPROVED:

_____
Douglas J. Nicholls
Mayor

ATTEST:

_____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

SUBRECIPIENT AGREEMENT
25-AZDOHS-OPSG- 250435-01
Between

The Arizona Department of Homeland Security ("AZDOHS")

And

Yuma Police Department

UEI Number: GN4ZBTUNCN83

WHEREAS, A.R.S. §41-4254 makes the Arizona Department of Homeland Security (AZDOHS) responsible for administering the funds covered by this agreement ("Agreement"), the parties hereby agree to the following terms:

1. **Purpose of Agreement** This Agreement is to specify the rights and responsibilities of AZDOHS in administering the distribution of homeland security grant funds to Subrecipient, and to specify the rights and responsibilities of Subrecipient as the recipient of these funds.

2. **Period of Performance** This Agreement shall become effective on **May 11, 2026** and shall terminate on **April 30, 2027** (the "Period of Performance"). The obligations of Subrecipient herein survive termination of this Agreement.

3. **Description of Services** Subrecipient must fulfill all obligations set forth in Subrecipient's approved grant application titled: **"OPSG Overtime-Mileage"** and funded at **$653,000** (as may have been modified by the award letter).

4. **Financing and Fiscal Responsibility** Under the U.S. Department of Homeland Security ("DHS") grant #EMW-2025-SS-05003 and Catalog of Federal Domestic Assistance ("CFDA") #97.067, AZDOHS shall provide up to **$653,000** to Subrecipient under this Agreement.

Payment to Subrecipient must be on a reimbursement basis only, conditioned upon Subrecipient providing AZDOHS with proof of payment and applicable, accurate and complete reimbursement documents, as deemed necessary by AZDOHS. A list of acceptable documentation is at www.azdohs.gov. Payments are contingent on Subrecipient performing all its obligations under this Agreement. Subrecipient may use the funds provided under this Agreement only as provided in the application and award documentation. If Subrecipient does not complete all its obligations, Subrecipient must immediately reimburse all previously provided funds to AZDOHS. If Subrecipient completes its obligations at a lower than the budgeted cost, the amount reimbursed to Subrecipient will be only the amount actually spent by Subrecipient in accordance with the approved application. For any expenditure disallowed after or otherwise by AZDOHS, or the State or Federal government, Subrecipient must immediately reimburse such funds to AZDOHS.

5. **Reporting Requirements** Subrecipient must submit quarterly programmatic reports to AZDOHS as follows:

January 15 (for the period from October 1– December 31)
April 15 (for the period from January 1 – March 31)
July 15 (for the period from April 1 – June 30)
October 15 (for the period from July 1 – September 30)

Subrecipient must use the Quarterly Programmatic Report form (https://azdohs.gov/grant-program-forms) for these reports. Subrecipient must provide detailed information on the status of completion of the planned activities in the approved application satisfactory to AZDOHS in its sole discretion. Failure to adequately provide such information will result in the Quarterly Programmatic Report being rejected by AZDOHS and resubmission will be required. If the program has been fully completed so that there will be no further updates, then the quarterly report for the quarter in which the program was completed will be the final report; the report should be marked as "final" and must include all pertinent information regarding the program as determined solely by AZDOHS.

Final Quarterly Programmatic Report: The final quarterly programmatic report is due no more than **15** calendar days after the end of the performance period. Subrecipient may submit a final quarterly report prior to the end of the performance period if the scope of the project has been fully completed and implemented. The Property Control Form is due with the final quarterly report (if applicable).

6. **Reimbursements** Subrecipient must provide AZDOHS with requests for reimbursement as frequently as monthly but not less than quarterly; submissions must be made via US Mail, delivery service (FedEx, UPS, etc.) or in person; **submissions via fax or by any electronic means will not be accepted**. Reimbursement requests shall be submitted with the Reimbursement Form provided by AZDOHS staff. AZDOHS has the right to require Subrecipient to provide any documentation and/or information AZDOHS deems necessary to process submissions.

Reimbursement requests are only required when expenses have been incurred. The Subrecipient shall submit a final reimbursement request, marked as such, for expenses received and invoiced prior to the end of the period of performance. The final reimbursement must be **received** by AZDOHS no more than **45** calendar days after the end of the period of performance. Requests for reimbursement received by AZDOHS later than 45 calendar days after the end of the period of performance will not be paid.

Subrecipients will only be reimbursed for expenses that have been obligated, expended and received within the authorized Period of Performance as identified in Paragraph 2 of this Agreement. Subrecipients are not authorized to obligate or expend funds prior to the start date of the Period of Performance. Any expenses obligated or expended prior to the Period of Performance start date will be deemed unallowable and will not be reimbursed. Any expenses/services that occur beyond the Period of Performance (e.g. cell phone service) will be deemed unallowable and will not be reimbursed.

7. **Environmental Planning and Historic Preservation** Subrecipient **must** comply with Federal, State, and Local environmental and historical preservation (EHP) regulations, laws and Executive Orders as applicable. *See* https://www.fema.gov/emergency-managers/practitioners/environmental-historic/laws/ehp-directive-instruction and https://azdohs.gov/environmental-and-historic-preservation-ehp. Subrecipients proposing programs with potential environmental impact **must** participate in the DHS/Federal Emergency Management Agency (FEMA) EHP review process. Subrecipient **must** complete the EHP review process before funds will be released by AZDOHS. If Subrecipient engages in ground disturbing activities, Subrecipient must monitor ground disturbance. If archeological resources are discovered, Subrecipient must immediately (a) cease construction and (b) notify FEMA, AZDOHS, and the Arizona State Historic Preservation Office. AZDOHS/DHS/FEMA **will not fund or reimburse** projects that are initiated without the required EHP review.

8. **Procurement (including Noncompetitive Procurement)** Subrecipient must comply with its procurement rules/policies, all Federal procurement rules/policies, including provisions of 2 CFR Part 200, which were updated by OMB in April of 2024, and all Arizona Procurement Code provisions and rules, the most restrictive of which will apply. Subrecipient **must not** enter into a noncompetitive procurement unless AZDOHS grants **prior written approval** via the Noncompetitive Procurement Request form at https://azdohs.gov/grant-program-forms.

9. **Property Control** Subrecipient must safeguard and maintain control and accountability for all property/equipment purchased under this Agreement, and Subrecipient must assure that it is used only for purposed authorized under this Agreement and maintained as provided in 2 CFR 200.313. Such property/equipment shall be used by Subrecipient in the program for which it was acquired as long as needed, whether or not the program continues to be supported by Federal grant funds. Subrecipient must immediately investigate and report to AZDOHS any loss, damage, or theft. Subrecipient must replace any property/equipment lost, damaged or stolen at Subrecipient's expense, and must immediately submit an updated Property Control Form (https://azdohs.gov/grant-program-forms) to AZDOHS.

"Nonexpendable Property/Equipment" is property that has a continuing use, is not consumed in use, has an expected life of one year or more, costs $10,000 or more per unit, and does not become a fixture or lose its identity as a component of other equipment/systems, while a "Capital Asset" is personal or real property or a fixture costing $10,000 or more per unit with an expected life of one year or more. Subrecipient is solely responsible for the proper maintenance of all Nonexpendable Property/Equipment and Capital Assets acquired under this Agreement Subrecipient must take a physical inventory of all such Nonexpendable Property/Equipment and Capital Assets and reconcile the results with the Property Control Form at least once every two years. Subrecipient must maintain a control system to prevent loss, damage, or theft of such Nonexpendable Property/Equipment and Capital Assets, and Subrecipient must immediately report any loss, damage, or theft to AZDOHS. A Property Control Form (if applicable) shall be maintained for the entire scope of the program or project for which property was acquired through the end of its useful life and/or disposition. All Nonexpendable Property and Capital Assets must be included on the Property Control Form. **The Subrecipient, if applicable, shall provide AZDOHS a copy of the Property Control Form with the final quarterly programmatic report**. The Property Control Form can be located at https://azdohs.gov/grant-program-forms. The Subrecipient agrees

to be subject to equipment monitoring and auditing by state or federal authorized representatives to verify information.

When Nonexpendable Property/Equipment and/or Capital Assets acquired under this Agreement are no longer needed by the Subrecipient for the original program or for other activities currently or previously supported by a federal awarding agency, Subrecipient must immediately submit an updated Property Control Form to AZDOHS, and any disposition must be in compliance with AZDOHS Disposition Guidance (https://azdohs.gov/grant-program-forms) and 2 CFR Part 200, including specifically 2 CFR 200.313. If Subrecipient seeks disposition of such Nonexpendable Property/Equipment or Capital Assets for any reason other than theft, destruction, or loss, Subrecipient must submit an Equipment Disposition Request Form (https://azdohs.gov/grant-program-forms) to AZDOHS and receive approval from AZDOHS prior to disposition. Subrecipient must update the Property Control Form and provide a copy to AZDOHS within 45 calendar days after disposition. Per 2 CFR 200.333(c), Subrecipient must retain all records relating to such Nonexpendable Property/Equipment and Capital Assets for 3 years after disposition.

10. **Training and Exercise** All training and/or exercise events must be included in Subrecipient's application. Alternate/additional training/exercise requests must be approved in advance by AZDOHS. Subrecipient must submit a Project Modification Request Form (https://azdohs.gov/grant-program-forms) for review and approval by AZDOHS prior to scheduling alternate/additional training/exercise events. For those projects that are managed by DEMA, alternate/additional training requests must be approved in advance by DEMA and AZDOHS using the Pre-approval form (https://dema.az.gov/emergency-management/preparedness/training-branch). All exercises must comply with FEMA Homeland Security Exercise and Evaluation Program (https://www.fema.gov/emergency-managers/national-preparedness/exercises/hseep; "HSEEP") guidance. Subrecipient will (a) Submit an exercise summary and attendance/sign-in roster; and (b) Email the After Action Report/Improvement Plan to the local County Emergency Manager, AZDOHS, and the DEMA Exercise Branch, within 90 days of completion of an exercise or as prescribed by HSEEP.

11. **Consultants/Trainers/Training Providers** Invoices for consultants/trainers/training providers must include: a description of services; dates of services; number of hours for services performed; rate charged; and the total cost of services. Rates must be within the prevailing rates; must be consistent with Subrecipient's procurement policies and 2 CFR Part 200; and shall not exceed **$650** per day per consultant/trainer/training provider unless AZDOHS grants prior written approval. This includes internal personnel hired on backfill/overtime to deliver training. Subrecipient will not be reimbursed costs other than travel, lodging, meals, and incidentals on travel days for consultants/trainers/training providers, at rates not to exceed State rates, and itemized receipts are required. See Travel Costs below, at Paragraph 12.

12. **Travel Costs** All grant funds expended for travel, lodging, meals and incidentals are subject to the standards of Subrecipient's policies and procedures, and the State of Arizona Accounting Manual (https://gao.az.gov/publications/saam), which Subrecipient must apply uniformly to both Federally financed and its other activities. AZDOHS will reimburse at the most restrictive allowability and rates. At no time will Subrecipient's reimbursements exceed the State rates established by the Arizona Department of Administration: https://gao.az.gov/travel.

13. **Contractors/Subcontractors** Subrecipient may enter into written subcontract(s) in accordance with 2 CFR Part 200 and the NOFO. No subcontract that the Subrecipient enters into relieves Subrecipient of any responsibilities under this Agreement. Subrecipient must give AZDOHS immediate notice in writing of any action filed or claim made against Subrecipient by any subcontractor or vendor.

14. **Allowable Costs** The allowability of costs incurred under this Agreement shall be determined by AZDOHS in its sole discretion and in accordance with the general principles and standards set forth in the CFR, FEMA Authorized Equipment List (https://www.fema.gov/grants/tools/authorized-equipment-list), and guidance documents (i.e. NOFO, Preparedness Grants Manual, Information Bulletins). Subrecipient's use of grant funds for indirect costs must be in accordance with 2 CFR Part 200, including 2 CFR 200.211(b)(16) and the NOFO. Subrecipient must apply to AZDOHS for its written approval of indirect costs prior to expenditure. Subrecipient may not expend grant funds for Management and Administrative costs for administering such funds without prior written approval of AZDOHS.

15. **Amendments** Any change in this Agreement including but not limited to the Description of Services, Period of Performance and budget described herein, whether by modification or supplementation, must be accomplished by a formal Agreement amendment signed and approved by and between the duly authorized representatives of the Subrecipient and the AZDOHS. Any such amendment shall specify: 1) an effective date; 2) any increases or decreases in the amount of the Subrecipient's reimbursement, if applicable; 3) be titled as an "Amendment," and 4) be signed by the parties identified in the preceding paragraph. The Subrecipient expressly and explicitly understands and agrees that no other method of communication, including any other document, correspondence, act, or oral communication by or from any person, shall be used or construed as an amendment or modification or supplementation to this Agreement.

16. **Audit/Monitoring**

a. Subrecipient must comply with the record-keeping and other requirements of ARS 35-214 and 35-215, and shall ensure that its contractors and subcontractors at all tiers also comply.

b. Under 31 USC 7501-7507and 2 CFR 200.501, Subrecipient will be subject to audit per 2 CFR Part 200, if Subrecipient expended $1,000,000 or more in Federal awards in its previous fiscal year. If Subrecipient has met or exceeded this threshold, Subrecipient must submit to AZDOHS a copy of Subrecipient's single audit or program specific audit report for the previous fiscal year (and for subsequent fiscal years that fall within the Period of Performance) annually, within 9 months of Subrecipient's fiscal year end. Subrecipients not subject to this requirement must submit to AZDOHS via audits@azdohs.gov a statement that they do not meet the threshold and therefore do not have to complete a single audit or program specific audit.

c. Failure of Subrecipient to comply with any requirements resulting from an audit will suspend reimbursement by AZDOHS to Subrecipient and Subrecipient will not be eligible for any new award, until Subrecipient is in complete compliance.

AZDOHS will monitor Subrecipient to ensure that program goals, objectives, performance requirements, timelines, planned objectives, budgets, and all other related program criteria

are being met. Subrecipient must comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff and must require any contractors, successors, transferees, and assignees to comply with these same provisions pursuant to 2 CFR § 200.337. Subrecipient must cooperate with any review or investigation conducted by DHS and/or AZDOHS. Subrecipient must give DHS and AZDOHS access to and the right to copy records, accounts, and other documents and sources of information related to the grant and permit access to facilities, personnel, and other individuals and information as deemed necessary by DHS or AZDOHS. Subrecipient must submit timely, complete, and accurate reports to the appropriate DHS and AZDOHS officials and maintain appropriate backup documentation. Subrecipient must comply with all other reporting, data collection, and evaluation requirements prescribed by law or in program guidance.

17. **NOFO, DHS Standard Terms, Agreement Articles, and PGM** Subrecipient must comply with all applicable terms within the Notice of Funding Opportunity (NOFO), the FY 2025 DHS Standard Terms and Conditions, the Agreement Articles attached to the FEMA Award Letter to AZDOHS, and the Preparedness Grant Manual (PMG). The applicable terms of each of the NOFO, FY 2025 DHS Standard Terms and Conditions, Agreement Articles, and PMG are hereby incorporated into this Agreement, and many, but not all, of the applicable terms are also included or restated within this Agreement. If a condition in the NOFO is inconsistent with FY 2025 DHS Standard Terms and Conditions, the condition shall be invalid to the extent of the inconsistency.

However;

Notwithstanding their inclusion in the Agreement Articles and 2025 DHS Standard Terms and Conditions, the following terms and Agreement Articles do not apply: (1) paragraph C.IX (Communication and Cooperation with the Department of Homeland Security and Immigration Officials) of the 2025 DHS Standard Terms and Conditions and the Agreement Article titled “Communication and Cooperation with the Department of Homeland Security and Immigration Officials”; and (2) paragraph C.XVII(2)(a)(iii) (Anti-Discrimination Grant Award Certification regarding immigration) of the 2025 DHS Standard Terms and Conditions and paragraph (2)(a)(iii) of the Agreement Article titled “Anti-Discrimination.”

AND

In regard to SHSP and UASI Programs, Pursuant to the memorandum and order issued on September 24, 2025, in State of Illinois, et al. v. Federal Emergency Management Agency, et. al, No. 25-206 (D.R.I.) and the preliminary injunction order issued on August 22, 2025, in City and County of San Francisco, et al. v. Trump, et al., No. 3:25-cv-01350 (N.D. Cal.), the following terms and conditions do not apply to awards or subawards subject to the orders while the orders remains in effect: (1) paragraph C.IX (Communication and Cooperation with the Department of Homeland Security and Immigration Officials) of the DHS Standard Terms and Conditions and the Agreement Article titled “Communication and Cooperation with the Department of Homeland Security and Immigration Officials” in this award package; (2) paragraph C.XVII(2)(a)(iii) (Anti-Discrimination Grant Award Certification regarding immigration) of the DHS Standard Terms and Conditions and paragraph (2)(a)(iii) of the Agreement Article titled “Anti-Discrimination” in this award package; and (3) the “State Homeland Security

Program: Compliance with Federal Immigration Law" Agreement Article. If memorandum and order or preliminary injunction in either of these matters are stayed, vacated, or extinguished, the "State Homeland Security Program: Compliance with Federal Immigration Law" Agreement Article (Article 61) will immediately become effective.

18. **National Incident Management System** Subrecipient must remain in compliance with National Incident Management System implementation initiatives as provided in the NOFO.

19. **Communications Equipment** All Land Mobile Radio equipment purchased must comply with: (a) P25 (Project 25) standards (https://www.cisa.gov/safecom); (b) SAFECOM Guidance (https://www.cisa.gov/safecom); (c) Land Mobile Radio Minimum Equipment Standards as approved by the Statewide Interoperability Executive Committee (https://www.azdps.gov/content/basic-page/127); and (d) Arizona's State Interoperable Priority Programming Guide (https://www.azdps.gov/content/basic-page/127).

20. **Nonsupplanting Agreement** Subrecipient must not use funds received under this Agreement to supplant Federal, State, Tribal or Local funds or other resources, and may be required to document this. If a position created by this Agreement is filled from within, the resulting vacancy must be filled within 30 days, and if not, Subrecipient must stop charging the grant for the new position; upon filling the vacancy, Subrecipient may resume charging for the position. A cost allocable to a particular Federal award provided for in 2 CFR Part 200 Subpart E may not be charged to other Federal awards to overcome fund deficiencies, to avoid restrictions imposed by Federal statutes, regulations, or terms and conditions of the Federal award(s), or any other reason. However, Subrecipient from may shift costs allowable under two or more Federal awards if allowed by Federal statute, regulation, or the terms of the Federal award(s).

21. **E-Verify** Subrecipient must comply with all State and Federal immigration laws and regulations relating to its employees and to employees of any contractor or subcontractor retained through Subrecipient to provide goods or services related to this Agreement, including but not limited to ARS 23-214(A) and ARS 41-4401. A breach of this obligation is a material breach of this Agreement and Subrecipient may be subject to penalties to be determined at AZDOHS's discretion, up to and including termination of this Agreement. AZDOHS will have the right to inspect the papers of any Subrecipient employee who works on this Agreement, and to those of any employee of any contractor or subcontractor retained through Subrecipient.

22. **Research and Development** Subrecipient may not use funds obtained under this Agreement for research/development.

23. **Funds Management** Subrecipient must maintain funds received under this Agreement in separate accounts and cannot mix these funds with funds from other sources. Subrecipient must manage funds according to all applicable Federal regulations, including 2 CFR Part 200 and specifically 2 CFR 200.302. Subrecipient must maintain the following business systems:

- Financial Management
- Procurement

- Personnel
- Property
- Travel

To be adequate, a business system must be 1) complete and in writing; and 2) consistently followed – Subrecipient must apply it in all circumstances, regardless of funding source.

24. **Reporting of Matters Related to Recipient Integrity and Performance** If the total of Subrecipient's currently active grants, cooperative agreements, and procurement contracts from all Federal assistance offices exceeds $10,000,000 at any time during the Period of Performance, Subrecipient must comply with Appendix XII to 2 CFR Part 200.

25. **Mandatory Disclosures** Subrecipient must disclose, in a timely manner and in writing, to AZDOHS all violations of federal criminal law involving, fraud, bribery, or gratuity violations potentially affecting the Federal award, as required by 2 CFR 200.113.

26. **Nondiscrimination** Subrecipient must comply with the following that apply to this Federally-funded program:

a. 29 USC 794, which bars discrimination against qualified handicapped individuals solely by reason of the handicap;

b. 42 USC 2000d *et seq.*, 6 CFR Part 21, and 44 CFR Part 7, which bar discrimination on grounds of race, color, or national origin (which requires Subrecipient to take reasonable steps to provide accommodation to persons with Limited English Proficiency; Subrecipient must refer to the DHS Guidance at https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited and the resources at http://www.lep.gov);

c. All State and Federal equal opportunity and non-discrimination requirements and conditions of employment, including but not limited to Arizona Executive Order 2023-01 (https://azgovernor.gov/office-arizona-governor/executive-order/1-0) and 42 USC 12101-12213 (which bar discriminating on the basis of disability;

d. 42 USC 6101 *et seq.*, which prohibits discrimination on the basis of age;

e. The equal treatment policies and requirements contained in 6 CFR Part 19 and other applicable statutes, regulations, and guidance governing faith-based organizations;

f. 20 USC 1681 *et seq.* and 6 CFR Part 17 and 44 CFR Part 19, which bars discrimination on the basis of sex; and

g. 42 USC 3601 *et seq.* and 24 CFR Part 100, which prohibit discrimination in the sale, rental, financing, and advertising of dwellings, or in the provision of related services, on the basis of race, color, national origin, religion, disability, familial status, and sex.

27. **Anti-discrimination** Subrecipient must comply with all applicable Federal anti-discrimination laws material to the government's payment decisions for purposes of 31 U.S.C. 3729(b)(4).

(1) Definitions. As used in this clause;

(a) DEI means “diversity, equity, and inclusion.”

(b) DEIA means “diversity, equity, inclusion, and accessibility.”

(c) Discriminatory equity ideology has the meaning set forth in Section 2(b) of Executive Order 14190 of January 29, 2025.

(d) Federal anti-discrimination laws mean Federal civil rights law that protect individual Americans from discrimination on the basis of race, color, sex, religion, and national origin.

(2) Grant award certification.

(a) By accepting the grant award, recipients are certifying that:

(i) They do not, and will not during the term of this financial assistance award, operate any programs that advance or promote DEI, DEIA, or discriminatory equity ideology in violation of Federal anti-discrimination laws; and

(ii) They do not engage in and will not during the term of this award engage in, a discriminatory prohibited boycott.

(3) DHS reserves the right to suspend payments in whole or in part and/or terminate financial assistance awards if the Secretary of Homeland Security or her designee determines that the recipient has violated any provision of subsection (2).

(4) Upon suspension or termination under subsection (3), all funds received by the subrecipient shall be deemed to be in excess of the amount that the subrecipient is determined to be entitled to under the Federal award for purposes of 2 CFR § 200.346. As such, all amounts received will constitute a debt to the Federal Government that may be pursued to the maximum extent permitted by law.

28. **Intellectual Property** Subrecipient must affix the copyright notices required by 17 USC 401 and 402 and include an acknowledgement of Government sponsorship (including award number) to any work first produced under this Agreement. Unless otherwise provided by law, Subrecipient is subject to 35 USC 200-212 and is subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from financial assistance awards that are in 37 CFR Part 401, including specifically 37 CFR 401.14. Subrecipient must obtain DHS’s approval prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials. Subrecipient agrees that DHS and AZDOHS have a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, or otherwise use, and authorize others to use: (a) the copyright in any work developed under an award or sub-award; and (b) any rights of copyright to which Subrecipient purchases ownership with Federal support. Subrecipient must acknowledge its use of Federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing programs funded in whole or in part with Federal funds. Subrecipient must not advertise

or publish information for commercial benefit concerning this Agreement without the prior written approval of AZDOHS.

29. **Activities Conducted Abroad** Subrecipient must ensure that program activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

30. **Federal Debt Status** Subrecipient must not be delinquent on any Federal obligations, including but not limited to payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129 (https://www.whitehouse.gov/wp-content/uploads/legacy_drupal_files/omb/circulars/A129/a-129.pdf)

31. **Required Use of American Iron, Steel, Manufactured Products, and Construction Materials** Subrecipients must comply with 2 CFR Part 184, which codifies the Build America, Buy America Act (BABAA) Preference applicable to Federal financial assistance programs for infrastructure projects.

In addition to the DHS Standard Terms and Conditions regarding Required Use of American Iron, Steel, Manufactured Products, and Construction Materials, recipients and subrecipients of FEMA financial assistance for programs that are subject to BABAA must include a Buy America preference contract provision as noted in 2 CFR§ 184.4 and a self-certification as required by the FEMA BABAA Preference in FEMA Financial Assistance Programs for Infrastructure (FEMA Interim Policy #207-22-0001). This requirement applies to all subawards, contracts, and purchase orders for work performed, or products supplied under the FEMA award subject to BABAA.

32. **Compliance with Certain Federal Statutes, Regulations, and Requirements**

a. Subrecipient must comply with the 31 USC 3729-3733, which prohibits the submission of false or fraudulent claims for payment to the Federal government; 31 USC 3801-3812 detail the remedies for false or fraudulent claims made.

b. Subrecipient must comply with the Energy Policy and Conservation Act, 42 USC 6201 *et seq.*, which contain policies relating to energy efficiency that are defined in the State energy conservation plan issued in compliance with this Act.

c. Subrecipient must comply with the drug-free workplace requirements in 2 CFR Part 3001 and 41 USC 8101-8106.

d. Subrecipient, and any contractors or subcontractors of Subrecipient are subject to the prohibitions described in section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232 (2018) and 2 CFR §§200.216, 200.327, 200.471, and Appendix II to 2 CFR Part 200. The statute prohibits obligating or expending federal award funds on certain telecommunications and video surveillance products and contracting with certain entities for national security reasons.

e. If grant funds are used for construction, Subrecipient and its contractors and subcontractors at all tiers must comply with the Davis-Bacon Act (40 USC 3141 *et seq*.). Subrecipients must obtain AZDOHS' written approval before using Homeland Security Grant Program ("HSGP") funds for construction/renovation per https://www.dol.gov/whd/govcontracts/dbra.htm.

f. Subrecipient must maintain insurance coverage as provided in 2 CFR § 200.310. Subrecipient must provide at least the equivalent insurance coverage for real property and equipment acquired or improved under this Agreement as provided to property owned by Subrecipient.

g. Subrecipient must comply with 42 USC 6962 and 2 CFR § 200.323, including procuring only items designated in the Environmental Protection Agency ("EPA") guidelines at 40 CFR Part 247 as containing the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

h. Subrecipient must comply with all Federal whistleblower protections, including 41 USC 4712.

i. Subrecipient must comply with the USA PATRIOT Act, Pub. L. 107-56, Section 817 and 18 USC 175-175c.

j. Subrecipient must comply with the System for Award Management and Universal Identifier Requirements in 2 CFR, Appendix A to Part 25.

k. Subrecipient must comply with the Trafficking Victims Protection Act, 22 USC 7101 *et seq.*, as required by 2 CFR § 175.105.

l. Subrecipient must comply with US Executive Order 13224 (https://www.state.gov/executive-order-13224/) and all US laws that prohibit transactions with, and the provision of resources and support to, individuals and organizations associated with terrorism.

m. Subrecipient must comply with the requirements on Reporting Subawards and Executive Compensation in Appendix A to 2 CFR Part 170 for Federal awards that total or exceed $30,000.

n. Subrecipient is subject to the debarment and suspension regulations in US Executive Order 12549 (https://www.archives.gov/federal-register/codification/executive-order/12549.html), US Executive Order 12689 (https://www.federalregister.gov/executive-order/12689), 2 CFR Part 180, including 2 CFR §180.335, and 2 CFR Part 3000. These restrict Federal awards, subawards, and contracts with parties debarred, suspended, or otherwise excluded from or ineligible for Federal programs or activities.

o. If Subrecipient collects Personally Identifiable Information ("PII"), it must have a publicly-available privacy policy stating its standards for the usage and maintenance of PII. PII is any information that permits the identity of an individual to be directly or indirectly inferred, including information linked or linkable to that individual. Subrecipient must follow DHS guidance (https://www.dhs.gov/publication/privacy-impact-assessment-guidance).

p. Subrecipient must complete either the Office of Management and Budget (OMB) Standard Form 424B Assurances - Non-Construction Programs (https://omb.report/icr/202011-0560-005CF), or OMB Standard Form 424D Assurances - Construction Programs (https://omb.report/icr/200906-4040-008), as

applicable. The DHS financial assistance office (DHS FAO) may determine that certain assurances in these documents may not apply, or may require additional assurances; Subrecipient must contact the DHS FAO with any questions. Subrecipient must follow the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards in 2 CFR Part 200 and 2 CFR Part 3002.10. By entering into this Agreement, Subrecipient and its executives, as defined in 2 CFR § 170.315, certify that Subrecipient's policies comply with 2 CFR Part 200, all applicable Federal laws, and applicable guidance.

q. Subrecipient must comply with the National Environmental Policy Act ("NEPA") 42 USC 4321 *et seq.*, and Council on Environmental Quality regulations (40 CFR Parts 1500-1508) regarding NEPA.

r. Subrecipient must comply with 31 USC 1352 and 6 CFR Part 9, and may not use funds provided under this Agreement to pay any person to influence or attempt to influence an officer or employee of any government agency, Member of Congress, officer or employee of Congress, or an employee of a Member of Congress, relating in any way to a Federal award or contract. Per 6 CFR Part 9, recipients must file a lobbying certification form and a lobbying disclosure form, which are available on Grants.gov as the Disclosure of Lobbying Activities (SF-LLL).

s. In accordance with 15 USC 2201 *et seq.* and 15 USC 2225a in particular, Subrecipient must ensure that all conference, meeting, convention, or training space funded in whole or in part with Federal funds complies with all applicable fire prevention and control guidelines.

t. Subrecipient must comply with the International Air Transportation Fair Competitive Practices Act (IATFCPA) of 1974, 49 USC 40118, and the interpretative guidelines in Comptroller General Decision B-138942 (https://www.gao.gov/products/b-138942). International travel, however, is not an allowable cost unless approved in advance by DHS/FEMA.

u. Subrecipient must comply with the requirements of Presidential Executive Orders related to grants (also known as federal assistance and financial assistance), the full text of which are incorporated by reference.

v. Subrecipient must include in all contracts and purchase orders for work or product a contract provision encouraging domestic preference for procurements.

33. **Applicability of DHS Standard Terms and Conditions to Tribal Nations** The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon recipients and flow down to subrecipients as a matter of law, regulation, or Executive Order. If the requirement does not apply to Tribal Nations, or there is a federal law or regulation exempting its application to Tribal Nations, then the acceptance by Tribal Nations, or acquiescence to DHS Standard Terms and Conditions does not change or alter its inapplicability to a Tribal Nation. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribal Nations where it does not already exist.

34. **Cancellation for Conflict of Interest** AZDOHS may, by written notice to Subrecipient, immediately cancel this Agreement without penalty or further obligation pursuant to ARS 38-511 if any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement for AZDOHS is an employee or agent of Subrecipient in any capacity, or a consultant to Subrecipient with respect to this Agreement's subject matter. Cancellation shall be effective when Subrecipient receives AZDOHS' written notice, unless the notice specifies a later time.

35. **Assignment and Delegation** Subrecipient may not assign any rights hereunder without an express written agreement signed by authorized representatives of both parties.

36. **Third Party Antitrust Violations** Subrecipient hereby assigns to the State of Arizona any claim for overcharges resulting from antitrust violations, to the extent that such violations concern materials or services supplied by third parties to Subrecipient toward fulfilling this Agreement.

37. **Availability of Funds** AZDOHS' payment obligations under this Agreement are conditioned on the availability of funds appropriated or allocated for this purpose, per ARS 35-154. If funds are not allocated and available, AZDOHS may terminate this Agreement at the end of the period for which funds are available. No liability shall accrue to AZDOHS in the event this provision is exercised, and AZDOHS shall not be obligated or liable for any future payments or for any damages as a result of termination under this Paragraph, including purchases and/or contracts entered into by Subrecipient in the execution of this Agreement.

38. **Force Majeure** If either party is delayed or prevented from the performance of any act required in this Agreement by reason of acts of God, strikes, lockouts, labor disputes, civil disorder, or other causes without fault and beyond the control of the party obligated, performance of such act will be excused for the period of the delay.

39. **Dispute Resolution** In the event of a dispute regarding this Agreement, written notice must be provided to the other party within 30 calendar days of the relevant events. Any claim made by or against AZDOHS relating to this Agreement shall be resolved through the administrative claims process. The parties agree to resolve all disputes relating to this Agreement through arbitration, after exhausting applicable administrative review, to the extent required by ARS 12-1518 except as may be required by other applicable statutes. The forum for any dispute arising out of this Agreement shall be Maricopa County, Arizona.

40. **Governing Law and Interpretation of This Agreement** This Agreement is governed by the laws of the State of Arizona, without regard to its conflict of laws provisions. This Agreement is the parties' complete agreement and replaces the parties' prior and contemporaneous agreements, representations, and understandings pertaining to its subject matter, whether oral or written. No course of dealings or usage of the trade supplements or explains any terms. A party's failure to insist on strict performance of any term is not a waiver of that term, even if the party accepting or acquiescing in the nonconforming performance knows the nature of the performance and fails to object. If any new legislation, laws, ordinances, or rules affect this Agreement, this Agreement automatically incorporates the terms of such legislation, laws, ordinances, or rules. Any term of this Agreement that is declared contrary to any current or future law, order, regulation, or rule, or that is otherwise invalid, shall be deemed stricken without impairing the validity of the remainder of this Agreement. In the event FEMA determines that

changes are necessary to this Agreement after it has been entered into, including changes to Period of Performance or other terms, Subrecipient will be notified of the changes in writing; once notification is made, any subsequent request for funds by Subrecipient will constitute Subrecipient's acceptance of the changes and will incorporate the changes into this Agreement. Except as expressly provided in this Paragraph, any amendment to or extension of this Agreement may be made only in a writing signed by authorized representatives of both parties. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in interpreting this Agreement.

41. **Licensing** Unless otherwise exempted by law, Subrecipient must obtain and maintain all licenses, permits, and authority necessary to perform its obligations under this Agreement.

42. **Sectarian Requests** Funds disbursed under this Agreement may not be used for any sectarian purpose or activity, including worship or instruction in violation of the US or Arizona Constitutions.

43. **Closed-Captioning of Public Service Announcements** Any television public service announcement funded in whole or in part by this Agreement must include closed captioning.

44. **Indemnification** Each party (as "Indemnitor") agrees to defend, indemnify, and hold harmless the other party (as "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury to any person (including death) or property damage, but only to the extent such Claims which result in vicarious/derivative liability to the Indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers. The State of Arizona and AZDOHS are self-insured per ARS 41-621. If Subrecipient utilizes contractor(s) and/or subcontractor(s), the indemnification clause between Subrecipient and contractor(s) and subcontractor(s) shall include the following:

Contractor shall defend, indemnify, and hold harmless the Arizona Department of Homeland Security and the State of Arizona, and any jurisdiction or agency issuing any permits for any work arising out of this Agreement, and their departments, agencies, boards, commissions, universities, officers, officials, agents, and employees (hereinafter, "Indemnitee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of the contractor or any of the directors, officers, agents, or employees or subcontractors of such contractor. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such contractor to conform to any Federal, State or Local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by such contractor from and against any and all claims. It is agreed that such contractor will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. Additionally on all applicable insurance policies, contractor and its subcontractors shall name

the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees as an additional insured and also include a waiver of subrogation in favor of the State.

45. **Termination** Each party has the right to terminate this Agreement if the other party fails to comply with this Agreement. A party invoking the right to terminate shall provide written 30 day advance notice of all reasons for the termination. If Subrecipient chooses to terminate this Agreement before all deliverables have been delivered, AZDOHS has the right to recover all reimbursements made to Subrecipient. On termination, AZDOHS may procure, on terms that it deems appropriate, materials or services to replace those that otherwise would have been provided by Subrecipient, and Subrecipient will be liable to AZDOHS for all excess costs incurred by AZDOHS in procuring such materials or services. Subrecipient must continue to perform this Agreement until the date of termination, as directed in the termination notice. If AZDOHS reasonably believes Subrecipient does not intend to, or is unable to fully perform this Agreement, AZDOHS may demand in writing that Subrecipient give written assurance of its intent and ability to perform. If Subrecipient fails to provide written assurance within the time specified in the demand, AZDOHS may terminate this Agreement.

46. **Termination of the Federal Award** In addition to the "Termination" clause above, Subrecipients agree to be bound by the Termination of the Federal Award provisions contained in the NOFO, to the extent such provisions apply to subrecipients. Note that subrecipients are *not* bound by Term XL ("Termination of a Federal Award") of the FY 2025 DHS Standard Terms and Conditions or Article 42 of the Agreement Articles.

47. **Paragraph Headings** Paragraph headings in this Agreement are for convenience of reference only and do not define, limit, enlarge, or otherwise affect the interpretation of this Agreement.

48. **Counterparts** This Agreement may be executed in any number of counterparts, copies, or duplicate originals. Each such counterpart, copy, or duplicate original shall be deemed an original, and collectively they shall constitute one Agreement.

49. **Authority to Execute This Agreement** The person executing this Agreement on behalf of Subrecipient represents and warrants that he/she is duly authorized to do so.

50. **Transfer of Funds Prohibition** Subrecipient may not transfer funds between programs (*e.g.*, State Homeland Security Program, Urban Area Security Initiative, and Operation Stonegarden).

51. **Parties** This Agreement is for the benefit of AZDOHS and Subrecipient as the only parties to this Agreement, and to their respective successors, assigns, executors and legal representatives. Except as expressly provided in this Agreement, nothing in this Agreement confers on any person other than the parties and their respective successors and assigns, any rights, remedies, obligations, or liabilities.

52. **Respective Responsibilities** Except as expressly provided in this Agreement, each party agrees that, to the extent authorized by law, it will be responsible for its own acts or omissions and the results thereof and will not be responsible for the acts or omissions of the other party and the results thereof. In the event that either party becomes aware of

any claim made by or expected from a claimant against a party to this Agreement, which claim relates to the subject matter of this Agreement, that party will immediately notify the other party, and the parties will share all information regarding such matter and cooperate with each other in addressing the matter. The parties are independent contractors, and nothing contained in this Agreement will create the relationship of partnership, joint venture, agency, or employment between the parties or any of their employees, officers, agents, or contractors. Each party hereby agrees to perform any further acts and to execute and deliver any documents that may be reasonably necessary to carry out the provisions of this Agreement.

53. **Publicity** Neither party shall use or mention in any publicity, advertising, promotional materials or news release the name or service mark(s) of the other party without the prior written consent of that party.

54. **Notices** All communications by either party to this Agreement, shall be in writing, be delivered in person, or shall be sent to the respective parties at the following addresses:

Arizona Department of Homeland Security
1802 West Jackson Street, #117
Phoenix, AZ 85007

Subrecipient must address all notices relative to this Agreement to the appropriate AZDOHS staff; contact information is at www.azdohs.gov.

AZDOHS shall address all notices relative to this Agreement to:

Lt. Pete Olea
Enter Title, First and Last Name Above
City of Yuma, Police Department
Enter Agency Name Above
1500 S. 1st Avenue
Enter Mailing Address Above
Yuma, Arizona 85364
Enter City, State, ZIP Above

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto agree to execute this Agreement.

FOR AND BEHALF OF THE	**FOR AND BEHALF OF THE**
Enter Agency Name Above	Arizona Department of Homeland Security
Authorized Signature Above	
Print Name and Title Above	Susan Dzbanko, Deputy Director
Enter Date Above	Date

(Complete and mail two original documents to the Arizona Department of Homeland Security.)

City of Yuma

City Council Report

File #: R2026-021 **Agenda Date:** 6/3/2026 **Agenda #:** 2.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☒ Safe & Prosperous	☐ Motion
Police	☐ Active & Appealing	☒ Resolution
	☐ Respected & Responsible	☐ Ordinance - Introduction
DIVISION:	☐ Connected & Engaged	☐ Ordinance - Adoption
Administration	☐ Unique & Creative	☐ Public Hearing

TITLE:
Memorandum of Understanding: Yuma Regional Mental Health Court

SUMMARY RECOMMENDATION:
Authorize the Yuma Police Department to participate in the Yuma Regional Mental Health Court through the attached Memorandum of Understanding (MOU). (Police/Administration) (Thomas Garrity)

STRATEGIC OUTCOME:
This MOU directly supports the City Council's Safe and Prosperous strategic outcome. The agreement enables the City of Yuma to collaborate with judicial, law enforcement, behavioral health and peer support agencies to divert justice involved individuals with serious mental illness into supervised treatment programs, reducing incarceration rates and improving long-term community safety.

REPORT:
The Yuma Regional Mental Health Court is a problem-solving court program that offers justice-involved individuals with serious mental illness an alternative to traditional prosecution and incarceration. Participants are closely supervised by a multidisciplinary team and receive access to treatment, rehabilitation and community resources.

The MOU outlines the roles and responsibilities of participating agencies, including the Yuma Police Department, which will assign trained officers to coordinate with the Mental Health Court Team and serve as a liaison between law enforcement and the Court. By authorizing the MOU, the City of Yuma commits to supporting the court's objectives of public safety, reduced recidivism, and improved mental health outcomes through integrated, evidence-based approaches.

The agreement involves no fiscal payment and includes clear provisions for confidentiality, legal compliance and mutual indemnification among participating entities. The City of Yuma's involvement also enhances the police department's capacity to identify, refer and assist individuals experiencing behavioral health crisis within the criminal justice system.

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 0.00	BUDGETED:	$ 0.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00

FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 0.00	-	

FISCAL IMPACT STATEMENT:
NONE

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☐ Department
☒ City Clerk's Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

RESOLUTION NO. R2026-021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING THE PARTICIPATION OF THE YUMA POLICE DEPARTMENT IN THE YUMA REGIONAL MENTAL HEALTH COURT THROUGH A MEMORANDUM OF UNDERSTANDING

WHEREAS, the City of Yuma is authorized by A.R.S. § 11-952 and Article III, Section 13 of the Yuma City Charter to enter into agreements for the joint exercise of any power common to the Parties as to governmental functions necessary for the public health, safety and welfare, and the proprietary functions of such public agencies; and,

WHEREAS, the City Council recognizes the importance of addressing the unique challenges faced by individuals with serious mental illness (SMI) who become involved in the criminal justice system; and,

WHEREAS, the Yuma Regional Mental Health Court (MHC) is a problem-solving court designed to promote public safety, reduce recidivism, and improve the outcomes of justice system-involved individuals with SMI or co-occurring disorders through intensive supervision, evidence-based treatment, and judicial oversight; and,

WHEREAS, the Yuma Police Department is a named partner in the Yuma Regional MHC Memorandum of Understanding, which outlines the roles, responsibilities, and collaborative efforts of multiple agencies including the Yuma County Superior Court, Regional Behavioral Health Authority, treatment providers, legal representatives, probation, detention, peer support organizations, and law enforcement; and,

WHEREAS, the City of Yuma acknowledges the importance of city-level support and interdepartmental collaboration in ensuring the sustainability and effectiveness of the MHC, which ultimately benefits the community by reducing incarceration rates and facilitating treatment-based solutions.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: The City of Yuma authorizes the Police Chief, with the approval of the City Administrator, to enter into a Yuma Regional Mental Health Court Memorandum of Understanding (MOU), effective from April 21, 2026, through April 21, 2027, and authorizes participation in the Mental Health Court by the Yuma Police Department and other appropriate City departments through the MOU.

SECTION 2: The City Administrator, Chief of Police, and other designated City officials are hereby authorized to implement and carry out the provisions of the MOU, participate

in the Mental Health Court Advisory Committee as outlined, and coordinate with partners in support of the program.

Adopted this _____ day of June, 2026.

APPROVED:

_____
Douglas J. Nicholls
Mayor

ATTESTED:

_____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

Memorandum of Understanding

YUMA REGIONAL MENTAL HEALTH COURT

This agreement is entered into among **Yuma Regional Mental Health Court, sometimes referred to as a problem-solving court,** and the Regional Behavioral Health Agency Representative, Treatment or Service Providers, Prosecuting Attorney, Defense Attorneys, Yuma Adult Probation Department, Peer Support Agencies, Yuma County Sheriff's Office and Adult Detention Facility, and the Yuma Police Department (collectively referred to as the Mental Health Court Advisory Committee) to document the roles and responsibilities of each agency in the on-going planning and daily operations of the mental health court (MHC) program.

A. Program Description

The Yuma Regional MHC offers eligible participants the chance to enter an alternative treatment and sentencing program for justice involved mentally ill individuals who are subject to criminal charges and/or have challenges managing their mental illness with traditional probation and treatment. The Mental Health Court Team— hereafter referred to as MHC Team—is a partnership of people interested in supervising and assisting the justice involved mentally ill willing to make changes in their life using best practice and evidenced-based approaches. To participate in the Yuma Regional Mental Health Court, the defendant must be found guilty and placed on probation or be eligible for the deferred prosecution program and agree to participate in the MHC program.

B. Mission Statement and Program Goals

Yuma Regional MHC is a program that provides court supervision and services to the justice involved mentally ill. The Court holds the participants accountable and assists them in achieving long term stability.

The mission of the Yuma Regional MHC is to promote public safety, reduce criminal activity associated with the justice involved mentally ill, and enable the participants to be productive and law-abiding members of our community.

MHC functions best with a judicial officer who has a dedicated assignment to the program for at least two years. As in other problem-solving courts, the judge plays a much larger role than a judge in a conventional criminal court. This expanded role may encompass program implementation, performance monitoring, outcomes reporting, and ongoing involvement in supervision of the participants, including case planning and intervention. The judge presides over regularly scheduled hearings, personally interacts with program participants during court, provides incentives, and explains consequences. The judge hears and considers input from other MHC Team members, the participant, the participant's family members, and the victim, if any. The judge relies on input from trained treatment professionals prior to imposing treatment-related conditions on MHC participants.
The goals for Mental Health Court are to:

1. Promote public safety.

2. Reduce criminal recidivism by providing assessment, education, treatment and provide assistance for MHC applications for the justice-involved mentally ill, including co-occurring disorders.

3. Monitor treatment compliance through frequent court contact and supervision.

4. Enroll and retain participants in appropriate treatment resources.

5. Require strict accountability from program participants and impose immediate sanctions for program violations and rewards for positive choices.

6. Allocate limited resources to provide an effective alternative to traditional prosecution.

7. Reduce incarceration costs by expediting, connecting and re-routing eligible program participants to local community resources in lieu of incarceration.

C. Guiding Principles

The MHC Team agrees to adhere to the following guiding principles:

1. Be respectful of the ideas and opinions of all team members.

2. Be responsive to assigned responsibilities.

3. Promote open communication.

4. Work for the common good of the community and the program participants.

5. Adopt a shared vision and mission, goals and objectives.

6. Be willing to adapt to a non-traditional setting that is collaborative and problem-solving rather than adversarial or punitive.

D. Responsibilities of Team Members

MHC Team members agree to participate by assuming the responsibilities and providing the services identified for each Team member.

<u>Superior Court Presiding Judge</u>

1. Designate a judge to preside over the MHC program and docket.
2. By administrative order, establish an Advisory Committee to review program policies, procedures, and proposed program changes, and to provide guidance to

the established mental health treatment court. This ad hoc committee shall consist of the following members:

a. Yuma County Superior Court Presiding Judge
b. Yuma County Regional Mental Health Court Judge
c. Yuma County Chief Adult Probation Officer
d. Yuma County Limited Jurisdiction Court Representative
e. Yuma County Attorney
f. Yuma County Public Defender
g. Yuma County Legal Defender
h. Yuma County Sheriff's Office Representative, to include a Representative from the Yuma County Detention Center
i. Yuma Police Department Representative
j. Horizon Health and Wellness Representative
k. Community Bridges, Inc. Representative
l. Community Health Associates Representative
m. Community Partners Integrated Healthcare (CPIH) Representative
n. Regional Center for Border Health Representative
o. Community Medical Services Representative
p. Telecare
q. Representatives from Peer Support Agencies to include: The Crossroads Mission, Achieve Human Services, Transitional Living Center Recovery (TLCR), HOPE, Inc.
r. Regional Behavioral Health Authority Representative

3. Establish procedures to be used to determine whether defendants have sufficient understanding to participate in the program.

4. Establish points of participant eligibility for MHC at post-arraignment or later.

5. Designate primary court personnel responsible for answering questions, serving as liaison to agency personnel, and participating in treatment team meetings and status review hearings.

6. Indicate processes by which court personnel will identify prospective program participants, initially screen for legal and clinical eligibility, and refer prospective program participants to a community mental health service program for further assessment.

7. Identify the clinical eligibility criteria for the designated target population.

8. Designate a MHC Coordinator.

9. List the procedures court personnel use to relay information regarding prospective participants to the treatment agency to enable them to conduct the psychiatric assessment to determine clinical eligibility.
10. Approve recommended methods, forms, and timetables for exchanging information between court staff and agency personnel regarding court-related progress and compliance of program participants, including filing of new criminal charges or technical probation violations and reporting results of drug and alcohol tests.

11. Compile and submit any mandated financial or program progress reports to the appropriate agencies.

12. Comply with all MHC policies and procedures that have been previously agreed upon by all parties.

Mental Health Court Judge

1. Chair meetings, preside over status review hearings, participate in the development of policies and procedures.

2. Assist in the development of legal and clinical eligibility criteria.

3. Use incentives, sanctions, and disciplines as deemed necessary for participant success.

4. Participate in training on how to screen for eligible participants.

5. Participate in the Advisory Committee.

6. Comply with all MHC policies and procedures that have been previously agreed upon by all parties.

Mental Health Court Coordinator

1. Coordinate and manage the day-to-day operations of MHC.

2. Calendar MHC cases as a group for review hearings and ceremonies.

3. Coordinate communications and serve as a liaison among MHC Team members, including the court.

4. Promote efficiency of court operations and support the program's sustainability.

5. Coordinate and participate in MHC Team meetings and status review hearings.

6. Develop processes by which court personnel identify prospective program participants.

7. Coordinate activities with assigned probation staff without duplicating supervision activities.
8. Evaluate referrals based on established legal and clinical eligibility criteria and refer prospective program participants to the MHC Judge for final decision.

9. Determine and submit recommendations to the Advisory Committee regarding preferred methods, forms, and timetables for exchanging information among court staff and agency personnel regarding court related progress and compliance of program participants, new criminal charges or technical violations, and reporting results of drug and alcohol tests.

10. Comply with all written MHC policies and procedures that have been previously agreed upon by all parties.

Prosecuting Attorneys

1. Represent the interests of the State and victims while collaborating with other MHC Team members to resolve problems and facilitate successful outcomes.

2. Assist in the development of legal and clinical eligibility criteria.

3. County Attorney, or an assigned designee, will participate in the Advisory Committee.

4. County Attorney will assign an attorney to attend and participate in MHC Team meetings and all scheduled court proceedings.

5. Interact with defense counsel in a non-adversarial manner to address pleas and the application of sanctions and incentives.

6. Decline applicants for referral to the diversion program during the initial screening, as deemed appropriate.

7. Determine when and if it is appropriate to file a motion to dismiss criminal charges against a participant in pre-adjudication cases.

8. Comply with all written MHC policies and procedures that have been previously agreed upon by all parties.

Defense Attorneys

1. Provide legal representation of MHC program participants during review hearings.

2. Defense attorneys who are members of the MHC Team:

    a. Ensure participants make informed decisions about the program.
    b. Explain program requirements and benefits of the program, including legal ramifications of participation and possible consequences of noncompliance with court and treatment requirements.
    c. Ensure each participant understands legal documents, i.e. waivers and consent forms—which they may be required to sign.
    d. Assure that participant procedural and due process rights are protected.

3. Legal Defender and/or Public Defender, or their assigned designee(s) will participate on the Advisory Committee.

4. Legal Defender and/or Public Defender will each assign an attorney to attend and participate in MHC Team meetings and all scheduled court proceedings.

5. Interact with the prosecuting attorney in a non-adversarial manner to address pleas and the application of sanctions and incentives.

6. Participate in training on how to screen for eligible participants.

7. Comply with all written MHC policies and procedures that have been previously agreed upon by all parties.

Yuma County Sheriff's Office - Detention Center

1. Sheriff, or an assigned designee from the detention facility, will participate on the Advisory Committee.

2. Designate a qualified employee to provide information about in custody MHC participants and participants being screened for the MHC program.

3. Refer all in-custody mentally ill individuals who are prospective participants based upon established eligibility criteria.

4. Provide treatment, such as prescribed medications, to in-custody participants who are court-ordered to continue medication to stabilize their mental illness while they are incarcerated.

5. Comply with all written MHC policies and procedures that have been previously agreed upon by all parties.

Regional Behavioral Health Authority (RBHA)

1. A designated representative will participate on the Advisory Committee.

2. Confirms, if appropriate, whether participants have an SMI or General Mental Health (GMH) designation.
3. RBHA representatives may meet informally with other members of the MHC Team to build their support for, and familiarity with, the participant.

4. Assure that participants are linked to behavioral health treatment and other recommended support services, address gaps in services, respond to MHC needs grievances.

5. Comply with all written MHC policies and procedures that have been previously agreed upon by all parties.

Treatment and Service Providers

1. Provide an array of appropriate behavioral health, substance abuse, or general health treatment and services to Medicaid eligible or limited block grant funding eligible participants based on the identified needs, i.e. primarily outpatient treatment and support services; however, some disorders or co-occurring disorders may require inpatient or residential care.

2. Perform assessments, deliver treatment, and prescribe medication to MHC participants.

3. Arrange or coordinate with the substance abuse coordinating agency for substance use disorder treatment services for persons with co-occurring mental health and substance use disorders.

4. Provide a description of services including admissions and discharge criteria available to MHC program participants and notify the court via the MHC coordinator, in writing of any changes in program services offered.

5. Participate in MHC Team meetings and in staffing of cases.

6. Participate in MHC staffing and provide weekly updated compliance and/or non-compliance with treatment to the MHC Team for participants with signed release of information including any clinical recommendations.

7. Input treatment data into the Drug Court Case Management system for MHC clients with signed releases of information, which shall include treatment related monitoring notes, to include compliance and noncompliance with treatment appointments.

8. Assist in the development of legal and clinical eligibility criteria.

9. Participate in the Advisory Committee as assigned.
10. Identify primary agency personnel responsible for answering questions, serving as liaison to court personnel, and participating in Court Team meetings and status review hearings.

11. Comply with all written MHC policies and procedures that have been previously agreed upon by all parties.

Adult Probation

1. Chief Probation Officer, or an assigned designee, will participate in the Advisory Committee.

2. Identify and recommend referrals.

3. Participate in training on how to screen for eligible participants.

4. Designate probation officer(s) to handle all presentence and supervision duties for the MHC specialized caseload and to serve on the MHC Team and attend all MHC Team meetings and status review hearings.

5. Participate in MHC staffing and provide weekly updated compliance and/or non-compliance with conditions of probation to the MHC Team members, including information about accomplishments, violations of conditions of probation and recommendations for incentive and sanctions.

6. Comply with all written MHC policies and procedures that have been previously agreed upon by all parties.

Peer Mentor Agencies

1. Provide peer support to participants and assist participants in navigating public behavioral health and medical services systems.

2. Participate in MHC staffing and provide weekly updated compliance and/or non-compliance with treatment to the MHC Team.

3. Input treatment data into the Drug Court Case Management system for MHC clients with signed releases of information, which shall include all treatment related monitoring notes.

4. Provide support to participants during hearings, meetings, and treatment as requested by the participants and the MHC Team.
5. Promote wellness by sharing appropriate personal experiences with participants and other staff members.

6. May provide a participant with transportation to court hearings and appointments for treatment.

7. Comply with all written MHC policies and procedures that have been previously agreed upon by all parties.

Local Law Enforcement Agencies

1. Assign a representative from a law enforcement agency to participate as the liaison between the law enforcement agency and the MHC Team.

2. Designate an officer(s) who will complete specialized training on identifying justice involved individuals with mental illness.

3. Participate in training on how to screen for eligible MHC participants.

4. Identify and screen in-custody justice involved individuals for referral to the MHC based upon eligibility criteria.

5. Notify the MHC Coordinator of any participants who have contact with law enforcement.

6. Comply with all written MHC policies and procedures that have been previously agreed upon by all parties.

Court Program Manager

1. Provide administrative/operational oversight to the MHC Program.

2. Compile, analyze and evaluate statistical data related to court program efficiency and effectiveness.

3. Attend all scheduled planning meetings and assist/guide the team in meeting program goals and objectives and program performance outcomes that are measurable and quantifiable.

4. Participate in MHC Team meetings and status review hearings.

5. Be familiar with Yuma County's MHC policy and procedures and the program process.

6. Ensure that evaluation procedures safeguard the confidentiality of participants.
7. Monitor statistics and other relevant data to help ensure that the program does not favor or inappropriately target any participants based on race, ethnicity, gender, sexual orientation, sexual identity, physical or mental disability, religious, or socioeconomic status.

8. Comply with all written MHC policies and procedures that have been previously agreed upon by all parties.

E. Methods for Exchanging and Maintaining Confidential Information

The court and team members must maintain the privacy of treatment information as required by law and as provided in Rule 123 of the Rules of the Supreme Court. The exchange of treatment information among team members must be limited to information that is necessary for the MHC Team to make decisions concerning participants' case plans. Written information must only be exchanged by methods that maintain confidentiality. The MHC Team's discussion of confidential information must occur in closed meetings. The MHC Team should avoid discussion of treatment information in open court.

The prosecutor must refrain from using in the underlying case, or in any subsequent case any clinical information concerning a participant's program-related treatment that the prosecutor acquired as a member of the MHC Team, without a court order or other authorized process established by law.

F. HIPAA

Every MHC must use a Release of Information form, developed in consultation with legal counsel, which adheres to federal and state laws. The court is not a covered entity under HIPAA. In order to comply with HIPAA and to permit disclosure of protected behavioral health information to other MHC Team members, as a condition of acceptance into the Mental Health Court, and absent a court order, participants shall be ordered to execute a release and authorization in compliance with HIPAA and 42 CFR part 2 (for substance use information).

Potential participants must be allowed to review the MHC Acknowledgment/Waiver of Rights form and Consent to Release Information/Waiver of Confidentiality form with defense counsel prior to acceptance into the MHC program. The court when necessary should inquire whether these forms have been interpreted for the participant.

G. Mutual Indemnification

The participating agencies agree to indemnify, defend, and hold harmless each other and their officers, agents, and employees from any and all claims, actions, or proceedings arising solely out of the acts or omissions of the indemnifying agency in the performance of this memorandum of understanding. The participating agencies agree that each is acting in an independent capacity and not as officers, employees, or agents of the other agencies.

H. Terms of Agreement

This agreement is effective upon signature from all members of the Advisory Committee and may be renewed each year upon mutual agreement of all parties.

I. Fiscal Terms

This memorandum of understanding does not involve an exchange of funds. Any exchange of funds for services rendered as part of the mental health treatment court will be described in a separate contract.

J. Terms and Conditions

All terms and conditions of this agreement are subject to the continuation of mental health treatment court funding.

K. Termination of Memorandum of Understanding

Upon mutual consent of all parties, this memorandum of understanding is subject to further negotiation and revision as required to support the needs of the mental health treatment court program. Any changes shall be in writing and signed by all parties herein or their duly appointed representatives authorized to act on their behalf. This memorandum of understanding may be terminated by any party for any reason by giving a 30-calendar-day written notice.

L. Review of the Memorandum of Understanding

This memorandum of understanding will be reviewed on a yearly basis by the MHC Team and revised as necessary upon mutual agreement of all parties. The effective dates of this MOU will be from April 21, 2026, through April 21, 2027.

SUPERIOR COURT
STATE OF ARIZONA

Yuma, County

ACKNOWLEDGEMENT

Memorandum of Understanding
Yuma Regional Mental Health Court
Effective April 21, 2026, through April 21, 2027

I have read and understood the Memorandum of Understanding for Yuma Regional Mental Health Court and agree to abide by it.

_____	_____
Print Name,	Title
_____	_____
Signature	Date
_____	
Department	

FILED
2020 JUN -9 PM 3:52
CLERK OF SUPERIOR COURT
YUMA ARIZONA 85364

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF YUMA

In the Matter of:	Administrative Order
THE SHARING OF MENTAL HEALTH INFORMATION FOR COURT-INVOLVED ADULTS	No. 2020-12 (Replacing Administrative Order No. 2014-21)

WHEREAS; individuals with mental illness including those that have been diagnosed with General Mental Health/Substance Abuse (GMSA) and serious mental illness (SMI) frequently enter the criminal justice system, and are denied services which would otherwise be available to them if the court was aware of their mental health history and diagnosis; and

WHEREAS, Yuma County Adult Probation (YCAP) makes recommendations for sentencing purposes to the court for individuals with integrated health issues; and

WHEREAS, the YCAP supervises probationers who have integrated health issues and or are diagnosed as SMI and these probationers are supervised under mental health regulations and or participate in the Superior Court's Mental Health Court for continuity of care; and

WHEREAS, the Privacy Rule of the Federal Health Insurance Portability and Accountability Act of 1996 ("HIPAA") and the Federal Code of Regulations in 45 CFR 164.512€(1) authorizes the disclosure of protected information pursuant to a court order; and

WHEREAS, the Arizona Department of Health Services (ADHS) contracts with the Regional Behavioral Health Authority (RBHA) and or Managed Care Organizations (MCO). Its contracted providers need to share information with the Yuma County Superior Court including YCAP through direct access database inquires for certain types of limited identifying information to the Court and Probation for sentencing purposes; identification, assignment to specialized court calendars, continuity of care, and referral to appropriate integrated health treatment agencies;

IT IS ORDERED that the Regional Behavioral Health Authority (RBHA) and or Managed Care Organizations (MCO) shall provide direct, real-time access to its entire client database to the Yuma County Superior Court, and YCAP, for individuals who have been arrested or detained, are involved with the YCAP, or are the subject of court proceedings pursuant to Arizona Revised Statutes Title 8, Title 36 and /or Title 14. Unless otherwise prohibited by federal law, the access shall consist of the following information, if available, about the individual:

a. First, Middle and Last Name, and known aliases of the individual,
b. The last four digits of the individual's social security number,
c. Date of birth, gender, and ethnicity of the individual,
d. Whether the subject individual is, or has been previously, enrolled as a client of the RBHA and or MCO, and or has been designated as SMI and is COT,
e. Provide the associated AHCCCS number to probation to assist member

f. Whether the subject individual is enrolled or previously enrolled as a client of the RBHA/MCO as a youth involved in children's services, and
g. Name of clinic or provider, name of case manager and telephone number.
h. Assist in identifying members not receiving services, to better collaborate with the courts and to ensure services to members.

IT IS FURTHER ORDERED as follows:

1. The Yuma County Superior Court, and YCAP shall refer individuals who are identified through validated risks assessments to potentially have mental health and/or substance abuse issues, and do not have healthcare to the RBHA for enrollment, assessment, and engagement in treatment services to target identified needs. The RBHA shall determine whether the referred individuals qualify for enrollment and services.

2. The Yuma County Superior Court and YCAP shall provide the RBHA and or MCO or its contractors with copies of risk assessment and case plans on identified individuals when referring the individuals for treatment.

3. The Yuma County Superior Court, YCAP, the RBHA and or MCO its subcontractors, shall implement protocols for the release and exchange of information as required by this order, in a manner that will accommodate routine as well as emergency requests for information 24 hours a day – seven days a week.

4. The Yuma County Superior Court, and YCAP shall maintain the confidentiality of all information provided to or from the RBHA and or MCO and its contractors pursuant to this Administrative Order and shall not disseminate such information to any person or entity not under its supervision and control, except as provided by applicable law, rule, regulation or court order. No database inquiries into the RBHA and or MCO records shall be permitted by any designated county Superior Court or Adult Probation Department employee except for the limited purpose set forth in this Administrative Order.

5. The RBHA and or MCO and its subcontractors shall maintain the confidentiality of information provided by the Yuma County Superior Court, and YCAP pursuant to this Administrative Order, and shall not disseminate such information to any person or entity not under its supervision and control, except as provided by applicable law, rule, regulation, or court order. No database inquiries into the Yuma County Superior Court, or YCAP records and case management systems shall be permitted by any ADHS, RBHA, MCO or subcontractor except for the limited purpose set forth in this Administrative Order.

DATED this 9th day of June 2020.

Honorable David M. Haws
Presiding Judge

Original filed with:
Hon. Lynn Fazz, Clerk of the Superior Court

Copies to:

Hon. Mark Wayne Reeves, Div. 1
Hon. R. Erin Farrar, Div. 2
Hon. Larry Kenworthy, Div. 3
Hon. Roger A. Nelson, Div. 5
Hon. Brandon S. Kinsey, Div. 6
Hon. Kathryn Stocking-Tate, Comm. 1
Hon. Stephen J. Rouff, Comm. 2
Hon. Levi Gunderson, Comm. 3
Hon. Gregory Stewart, Justice Court Precinct 1
Hon. Darci D. Weede, Justice Court Precinct 1, Pro Tem
Hon. Juan Guerrero, Justice Court Precinct 2
Hon. Russ Jones, Justice Court Precinct 3/Wellton Municipal Court
Hon. James Coil, Yuma Municipal Court
Hon. Manuel Figueroa, Somerton Municipal Court
Hon. Nohemy Echavarria, San Luis Municipal Court
Kathleen M. Schaben, Court Administrator
Tim D. Hardy, Director of Juvenile Court
Ryan M. Byrd, Interim Chief Adult Probation Officer
Dona Miller-Robbins, Caseflow Manager
Martin Mendez, Justice Court Administrator
Susan K. Thorpe, County Administrator
Hon. Jon R. Smith, Yuma County Attorney
Sheriff Leon N. Wilmot, Yuma County Sheriff's Office
Capt. J.D. Lackie, Yuma County Sheriff's Office
Michael Breeze, Yuma County Public Defender
Terri L. Capozzi, Yuma County Legal Defender
Shannon Gunderman, Conflict Administrator
Yuma County Bar Association

City of Yuma

City Council Report

File #: R2026-022 **Agenda Date:** 6/3/2026 **Agenda #:** 3.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☐ Safe & Prosperous	☐ Motion
Information Technology	☐ Active & Appealing	☒ Resolution
	☐ Respected & Responsible	☐ Ordinance - Introduction
DIVISION:	☒ Connected & Engaged	☐ Ordinance - Adoption
Admin	☐ Unique & Creative	☐ Public Hearing

TITLE:
Intergovernmental Agreement: Yuma Region Imagery Acquisition Consortium Project

SUMMARY RECOMMENDATION:
Adopt a resolution authorizing the City Administrator to sign an Intergovernmental Agreement between the City of Yuma, Yuma County, and other governmental agencies to participate in the Yuma Region Imagery Acquisition Consortium Project. (IT) (Isaiah Kirk)

STRATEGIC OUTCOME:
Signing this agreement supports the City Council's strategic outcome of Connected and Engaged by providing updated aerial imagery that improves the accuracy of the City's Geographic Information System maps and related applications. These tools are used by City departments to support planning, public safety, infrastructure management, asset management, development review, and public-facing mapping services.

REPORT:
Yuma County previously partnered with government agencies in the region to share costs associated with the purchase of updated aerial imagery through the Yuma Region Imagery Acquisition Consortium Project. The project allows participating agencies to pool resources for the acquisition and use of updated oblique and orthogonal aerial imagery.

The City of Yuma participated in the 2022 project to obtain updated aerial imagery for use in City GIS maps and applications. The previous agreement provided the City access to the 2022 digital imagery library and related Pictometry software.

The updated 2026 Intergovernmental Agreement continues the City's participation in the consortium. Under the agreement, Yuma County will provide each participating agency with a 3-terabyte external hard drive containing the 2025 digital imagery library and will identify each participating agency as an authorized user of the EagleView Explorer Web Viewer.

The City's share of the updated imagery project is a one-time payment of $55,361 to Yuma County. The other participating agencies include the City of San Luis, City of Somerton, and Town of Wellton.

Updated imagery is needed to keep the City's GIS data current as development, roadways, utilities, facilities, land use, and public assets continue to change throughout the community. The imagery supports daily operations across multiple departments, including Information Technology, Public Safety, Public Works,

Utilities, Community Development, Engineering, Parks and Recreation, Code Enforcement, and Facilities.

Approval of the resolution and Intergovernmental Agreement will authorize the City to continue participation in the Yuma Region Imagery Acquisition Consortium Project and obtain access to the updated 2025 imagery library and EagleView tools and future years flyovers.

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 55,361.00	BUDGETED:	$ 56,000.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 55,361.00	General	

FISCAL IMPACT STATEMENT:
Budget authority to continue this multi-year renewal is programmed in the City Council approved FY 2026 budget and financial forecast.

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☐ Department
☐ City Clerk's Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

RESOLUTION NO. R2026-022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN YUMA COUNTY, THE CITY OF YUMA, AND OTHER GOVERNMENTAL ENTITIES FOR THE YUMA REGION IMAGERY ACQUISITION CONSORTIUM PROJECT PROVIDING COST SHARING FOR THE PURCHASE OF UPDATED AERIAL IMAGERY

WHEREAS, in January 2017, Yuma County entered into a Memorandum of Understanding with certain participating agencies to form the Yuma Region Imagery Acquisition Consortium Project, the purpose of which is to pool resources for the acquisition of updated oblique and orthogonal aerial imagery; and,

WHEREAS, on November 17, 2025, Yuma County executed an agreement with Pictometry International Corp., dba EagleView, to acquire digital oblique and orthogonal aerial imagery of specific areas within Yuma County; and,

WHEREAS, the participating agencies have expressed a continued interest in participating in the Yuma Region Imagery Acquisition Consortium Project and obtaining access to the digital oblique and orthogonal aerial imagery produced by EagleView; and,

WHEREAS, the City of Yuma has a need for the updated aerial imagery to support Geographic Information System maps and related applications used for planning, public safety, infrastructure management, asset management, development review, emergency response, and other municipal operations; and,

WHEREAS, the County and City are authorized to enter into this Agreement pursuant to A.R.S. § 11-951, et seq., and Yuma City Charter, Article III, Section 12.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: The Intergovernmental Agreement between Yuma County, the City of Yuma, and other governmental entities for the Yuma Region Imagery Acquisition Consortium Project, attached as Exhibit A and incorporated into this Resolution by reference, is approved in accordance with its terms.

SECTION 2: The City Administrator is authorized and directed to execute the attached Intergovernmental Agreement on behalf of the City of Yuma.

Adopted this _____ day of _____, 2026.

APPROVED:

_____
Douglas J. Nicholls
Mayor

ATTESTED:

_____
Janet L. Pierson
Acting City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

INTERGOVERNMENTAL AGREEMENT
BETWEEN
YUMA COUNTY AND CITY OF YUMA, CITY OF SAN LUIS,
CITY OF SOMERTON, AND TOWN OF WELLTON
YUMA REGION – IMAGERY ACQUISITION CONSORTIUM PROJECT

This Intergovernmental Agreement ("Agreement" or "IGA") is entered into this _____ day of _____, _____, ("Effective Date") between Yuma County ("County"), the City of Yuma ("Yuma"), the City of San Luis ("San Luis"), the City of Somerton ("Somerton"), and the Town of Wellton ("Wellton"). The County, Yuma, San Luis, Somerton, and Wellton are hereinafter referred to individually as a "Party" and collectively as the "Parties". Yuma, San Luis, Somerton, and Wellton are hereinafter referred to collectively as the "Participating Agencies" and each individually as a "Participating Agency".

RECITALS

1. In January 2017, the County entered into a Memorandum of Understanding with certain Participating Agencies to form the Yuma Region – Imagery Acquisition Consortium Project ("Project"), to pool resources for the acquisition of updated oblique and orthogonal aerial imagery from Pictometry.

2. On November 17, 2025, the County executed an agreement with Pictometry International Corp., dba EagleView, to acquire digital oblique and orthogonal aerial imagery of specific areas within Yuma County.

3. The Participating Agencies have expressed a continued interest in joining the Project and gaining access to the digital oblique and orthogonal aerial imagery produced by EagleView.

4. The County is authorized to enter into this Agreement pursuant to A.R.S. § 11-951, et. seq. Yuma is authorized to enter into this Agreement pursuant to Article III, Section 12 of the Charter of the City of Yuma. San Luis is authorized to enter into this Agreement pursuant to A.R.S. § § 11-951, et. seq. Somerton is authorized to enter into this Agreement pursuant to Somerton City Code Section 3-5-193. Wellton is authorized to enter into this Agreement pursuant to A.R.S. § 11-951, et. seq.

NOW THEREFORE, in consideration of the mutual promises set forth herein, the County and each Participating Agency agree to the following terms and conditions:

I. PURPOSE OF THE PROJECT. The purpose of the Project is to share the cost of the digital imagery produced by Pictometry amongst the Participating Entities.

II. TERM; TERMINATION. This Agreement shall be for a term of five (5) years starting on the Effective Date ("Initial Term"). This Agreement may be renewed for three (3) additional (5) year periods upon written request by a Participating Agency no less than ninety (90) days prior to the date of expiration of the Initial Term. The decision to renew shall be through mutual written agreement by the County and the Participating Agency.

This Agreement may be terminated by the County or a Participating Agency, with or without cause, upon sixty (60) days' written notice to the other party. Unless this Agreement is terminated as to all Parties by County or by all Participating Agencies, the Agreement shall remain in full force and effect for the remainder of the non-terminated Parties.

III. NON-DISCRIMINATION. The Parties shall comply with the Civil Rights Act of 1964, as amended, the Age Discrimination in Employment Act, and State executive order No. 2009-09 which mandate that all persons, regardless of race, color, religion, sex, age, national origin or political affiliation, shall have equal access to employment opportunities. The Parties shall comply with the Rehabilitation Act of 1973, as amended, which prohibits discrimination in the employment or advancement in employment of qualified persons because of physical or mental handicap, and the Americans with Disabilities Act.

IV. INDEMNIFICATION. Each party (as "Indemnitor") agrees to defend, indemnify, and hold harmless the other parties (as "Indemnitees") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims which result in vicarious/derivative liability to an Indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employee, volunteers.

V. ENTIRE AGREEMENT. This Agreement constitutes the entire understanding between the Parties with respect to the subject matter thereof. Any amendment or modification of this Agreement shall be made only by a written instrument executed by authorized representatives of the Parties.

VI. SEVERABILITY. The Parties agree that should any part of this Agreement be held to be invalid or void, the remainder of the Agreement shall remain in full force and effect and shall be binding upon the Parties.

VII. GOVERNING LAW AND VENUE. This Agreement shall be governed by the laws of the State of Arizona, as to validity, interpretation, and performance. Any and all suits for any and every breach of this Agreement, or other judicial proceeding for the enforcement or interpretation of this Agreement shall be instituted and maintained in Superior Court in Yuma County, Arizona. Any action to enforce any provision of this Agreement or to obtain any remedy with respect to this Agreement shall be brought exclusively in the Superior Court in Yuma County, Arizona (or, as may be appropriate, in the United States District Court for the District of Arizona, if, and only if, the Superior Court lacks jurisdiction over

such action). The Parties expressly and irrevocably consent to the exclusive jurisdiction and venue of such courts and expressly waive the right to transfer or remove any such action.

VIII. CONFLICT OF INTEREST. This Agreement is subject to cancellation pursuant to A.R.S. § 38-511, the pertinent provisions of which are incorporated herein.

IX. NOTICES. All notices, requests for payment, or other correspondence between the Parties regarding this Agreement shall be mailed or delivered to the respective Parties at the addresses set forth below or at such alternate address as may be specified in writing:

Yuma County
ITS Chief Information Officer
2717 S. Avenue B
Yuma, Arizona 85364
(928) 373-1000

City of Yuma
Director of Information Technology
One City Plaza
Yuma, Arizona 85364
(928) 373-4900

City of San Luis
Director of Development Services
1090 E. Union Street
P.O. Box 3750
San Luis, Arizona 85349
(928) 341-8568

City of Somerton
Lizandro (Louie) Galaviz
143 N. State Street
P.O. Box 638
Somerton, Arizona 85350
(928) 722-5085

Town of Wellton
Deputy Town Clerk
28634 Oakland Avenue
P.O. Box 67
Wellton, Arizona 85356
(928) 785-3348

X. ASSIGNMENT. This contract is not assignable by the County or any Participating Agency unless all Parties mutually consent otherwise in writing. The requirements of this contract are binding upon the heirs, executors, administrators, successors, and assigns of all Parties.

XI. NO PARTNERSHIP. Nothing in this Agreement constitutes a partnership or joint venture between the Parties and no party is the principal or agent of the other.

XII. RIGHTS/OBLIGATIONS OF PARTIES ONLY. The terms of this Agreement are intended only to define the respective rights and obligations of the Parties. This Agreement shall not create any rights or duties in favor of any potential third-party beneficiary or other person, agency, or organization.

XIII. PROVISIONS REQUIRED BY LAW. Each and every provision of law and any clause required by law to be in the Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not

correctly inserted, then upon the application of either Party, the Agreement will promptly be physically amended to make such insertion or correction.

XIV. OBLIGATIONS OF THE COUNTY.

a. The County will deliver to each Participating Agency a 3-Terabyte external hard drive containing the 2025 digital imagery library previously purchased by the County from Pictometry immediately upon data availability from Pictometry and the receipt of the payment from the Participating Agencies.

b. The County will individually identify each Participating Agency as an "Authorized user" of EagleView Explorer Web Viewer.

XV. OBLIGATIONS OF THE PARTICIPATING AGENCIES.

a. To obtain possession of and access to the 2025 digital imagery library and supporting EagleView Explorer Web Viewer produced by EagleView and previously delivered to the County, each Participating Agency agrees to pay the County the following sums:

i. Yuma agrees to pay County the sum of $55,361

ii. San Luis agrees to pay County the sum of $20,204

iii. Somerton agrees to pay County the sum of $10,931

iv. Wellton agrees to pay County the sum of $10,842

b. Payment shall be due within thirty (30) days following full execution of this Agreement by the Participating Agency and the County. Prior to receiving access to the digital imagery library, EagleView Explorer Web Viewer, or any associated data or services, each Participating Agency shall deliver payment to Yuma County.

All payments shall be made by check payable to "Yuma County" and delivered to:

Yuma County Information Technology Services – GIS
Attn: Daniel Cruz
2717 South Avenue B
Yuma, Arizona 85364

c. Before any data from the digital imagery libraries is shared with any local or external agency other than the Parties, all Parties must agree in writing. Although it will have access to the data, each Participating Agency agrees that County will act as the data custodian to control and distribute the digital imagery library to any local or external agency upon agreement of all Parties.

d. Each Participating Agency agrees to be bound by the Standard Terms and Conditions as set forth in the November 17, 2025, Master Agreement between Pictometry International Corp. and Yuma County, AZ, as set forth in Appendix 1 hereto, and incorporated herein by this reference.

YUMA COUNTY:

_____ Date: _____
Martin Porchas
Chairman, Board of Supervisors

APPROVED AS TO FORM AND AUTHORITY:

_____ Date: _____
William J. Kerekes
Chief Civil Deputy County Attorney

CITY OF YUMA:

_____ Date: _____
John D. Simonton
City Administrator

ATTESTED:

_____ Date: _____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM AND AUTHORITY:

_____ Date: _____
Richard W. Files
City Attorney

CITY OF SAN LUIS:

_____ Date: _____
Jenny Torres
City Manager

ATTESTED:

_____ Date: _____
Sonia Cornelio
City Clerk

APPROVED AS TO FORM AND AUTHORITY:

_____ Date: _____
Joseph D. Estes
City Attorney

CITY OF SOMERTON:

_____ Date: _____
Lizandro (Louie) Galaviz
City Manager

ATTESTED:

_____ Date: _____
Andrea Moreno
Deputy City Clerk

APPROVED AS TO FORM AND AUTHORITY:

_____ Date: _____
Trish Stuhan
City Attorney

TOWN OF WELLTON:

_____ Date: _____

Richard Marsh
Town Manager

APPROVED AS TO FORM AND AUTHORITY:

_____ Date: _____

Andrew McGuire
Town Attorney

APPENDIX 1

CUSTOMER NAME:	Yuma County- AZ
ATTN:	Daniel CRUZ
CUSTOMER ADDRESS:	2351 W. 26TH STREET Yuma, Arizona 85364
CUSTOMER PHONE:	(928) 817-5151
CUSTOMER E-MAIL:	daniel.cruz@yumacountyaz.gov

MASTER SERVICES AGREEMENT

This Master Services Agreement ("Agreement") is entered into as of the date of last signature below (the "Effective Date") by and between the Customer identified above ("Customer") and Pictometry International Corp. dba EagleView, a corporation formed under the laws of the State of Delaware, with a place of business at 25 Methodist Hill Drive, Rochester, NY 14623 ("EagleView"). Customer and EagleView may be referred to individually as "Party" and, collectively, as "Parties." EagleView will provide the Products and Services in accordance with and subject to the conditions of this Agreement during the applicable Term.

GENERAL TERMS AND CONDITIONS

1. DEFINITIONS

1.1. **"Account"** means an account created for Customer by EagleView for the purpose of providing access to the Products and Services.

1.2. "**Activation**" means the point in time when Customer has access to an Account and the Products and Services are available to Customer.

1.3. **"Authorized User"** means: (i) any employee or elected or appointed official of the Customer authorized by Customer to use the Products and Services; (ii) any additional users as may be defined in an Order Form (such as governmental subdivisions and their employees or elected or appointed officials) all of whom are considered to be agents of Customer for the purposes of Section 1.3; or (iii) a contractor of Customer, so long as Customer gives written notice of its intent to use such contractor to EagleView prior to being granted access to the Products and Services and, unless EagleView expressly waives such requirement for any individual, has entered into a written agreement with EagleView authorizing such access.

1.4. **"Confidential Information"** means any non-public information that is identified as or would be reasonably understood to be confidential and/or proprietary as disclosed by a Party ("Discloser") to another Party ("Recipient"). Confidential Information of EagleView includes, but is not limited to: (a) the Products and Services including any related software code and Documentation; (b) the terms of this Agreement including all Order Forms and statements of work, as applicable, and related pricing, and (c) EagleView's roadmaps, product plans, product designs, architecture, technology and technical information, security audit reviews, business and marketing plans, and business processes, however disclosed. Confidential Information will not include information that was (a) at the time of disclosure, through no fault of the Recipient, already known and generally available to the public; (b) at the time of disclosure to Recipient already rightfully known to the Recipient without any obligation of confidentiality; (c) disclosed to the Recipient by a third party who had the right to make the disclosure without any confidentiality restrictions; or (d) independently developed by the Recipient without access to or use of the Discloser's Confidential Information.

1.5. **"Documentation"** means the materials describing the features and functions of the Products and Services as may be updated from time to time by EagleView.

1.6. **"Fee"** means the fees charged by EagleView for the Products and Services as identified in an Order Form or an invoice issued by EagleView.

1.7. **"Intellectual Property Rights"** means all worldwide intellectual property rights whether registered or unregistered including copyrights, patents, patent applications, trademarks, service marks, trade secrets, and all other proprietary rights.

1.8. **"Malware"** means any software program or code intended to harm, destroy, interfere with, corrupt, or cause undesired effects on program files, data, or other information, executable code, or application software macros.

1.9. **"Order Form"** means a mutually agreeable order signed and dated by both Parties describing the Products and Services purchased by Customer. The Parties may enter into several Order Forms with each Order Form made part of this Agreement. In the event of a conflict between the terms of this Agreement and an Order Form, the Order Form will prevail; provided that notwithstanding anything to the contrary, no Order Form shall exist or be effective except to the extent it is governed by this Agreement.

1.10. **"Products and Services"** means EagleView's proprietary products, services and content, whether or not identified in an Order Form, developed and owned or licensed by EagleView, its Affiliates (defined as its directors, officers, employees, agents, representatives, advisors, and persons or entities which are controlled by or are under common control with EagleView), and/or their licensors.

2. ACCESS AND USE OF THE PRODUCTS AND SERVICES

2.1. **Access to the Products and Services.** Subject to Customer's compliance with the terms of this Agreement, EagleView hereby grants to Customer the right to access and use the Products and Services identified on an Order Form(s) for its internal business purpose on a limited, revocable, non-exclusive, non-transferable basis in accordance with the scope of use identified in the Order Form. Unless a different term of the license grant to Products and Services is set forth in an Order Form, the right to access and use the Products and Services for its internal business purpose during the term of any Order Form(s) is the only right granted to Customer under this Agreement and any Order Form(s). EagleView will have no liability for any loss or damage arising from Customer's failure to comply with the terms of this Agreement. EagleView will provide Customer a primary administrator Account for managing and granting access to its Authorized Users. Customer will be responsible for activating Authorized Users through use of the Account. Customer and its Authorized Users are responsible for maintaining the confidentiality of all passwords.

2.2. **Access Restrictions.** Access by Customer and its Authorized Users to the Products and Services is subject to the following conditions:

2.2.1. Customer will not access the Products and Services or Confidential Information of EagleView in a way that might adversely affect the security, stability, performance, or functions of the Products and Services.

2.2.2. Customer will not directly or indirectly: (a) resell or sublicense the Products and Services, (b) modify, disassemble, decompress, reverse compile, reverse assemble, reverse engineer, or translate any portion of the software related to the Products and Services; (c) create derivative works from the Products and Services; (d) use the Products and Services in violation of applicable law or the rights of others; (e) perform any vulnerability or penetration testing of the Products and Services; (f) cause harm in any way to the Products and Services or cause Malware to harm the Products and Services; (g) work around the Products and Services' technical limitations; (h) remove any proprietary notices from the Products and Services, software related to the Products and Services, documentation or any other EagleView materials furnished or made available hereunder; (i) access the software related to the Products and Services in order to build a competitive product or service; or (j) copy any features, functions or graphics of the software related to the Products and Services.

2.2.3. Customer will not use the Products and Services in connection with any data that: (a) may create a risk of harm or loss to any person or property; (b) constitutes or contributes to a crime or tort; (c) is illegal,

unlawful, harmful, pornographic, defamatory, infringing, or invasive of personal privacy or publicity rights; (d) contains any information that Customer does not have the right to use; or (e) use the Products and Services, or any software or documentation related to the Products and Services, in violation of export control laws and regulations.

2.2.4. Customer and its Authorized Users shall only use the Products and Services for the use and purpose set out in this Agreement, and for no other purpose.

2.2.5. EagleView may suspend the Products and Services if EagleView determines, in its reasonable discretion, that suspension is necessary to protect Customer or the Products and Services from operational, security, or other material risk, or if the suspension is ordered by a court or other tribunal. In such event(s), EagleView will provide notice of suspension to Customer as soon as reasonably practicable.

2.3. Account Use. Customer is responsible for maintaining and keeping confidential its Account information, including passwords, usernames, and email addresses. If Customer becomes aware of: (i) any violation of the terms of this Agreement by an Authorized User or unauthorized access to an Account, or (ii) any compromise to an Account including unauthorized access to or disclosure of any Account information, passwords, usernames or login credentials, then Customer must promptly suspend any relevant access and notify EagleView.

2.4. Reservation of Rights. Except for the limited rights expressly granted herein, EagleView and its Affiliates retain all right, title and interest in all Intellectual Property Rights and technology related to EagleView's proprietary Products and Services. Customer will preserve and keep intact all EagleView copyright, patent, and/or trademark notices presented in connection with the Products and Services. Customer will not assert any implied or other rights in or to any of EagleView's Intellectual Property Rights or Products and Services. From time to time, Customer may provide suggestions, ideas, enhancement requests, or other information on its use of the Products and Services ("Feedback"). Customer agrees that EagleView will have all right, title, and interest to use such Feedback without any restrictions and without any payment or other compensation to Customer.

3. PAYMENT

3.1. Fees. Customer will pay the Fees within thirty (30) days of receipt of invoice. EagleView will have the right to assess a late payment charge on any overdue amounts equal to the lesser of: (i) one and one-half percent (1.5%) per month, or (ii) the maximum rate allowed by applicable law. Additional or different payment terms may be set forth in the Order Form. All Fees paid pursuant to this Agreement and any applicable Order Form are non-refundable and all Products and Services ordered pursuant to an Order Form are non-cancelable, unless expressly stated to the contrary in the Order Form. In the event that EagleView seeks legal recourse for the collection of any unpaid Fees from Customer, Customer will be responsible for all of EagleView's costs of such collection action if EagleView is the prevailing party. If any Fees are overdue by more than thirty (30) days, EagleView may, without limiting its other rights and remedies, suspend the Products and Services until such amounts are paid in full, provided that, EagleView will give Customer at least ten (10) days' prior notice that its account is overdue.

3.2. Pricing Changes. If any Order Form is subject to renewal or extension, automatic or otherwise, EagleView may adjust the pricing for any Products and Services upon any renewal or extension of an Order Form by providing notice thereof at least ninety (90) days prior to the date for such renewal or extension.

3.3. Taxes. The Fees do not include any levies, duties excise, sales, use, value added or other taxes, tariffs, or duties that may apply to the Products and Services ("Taxes"). Customer is responsible for paying all Taxes associated with its purchases hereunder. If EagleView has the legal obligation to collect Taxes from Customer, Customer will pay that amount to EagleView unless Customer provides EagleView with a valid tax exemption certificate authorized by the applicable taxing authority prior to billing. For clarity, EagleView is solely responsible for taxes assessable against it based on its income, property, and employees.

4. TERM AND TERMINATION

4.1. Term. The term of this Agreement will commence on the Effective Date and will remain in effect for so long as there exists an open Order Form and for a period of twelve (12) months thereafter ("Term"). After expiration or early termination, Customer will not have any access to content or any Products and Services.

4.2. Termination; Suspension. Either Party may terminate this Agreement or any Order Form upon written notice to the other Party if: (i) the non-terminating Party materially breaches this Agreement or any Order Form and fails to cure such breach within thirty (30) days of delivery of written notice; or (ii) if the other Party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation, or assignment for the benefit of creditors. EagleView may suspend access to the Products and Services in the event Customer is in material breach of this Agreement and such breach has not been cured within thirty (30) days' written notice to Customer. In the event of suspension due to Customer's material breach of this Agreement, Customer will remain liable for all Fees applicable to the Term that would have been paid had access to the Products and Services not been suspended.

4.3. Effect of Termination on Fees: EagleView Breach. In the event this Agreement is terminated by Customer for a material breach by EagleView, (a) where EagleView has fully delivered imagery to Customer, no refund of fees will be made, or (b) where Customer, at the time of termination, is accessing on-line imagery and data access and/or software related to any Products and Services, EagleView will refund any unused prorated, prepaid fees for the Products and Services.

4.4. Effect of Termination on Fees: Customer Breach. In the event this Agreement is terminated by EagleView for a material breach by Customer or due to section 4.2 (ii) applying, Customer will be responsible for all Fees and Taxes under any current Order Form(s).

4.5. Survival. Upon any expiration or termination of any Order Form or this Agreement, the following sections will survive with respect thereto: 2.4 (Reservation of Rights), 3 (Payment), 5 (Confidentiality), 7 (Indemnification), 8 (Limitation of Liability), and 9 (General Provisions).

5. CONFIDENTIALITY

5.1. Obligations. Each Party will hold the other Party's Confidential Information in confidence with at least as much care as it holds its own Confidential Information, and neither Party will disclose any of the other Party's Confidential Information to any third party. Each Party may use the Confidential Information solely for purposes of its performance under this Agreement, and may disclose such information to its employees, subcontractors and professional advisors only on a need-to-know basis, provided that such employees, subcontractors and professional advisors are bound by obligations of confidentiality at least as restrictive as those set forth in this Agreement.

5.2. Required Disclosure. The Recipient may disclose Confidential Information as required by court order, Freedom of Information Act request, or otherwise by law, provided that it gives the Discloser prior written notice of such disclosure (to the extent legally permitted) as well as reasonable assistance if Discloser seeks a protective order to prevent the disclosure. Any disclosure pursuant to this Section 5.2 will be restricted to include the least amount of Confidential Information necessary to comply with the law or order. All costs incurred by the Recipient in connection with complying with such order will be paid solely by the Recipient.

6. WARRANTIES

6.1. Mutual Warranties. Each Party represents and warrants to the other Party that: (i) it is an organization duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation, has all requisite power and authority to carry on its business and to own and operate its properties and assets; and (ii) the individual signing this Master Services Agreement and any Order Forms has the requisite authority to bind the party to this Agreement and the Order Form, respectively.

6.2. EagleView Warranty. EagleView warrants that (i) it will provide the Products and Services with commercially reasonable care and skill; and (ii) the Products and Services will conform to the then-current Documentation in all material respects. In the event of a breach of this warranty, Customer's sole and exclusive remedy will be as described in Section 4.3 Payments Upon Termination.

6.3. Disclaimer. EXCEPT FOR EXPRESS WARRANTIES SET FORTH IN THIS AGREEMENT, EAGLEVIEW MAKES NO ADDITIONAL REPRESENTATION OR WARRANTY OF ANY KIND, WHETHER EXPRESS, IMPLIED IN FACT OR BY OPERATION OF LAW, OR STATUTORY, AS TO ANY MATTER WHATSOEVER. EAGLEVIEW EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. EAGLEVIEW DOES NOT WARRANT THAT THE PRODUCTS AND SERVICES (INCLUDING ANY SUPPORT SERVICES) WILL BE ERROR FREE, WILL MEET CUSTOMER'S REQUIREMENTS, OR WILL BE TIMELY OR SECURE. CUSTOMER WILL NOT HAVE THE RIGHT TO MAKE OR PASS ON ANY REPRESENTATIONS OR WARRANTY ON BEHALF OF CUSTOMER TO ANY THIRD PARTY. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PRODUCTS AND SERVICES AND SUPPORT SERVICES ARE PROVIDED "AS IS."

7. INDEMNIFICATION

7.1. EagleView Indemnification. EagleView will defend Customer against any claim, demand, suit or proceeding made by a third party alleging that the Products and Services infringes the intellectual property rights of such third party and will pay all costs or damages that are finally awarded by a court of competent jurisdiction (including reasonable attorneys' fees) or agreed to in a written settlement signed by EagleView; provided, however, that Customer will: (i) notify EagleView in writing within ten (10) calendar days of its receipt of notice of the claim, (ii) give EagleView sole control of the defense and settlement of the claim (except that EagleView will not settle any claim that results in liability or an admission of liability by Customer without Customer's prior written consent), and (iii) provide EagleView with all reasonable assistance, information, and authority necessary to perform EagleView's obligations under this paragraph. Notwithstanding the foregoing, EagleView will have no liability for any claim of infringement or misappropriation to the extent such claim arises from: (i) use of the Products and Services in combination with materials including software, hardware, or content not furnished by EagleView; or (ii) Customer's breach of this Agreement.

7.2. Remedies. In the event the Products and Services are held or is believed by EagleView to infringe or misappropriate any Intellectual Property Rights of a third party, EagleView will have the option, at its expense, to: (i) replace the Products and Service with a non-infringing equivalent, (ii) modify the Products and Services to be non-infringing, (iii) obtain for Customer a license to continue using the Products and Services; or (iv) terminate this Agreement or any relevant Order Form and refund any prepaid, prorated fees for the remainder of the Term. The foregoing remedies constitute Customer's sole and exclusive remedies and EagleView's sole liability with respect to any third-party infringement claim.

7.3. Customer Indemnification. Customer will, at its expense, defend EagleView from and against all third party claims and will pay any costs, losses or damages that are finally awarded (including reasonable attorneys' fees) or agreed to in settlement to the extent arising out of Customer's breach of this Agreement, provided that (i) EagleView notifies Customer in writing within ten (10) calendar days of its receipt of written notice of the claim, (ii) Customer has sole control of the defense and settlement of the claim (except that Customer will not settle any claim that results in liability or an admission of liability by EagleView without EagleView's prior written consent), and (iii) EagleView provides Customer with all reasonable assistance, information, and authority necessary to perform Customer's obligations under this paragraph.

7.4. Mutual Indemnification. Notwithstanding the foregoing, to the fullest extent permitted by law, each Party agrees to defend, indemnify, and hold harmless the other Party and other Party's officers, agents, and employees from all claims, losses, and causes of actions arising out of, resulting from, or in any manner connected with the

Agreement or an Order Form, but only to the extent such claim, loss, cause of action, damage or injury is caused or contributed to by the negligent acts, errors, or omissions of the indemnifying party. It is the intent of this section to require EagleView to indemnify Yuma County to the extent permitted under Arizona law.

8. LIMITATION OF LIABILITY

8.1. Consequential Damages. TO THE EXTENT PERMITTED BY LAW, IN NO EVENT WILL EITHER PARTY OR ITS AFFILIATES BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, COVER, BUSINESS INTERRUPTION, SPECIAL, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE, INCLUDING, BUT NOT LIMITED TO, LOSS OF USE, DATA, PROFITS, REVENUE, OR GOODWILL, WHETHER AN ACTION IS BASED IN CONTRACT, TORT, OR OTHERWISE, REGARDLESS OF WHETHER EITHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

8.2. Limitation of Liability. EXCLUDING EITHER PARTY'S INDEMNIFICATION OBLIGATIONS PURSUANT TO SECTION 7, TO THE EXTENT PERMITTED BY LAW, THE AGGREGATE AND CUMULATIVE LIABILITY OF EITHER PARTY INCLUDING ALL THEIR AFFILIATES REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT OR TORT (EXCEPT GROSS NEGLIGENCE) WILL IN NO EVENT EXCEED THE TOTAL AMOUNT OF FEES PAID AND PAYABLE BY CUSTOMER IN THE TWELVE MONTHS PRECEDING THE ACTIONS GIVING RISE TO THE CLAIM.

9. GENERAL PROVISIONS

9.1. Export Laws. The Products and Services and derivatives thereof may be subject to export laws and regulations of the United States and other jurisdictions. EagleView and Customer each represent that it is not named on any U.S. government denied-party list. Customer will not permit any user to access, use, export, reexport, or transfer, directly or indirectly, any Products and Services or content in a U.S.-embargoed country or region (including but not limited to Cuba, Iran, North Korea, Sudan, Syria, Crimea, or Russia) or in violation of any U.S. export law or regulation.

9.2. No Third-Party Beneficiaries. Except as specifically identified in this Agreement, nothing in this Agreement is intended to confer upon any person other than the Parties and their respective successors or permitted assigns, any rights, remedies, obligations, or liabilities whatsoever.

9.3. Independent Contractors. Nothing contained in this Agreement will be deemed or construed as creating a joint venture or partnership between any of the Parties hereto. Neither Party will have the power or authority to control the activities or operations of the other. At all times, the status of the Parties will be that of independent contractors.

9.4. Force Majeure. Except with respect to Customer's payment obligations, each Party will be excused from performance under this Agreement, will not be deemed to be in breach hereof, and will have no liability to the other Party whatsoever if either party is prevented from performing any of its obligations hereunder, in whole or in part, as a result of a Force Majeure Event. A "Force Majeure Event" means an event or occurrence beyond the control of the nonperforming Party, such as an act of God or of the public enemy, embargo or other act of government in either its sovereign or contractual capacity, government regulation, travel ban or request, court order, civil disturbance, terrorism, war, quarantine restriction, epidemic, virus, fire, weather, flood, accident, strike, slowdown, delay in transportation, electrical power outage, interruption or degradation in electronic communications systems, inability to obtain necessary labor, materials or manufacturing facilities, and other similar events. In the event of any delay resulting from a Force Majeure Event, any date of delivery hereunder will be extended for a period equal to the time lost because of the delay.

9.5. Security Assessment. Upon reasonable request, EagleView will assist Customer in its EagleView security risk assessments by completing forms and providing reports that provide Customer with generally available information relating to EagleView's information security practices. Such information will include high level

overviews of implemented security measures, such as access controls, encryption, or other means, where appropriate, and will provide details relating to how Customer's Confidential Information is disclosed, accessed, processed, and stored (as applicable).

9.6. Assignment. Neither Party may assign any of its rights or obligations hereunder, whether by operation of law or otherwise, without the other Party's prior written consent (not to be unreasonably withheld); provided, however, either Party may assign this Agreement in its entirety (including all Order Forms), without the other Party's consent to its Affiliate or in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of its assets. Subject to the foregoing, this Agreement will bind and inure to the benefit of the Parties and their respective successors and permitted assigns.

9.7. Governing Law. This Agreement will be governed by the laws of the state the Customer is located in without regard to conflict of law principles. The Parties agree that any claims, legal proceedings, disputes and litigation arising out of or in connection with this Agreement will be brought solely in the state courts located in the jurisdiction in which the Customer is based, unless a claim is based on violation of federal law.

9.8. Severability & Waiver. The failure of either Party to exercise any right or the waiver by either Party of any breach, will not prevent a subsequent exercise of such right or be deemed a waiver of any subsequent breach of the same, or any other provision of this Agreement. All waivers must be in writing and signed by the Party waiving its rights. If any section of this Agreement is held to be invalid or unenforceable, the remaining sections of this Agreement will remain in force to the extent feasible.

9.9. Notices. Notwithstanding anything to the contrary in this Agreement, notices and other communications may be given or made pursuant to this Agreement via electronic mail. Notwithstanding the foregoing, any notice concerning a material breach, violation, or termination hereof must be in writing and will be delivered: (a) by certified or registered mail; or (b) by an internationally recognized express courier or overnight delivery service. All written notices or other written communications to EagleView will be provided to the address listed above and addressed to: ATTENTION: LEGAL DEPARTMENT. All written notices to Customer will be sent to the address identified on the Order Form and addressed to the individual signing said Order Form and will be deemed to have been duly given when delivered personally, when deposited in the U.S. mail, certified or registered mail, or when deposited with an overnight courier or delivery service. With respect to notices and other communications regarding EagleView's privacy policy, support plan, or other similar provisions, such notices will be deemed given when posted to EagleView's website (www.eagleview.com) or e-mailed to the Customer's Account administrator(s).

9.10. Execution in Counterparts. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original and all of which together will constitute only one agreement. The execution and delivery of counterparts of this Agreement by electronic mail, electronic form (including execution by way of an electronic or other signature stamp), website submission, facsimile, or by original manual signature, regardless of the means or any such variation in pagination or appearance will be binding upon the Parties executing this Agreement.

9.11. Order of Precedence. In the event of any conflict, or inconsistency among the terms and conditions contained in documents comprising the Agreement, such conflict or inconsistency shall be resolved according to the following order of precedence, with the first document listed having the highest precedence: any exhibits in the order of their attachment (for example, Exhibit A, then Exhibit B, etc.), the Order Form, and this Agreement.

9.12. Entire Agreement. This Agreement, along with the Order Form(s), and any attached exhibits, which are all incorporated into this Agreement by reference, contains the entire understanding of the Parties with respect to the subject matter hereof and supersedes all prior agreements, oral or written, and all other communications between the Parties relating to such subject matter. The Parties agree that any term or condition stated in a Customer purchase order is null and void. This Agreement may not be amended or modified except by mutual written agreement. In the event that any court holds any provision of this Agreement as null, void, or otherwise ineffective or invalid, such provision will be deemed to be restated to reflect as nearly as possible the original intentions of the Parties in

accordance with applicable law, and the remaining provisions will remain in full force and effect. The unenforceability of any provision of this Agreement will not affect the validity of the remaining provisions hereof. A waiver by either Party of a breach or failure to perform hereunder will not constitute a waiver of any subsequent breach or failure.

9.13. Nondiscrimination. To the extent applicable under A.R.S. 41-4401, EagleView and its subcontractors, if any, warrant compliance with all federal immigration laws and regulations that relate to their employees and compliance with the E-verify requirements under A.R.S. 23-214(A). EagleView shall further ensure that each subcontractor who performs any work for the County under this agreement likewise complies with State and Federal Immigration laws.

9.14 Cancellation Pursuant to A.R.S. 38-511. The parties acknowledge that this Agreement is subject to cancellation by Customer pursuant to the provisions of Section 38-511, Arizona Revised Statutes.

9.15. Forced Labor. Pursuant to A.R.S. 35-394, if EagleView engages in for-profit activity and has ten (10) or more full-time employees, EagleView hereby certifies that it does not currently, and agrees for the duration of this Agreement and any Order Form that it will not use (1) the forced labor of ethnic Uyghurs in the People's Republic of China, (2) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China, or (3) any contractors, subcontractors, or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China. If EagleView becomes aware during the term of this Agreement or any Order Form that EagleView is not in compliance with this certification, EagleView shall notify Customer within five (5) business days after becoming aware of the noncompliance. If EagleView does not provide Customer with a written certification that it has remedied the noncompliance within one hundred eighty (180) days after notifying Customer of the noncompliance, this Agreement and any Order Form shall terminate immediately. In the event that the Agreement and/or any Order Form termination date occurs before the end of the remedy period, this Agreement and any Order Form shall terminate on the termination date.

9.16. Israel Boycott Certification. If EagleView engages in for-profit activity and has ten (10) or more employees, EagleView hereby certifies that it is not currently engaged in, and agrees for the duration of this Agreement to not engage in, a boycott of goods or services from Israel as defined by A.R.S. 35-393.01. This certification does not apply to a boycott prohibited by 50 U.S.C. 4842 or a regulation issued pursuant thereto.

[Signature page follows]

CUSTOMER	EAGLEVIEW
YUMA COUNTY- AZ	PICTOMETRY INTERNATIONAL CORP. DBA EAGLEVIEW
Government	a Delaware corporation
SIGNATURE:	**SIGNATURE:** Robert Locke
NAME: Ian McGaughey	**NAME:** Robert Locke
TITLE: County Administrator	**TITLE:** President, Government
EXECUTION DATE: 11/17/25	**EXECUTION DATE:** 11/26/2025

EXHIBIT A
AGREEMENT NON-STANDARD TERMS AND CONDITIONS

The terms and conditions of this Exhibit A include all mutually agreed upon changes to the terms and conditions of this Agreement. In the event of any conflict, or inconsistency among the terms and conditions contained in documents comprising the Agreement, such conflict or inconsistency shall be resolved according to the following order of precedence, with the first document listed having the highest precedence: any exhibits in the order of their attachment (for example, Exhibit A, then Exhibit B, etc.), the Order Form, and this Agreement.

Not applicable to this Agreement.

[Remainder of page intentionally left blank]

EAGLEVIEW

ORDER FORM

CUSTOMER NAME:	Yuma County- AZ
ORDER FORM TERM (DURATION):	9 year(s)
ORDER FORM EFFECTIVE DATE:	11/26/2025
MASTER SERVICES AGREEMENT EFFECTIVE DATE: This Order Form is governed by the terms and conditions of the Master Services Agreement with the effective date listed between Pictometry International Corp. dba EagleView and Yuma County- AZ.	11/26/2025

ORDER #
LC-10012307

BILL TO
Yuma County- AZ
Daniel CRUZ
2351 W. 26TH STREET Yuma, Arizona 85364
(928) 817-5151
daniel.cruz@yumacountyaz.gov

SHIP TO
Yuma County- AZ
Daniel CRUZ
2351 W. 26TH STREET Yuma, Arizona 85364
(928) 817-5151
daniel.cruz@yumacountyaz.gov

CUSTOMER ID	**SALES REP**	**REFRESH FREQUENCY**
A1225915	Arjun Cardoza	Triennial

REFRESH 1

QTY	PRODUCT NAME	PRODUCT DESCRIPTION
300	EagleView Cloud - Imagery - 3in	Provides entitlement to the EagleView Platform, a secure hosted infrastructure and access to EagleView enabled workflow, analytics, and high-resolution imagery to dramatically improve efficiency for government agencies. Includes regular refreshes of ortho and oblique imagery at the GSD and frequency specified. Target capture season subject to weather and airspace permissions. Services term commences on date of activation.
979	EagleView Cloud - Imagery - 6in	Provides entitlement to the EagleView Platform, a secure hosted infrastructure and access to EagleView enabled workflow, analytics, and high-resolution imagery to dramatically improve efficiency for government agencies. Includes regular refreshes of ortho and oblique imagery at the GSD and frequency specified. Target capture season subject to weather and airspace permissions. Services term commences on date of activation.
1	EagleView Cloud - Physical Delivery - Ortho & Oblique Frames - 3in	Provides an offline copy of the individual ortho and oblique image frames in Pictometry Warehouse format at the GSD specified in imagery refresh. Delivery includes one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation.

1	EagleView Cloud - Physical Delivery - Ortho & Oblique Frames - 6in	Provides an offline copy of the individual ortho and oblique image frames in Pictometry Warehouse format at the GSD specified in imagery refresh. Delivery includes one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation.
1	EagleView Cloud - Physical Delivery - Orthomosaic - 3in	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud once per refresh. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via a hard drive media.
1	EagleView Cloud - Physical Delivery - Orthomosaic - 6in	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud once per refresh. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via a hard drive media.
1	Eagleview Cloud - Software - Plus	Provides an unlimited number of authorized users the ability to login and access the EagleView Cloud software and analytics via the web-based EagleView Cloud platform. This software provides a robust compliment of tools for engaging with imagery as well as additional project and collaboration tools, and access to mobile application. Requires the purchase of an EagleView - Imagery entitlement.
1	EagleView Cloud - Authorized Subdivisions	Extends the ability for a contracting county or non-state consortium of counties the ability to authorize access to their EagleView Cloud organization to any political unit or subdivision located totally or substantially within their boundary.
1	EagleView Cloud - Comprehensive Integration Bundle	Provides activation of integrations between the EagleView Cloud platform and compatible customer environments (including compatible CAMA providers, 911/PSAP, Cityworks, and ESRI/GIS) and via the Integrated Web Application.
1	EagleView Cloud - Disaster Response Program	Includes access to the EagleView Disaster Response Program which offers flights after an emergency or disaster. Refer to the attached detailed description of the Disaster Response Program.
1	EagleView Cloud - Early Access	Provides entitlement to imagery from counties neighboring the imagery AOI as part of EagleView Cloud. Also provides entitlement to Early Access to refreshed imagery captures which allows authorized users to use new imagery immediately following its preliminary processing and quality control checks and prior to its final processing. Early Access imagery will become available incrementally as it is processed, and it will remain available until final, fully processed imagery is made available through other means.
12	EagleView Cloud - Capture History	Includes access to historical ortho and oblique frame imagery from the EagleView archive. Quantity represents the number of calendar years of archive imagery available in EagleView Cloud.

96000	EagleView Cloud - Building Outlines	Building outlines are created from the most-nadir single-frame orthogonal image in a specified, EagleView imagery source. EagleView delivers digital building outlines and their attributes in shapefile and geodatabase formats. Coverage includes only locations specified in a single, customer-provided digital parcel shapefile. Parcels in the specified locations must be generally contiguous. All EagleView imagery to be used must be licensed or owned by the customer. Final invoiced amount will be adjusted for the actual quantity of records in the parcel file used for production. *Product Parameters*: Source One: Pictometry Imagery Source One Year 2025 Source Two: N/A Source Two Year: N/A Deck Identification Method: Marked with a Point To Be Used in Connect Assessment: No Modified Technical Specification:

REFRESH 2		
QTY	**PRODUCT NAME**	**PRODUCT DESCRIPTION**
300	EagleView Cloud - Imagery - 3in	Provides entitlement to the EagleView Platform, a secure hosted infrastructure and access to EagleView enabled workflow, analytics, and high-resolution imagery to dramatically improve efficiency for government agencies. Includes regular refreshes of ortho and oblique imagery at the GSD and frequency specified. Target capture season subject to weather and airspace permissions. Services term commences on date of activation.
979	EagleView Cloud - Imagery - 6in	Provides entitlement to the EagleView Platform, a secure hosted infrastructure and access to EagleView enabled workflow, analytics, and high-resolution imagery to dramatically improve efficiency for government agencies. Includes regular refreshes of ortho and oblique imagery at the GSD and frequency specified. Target capture season subject to weather and airspace permissions. Services term commences on date of activation.
1	EagleView Cloud - Physical Delivery - Ortho & Oblique Frames - 3in	Provides an offline copy of the individual ortho and oblique image frames in Pictometry Warehouse format at the GSD specified in imagery refresh. Delivery includes one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation.
1	EagleView Cloud - Physical Delivery - Ortho & Oblique Frames - 6in	Provides an offline copy of the individual ortho and oblique image frames in Pictometry Warehouse format at the GSD specified in imagery refresh. Delivery includes one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation.
1	EagleView Cloud - Physical Delivery - Orthomosaic - 3in	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud once per refresh. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via a hard drive media.

1	EagleView Cloud - Physical Delivery - Orthomosaic - 6in	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud once per refresh. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via a hard drive media.
1	Eagleview Cloud - Software - Plus	Provides an unlimited number of authorized users the ability to login and access the EagleView Cloud software and analytics via the web-based EagleView Cloud platform. This software provides a robust compliment of tools for engaging with imagery as well as additional project and collaboration tools, and access to mobile application. Requires the purchase of an EagleView - Imagery entitlement.
1	EagleView Cloud - Authorized Subdivisions	Extends the ability for a contracting county or non-state consortium of counties the ability to authorize access to their EagleView Cloud organization to any political unit or subdivision located totally or substantially within their boundary.
1	EagleView Cloud - Comprehensive Integration Bundle	Provides activation of integrations between the EagleView Cloud platform and compatible customer environments (including compatible CAMA providers, 911/PSAP, Cityworks, and ESRI/GIS) and via the Integrated Web Application.
1	EagleView Cloud - Disaster Response Program	Includes access to the EagleView Disaster Response Program which offers flights after an emergency or disaster. Refer to the attached detailed description of the Disaster Response Program.
1	EagleView Cloud - Early Access	Provides entitlement to imagery from counties neighboring the imagery AOI as part of EagleView Cloud. Also provides entitlement to Early Access to refreshed imagery captures which allows authorized users to use new imagery immediately following its preliminary processing and quality control checks and prior to its final processing. Early Access imagery will become available incrementally as it is processed, and it will remain available until final, fully processed imagery is made available through other means.
12	EagleView Cloud - Capture History	Includes access to historical ortho and oblique frame imagery from the EagleView archive. Quantity represents the number of calendar years of archive imagery available in EagleView Cloud.
96000	EagleView Cloud - ChangeFinder	Building outlines are created from the orthomosaic tiles of a specified newer Pictometry imagery source and classified relative to a specified, older imagery source. EagleView delivers digital building outlines from the newer imagery source and their classification attributes in shapefile and geodatabase formats. Coverage includes only locations specified in a single, customer-provided digital parcel shapefile. Parcels in the specified locations must be generally contiguous. All Pictometry imagery to be used must be licensed or owned by the customer. AccuPLUS or aerotriangulated orthomosaic tiles are used if licensed. Final invoiced amount will be adjusted for the actual quantity of records in the parcel file used for production. Use of older non-Pictometry-sourced imagery requires acceptance in advance. *Product Parameters*: Source One: Pictometry Outlines Source One Year 2025 Source Two: Pictometry Imagery Source Two Year: 2028

		Deck Identification Method: Marked with a Point To Be Used in Connect Assessment: Yes (Must be ordered as a separate line item) Modified Technical Specification:
1	Pictometry CONNECTAssessment	Pictometry CONNECTAssessment allows a user the ability to log in and access Pictometry ChangeFinder data and Pictometry-hosted imagery libraries, which have been licensed to the Customer and specified elsewhere in this Agreement, via a web-based application. The number of concurrent authorized users is specified in Customer's existing Connect agreement. Access runs concurrent with last activation (and scheduled expiration) of the Customer's existing Connect account. This offering requires an active Pictometry CONNECT account.

REFRESH 3		
QTY	**PRODUCT NAME**	**PRODUCT DESCRIPTION**
300	EagleView Cloud - Imagery - 3in	Provides entitlement to the EagleView Platform, a secure hosted infrastructure and access to EagleView enabled workflow, analytics, and high-resolution imagery to dramatically improve efficiency for government agencies. Includes regular refreshes of ortho and oblique imagery at the GSD and frequency specified. Target capture season subject to weather and airspace permissions. Services term commences on date of activation.
979	EagleView Cloud - Imagery - 6in	Provides entitlement to the EagleView Platform, a secure hosted infrastructure and access to EagleView enabled workflow, analytics, and high-resolution imagery to dramatically improve efficiency for government agencies. Includes regular refreshes of ortho and oblique imagery at the GSD and frequency specified. Target capture season subject to weather and airspace permissions. Services term commences on date of activation.
1	EagleView Cloud - Physical Delivery - Ortho & Oblique Frames - 3in	Provides an offline copy of the individual ortho and oblique image frames in Pictometry Warehouse format at the GSD specified in imagery refresh. Delivery includes one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation.
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1	EagleView Cloud - Physical Delivery - Orthomosaic - 6in	Provides an offline copy of the orthomosaic tiles and mosaics at the GSD specified in the EagleView Cloud once per refresh. Files to be provided in industry standard formats selectable by the customer with delivery made via online download or physically via a hard drive media.

1	Eagleview Cloud - Software - Plus	Provides an unlimited number of authorized users the ability to login and access the EagleView Cloud software and analytics via the web-based EagleView Cloud platform. This software provides a robust compliment of tools for engaging with imagery as well as additional project and collaboration tools, and access to mobile application. Requires the purchase of an EagleView - Imagery entitlement.
1	EagleView Cloud - Authorized Subdivisions	Extends the ability for a contracting county or non-state consortium of counties the ability to authorize access to their EagleView Cloud organization to any political unit or subdivision located totally or substantially within their boundary.
1	EagleView Cloud - Comprehensive Integration Bundle	Provides activation of integrations between the EagleView Cloud platform and compatible customer environments (including compatible CAMA providers, 911/PSAP, Cityworks, and ESRI/GIS) and via the Integrated Web Application.
1	EagleView Cloud - Disaster Response Program	Includes access to the EagleView Disaster Response Program which offers flights after an emergency or disaster. Refer to the attached detailed description of the Disaster Response Program.
1	EagleView Cloud - Early Access	Provides entitlement to imagery from counties neighboring the imagery AOI as part of EagleView Cloud. Also provides entitlement to Early Access to refreshed imagery captures which allows authorized users to use new imagery immediately following its preliminary processing and quality control checks and prior to its final processing. Early Access imagery will become available incrementally as it is processed, and it will remain available until final, fully processed imagery is made available through other means.
12	EagleView Cloud - Capture History	Includes access to historical ortho and oblique frame imagery from the EagleView archive. Quantity represents the number of calendar years of archive imagery available in EagleView Cloud.
96000	EagleView Cloud - ChangeFinder	Building outlines are created from the orthomosaic tiles of a specified newer Pictometry imagery source and classified relative to a specified, older imagery source. EagleView delivers digital building outlines from the newer imagery source and their classification attributes in shapefile and geodatabase formats. Coverage includes only locations specified in a single, customer-provided digital parcel shapefile. Parcels in the specified locations must be generally contiguous. All Pictometry imagery to be used must be licensed or owned by the customer. AccuPLUS or aerotriangulated orthomosaic tiles are used if licensed. Final invoiced amount will be adjusted for the actual quantity of records in the parcel file used for production. Use of older non-Pictometry-sourced imagery requires acceptance in advance. *Product Parameters*: Source One: Pictometry Outlines Source One Year 2028 Source Two: Pictometry Imagery Source Two Year: 2031 Deck Identification Method: Marked with a Point To Be Used in Connect Assessment: Yes (Must be ordered as a separate line item) Modified Technical Specification:

FEES

Due at Initial Activation of Services – Refresh 1	$237,690.00
Due at Initial Activation of Services – Refresh 2	$237,690.00
Due at Initial Activation of Services – Refresh 3	$237,690.00

Unless either Party gives notice of its intent not to renew this Order Form at least one hundred and twenty (120) days prior to the end of the Term, it will automatically renew.

EagleView acknowledges that Customer is a government entity and the Order Form validity is based upon the availability of public funding under its authority. In the event that public funds are unavailable and not appropriated for the Customer's obligations under this Order Form, then Customer may, upon written notice to EagleView of the unavailability and non-appropriation of public funds, and without penalty to Customer, (1) elect to opt out of Initial Activation Services under Refresh 2 and/or Refresh 3, (2) elect to delay Initial Activation of Services under Refresh 2 and/or Refresh 3, or (3) terminate this Order Form. It is expressly agreed that Customer shall not activate this non-appropriation provision for convenience or to circumvent the requirements of this Order Form, but only as an emergency fiscal measure.

PRODUCT PARAMETERS

Disaster Response Program ("DRP")

If EagleView Cloud - Disaster Response Program is listed in the above product table, then this section applies to this Order Form. If EagleView Cloud - Disaster Response Program is not listed in the above product table, then this section does not apply to this Order Form.

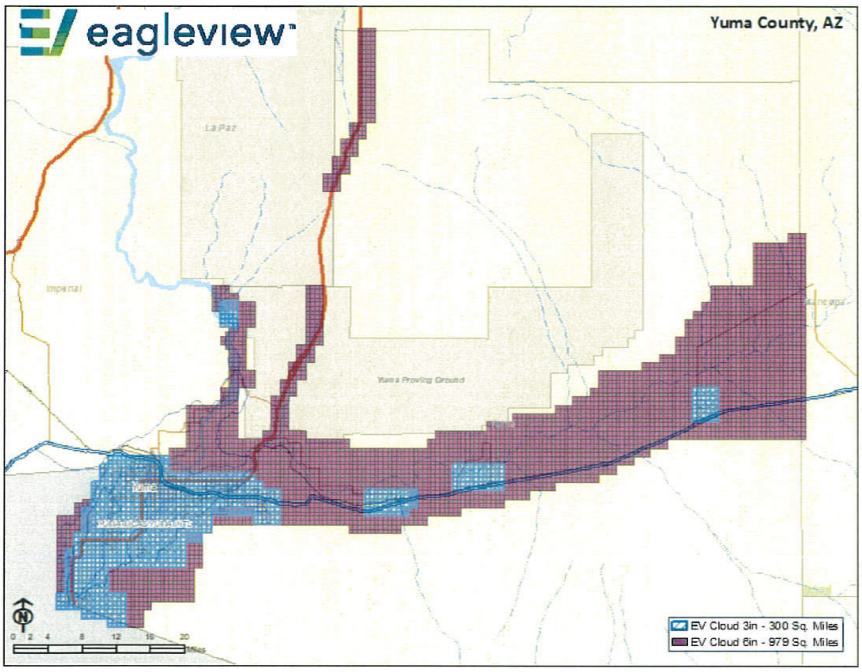
This Order Form includes eligibility for the DRP described below so long as the customer remains under an active services agreement and in good standing with EagleView. Imagery captured through DRP will be captured "as-is".

A. Disaster Coverage Imagery at No Additional Charge – EagleView will, upon request of Customer and at no additional charge, provide standard quality imagery of up to 200 square miles of affected areas (as determined by EagleView) upon the occurrence of any of the following events during any period Customer is eligible for DRP:

- Hurricane: areas affected by hurricanes of Category 2 and higher.
- Tornado: areas affected by tornados rated EF4 and higher.
- Terrorist: areas affected by damage from terrorist attack.
- Earthquake: areas affected by damage to critical infrastructure resulting from earthquakes measured at 6.0 or higher on the Richter scale.
- Tsunami: areas affected by damage to critical infrastructure resulting from tsunamis.

B. Discounted Rate – Coverage for areas affected by the events set forth above exceeding 200 square miles will be, subject to EagleView resource availability, offered to Customer at the then-current DRP rates. Also, coverage for areas affected by hurricanes below Category II, tornadoes below EF4 or earthquakes rated below 6.0 on the Richter scale, flooding meeting or exceeding the major flood stage, wildfires impacting population centers, or other disasters as agreed to between the customer and EagleView, will be, subject to EagleView resource availability, offered to Customer at the then current DRP rates.

AOI(S) IF APPLICABLE



[Signature page follows]

This Order Form is incorporated by reference into the Master Services Agreement between EagleView and Customer.

CUSTOMER	EAGLEVIEW
YUMA COUNTY- AZ	PICTOMETRY INTERNATIONAL CORP. DBA EAGLEVIEW
Government	a Delaware corporation
SIGNATURE:	**SIGNATURE:** Robert Locke
NAME: Ian McGaughey	**NAME:** Robert Locke
TITLE: County Administrator	**TITLE:** President, Government
EXECUTION DATE: 11/19/25	**EXECUTION DATE:** 11/26/2025

City of Yuma

City Council Report

File #: R2026-023 **Agenda Date:** 6/3/2026 **Agenda #:** 4.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☐ Safe & Prosperous	☐ Motion
City Administration	☐ Active & Appealing	☒ Resolution
	☒ Respected & Responsible	☐ Ordinance - Introduction
DIVISION:	☐ Connected & Engaged	☐ Ordinance - Adoption
City Clerk	☐ Unique & Creative	☐ Public Hearing

TITLE:
Intergovernmental Agreement: Yuma County for Election Services

SUMMARY RECOMMENDATION:
Approve an Intergovernmental Agreement (IGA) with Yuma County to assist with the coordination and administration of City elections. (Administration/City Clerk) (Janet L. Pierson)

STRATEGIC OUTCOME:
Approval of this IGA aligns with City Council's Respected and Responsible strategic outcome as it provides for election assistance through Yuma County Election Services and the Yuma County Recorder for the administration of City elections in accordance with Arizona Revised Statutes.

REPORT:
Pursuant to Arizona Revised Statutes (A.R.S.) §16-172, the City may enter into an agreement with the Yuma County Recorder in order to utilize the County voter registration rolls to conduct City elections. In addition, the City must also enter into an agreement with Yuma County Election Services, pursuant to A.R.S. §16-205, in order to participate in consolidated elections. Consolidated elections allow the City and County to coordinate the administration of the election, coordinate the purchase of election supplies, and for the City to utilize the County's voting and tabulation equipment. The previous five-year IGA with Yuma County for election services was approved by the City Council in 2023 and was set to expire December 31, 2027.

The proposed five-year IGA outlines specific duties and responsibilities of the City, the Yuma County Election Services division and the Yuma County Recorder. The IGA also states that the City will reimburse Yuma County Election Services division and the Yuma County Recorder for itemized election charges for actual costs incurred for the election.

City and County staff have negotiated the proposed agreement, and the attorneys for both entities have approved the IGA as to form. The IGA must be approved by both the Yuma City Council and the Yuma County Board of Supervisors at least 60 days prior to the next election.

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 0.00	BUDGETED:	$ 0.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00

OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:
TOTAL	$ 0.00	-

FISCAL IMPACT STATEMENT:
Funding will be budgeted during the specific years that elections are held.

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☐ Department
☒ City Clerk's Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

RESOLUTION NO. R2026-023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH YUMA COUNTY FOR ASSISTANCE WITH COORDINATION AND ADMINISTRATION OF CITY ELECTIONS

WHEREAS, pursuant to Arizona Revised Statutes (A.R.S.) §16-172, the City is authorized to enter into an Intergovernmental Agreement (IGA) with the County Recorder to utilize County voter registration rolls to conduct an election; and,

WHEREAS, pursuant to A.R.S. **§** 16-205(c) the City may enter into an Intergovernmental Agreement with Yuma County to participate in a consolidated election; and,

WHEREAS, the City and County have engaged in this Intergovernmental Agreement for the purpose of coordinating and administering City elections, as well as the use of the County's election equipment; and,

WHEREAS, pursuant to the IGA, the City shall reimburse Yuma County Elections Services and the Yuma County Recorder for services rendered during each election pursuant to the terms of the attached Intergovernmental Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: The Intergovernmental Agreement between Yuma County and the City of Yuma attached as Exhibit A and incorporated into this resolution by reference is approved in accordance with its terms.

SECTION 2: The City Administrator is authorized and directed to execute the attached Intergovernmental Agreement on behalf of the City of Yuma.

Adopted this _____ day of _____, 2026.

APPROVED:

_____
Douglas J. Nicholls
Mayor

ATTESTED:

_____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

INTERGOVERNMENTAL AGREEMENT
BETWEEN
YUMA COUNTY,
THE YUMA COUNTY RECORDER,
AND THE CITY OF YUMA,
FOR THE PROVISION OF ELECTION SERVICES
FOR CALENDAR YEARS 2026-2030

THIS AGREEMENT is entered into _____, 20__, between YUMA COUNTY (the "COUNTY"), acting by and through its duly elected governing body, the Yuma County Board of Supervisors; the YUMA COUNTY RECORDER (the "RECORDER"); and the CITY OF YUMA, (the "ENTITY").

I. RECITALS

1. The COUNTY owns and operates voting equipment and ballot tabulating equipment and employs certified Election Officials.

2. The ENTITY seeks to participate in consolidated elections and, pursuant to Arizona Revised Statutes (A.R.S.) § 16-205(C), the ENTITY and COUNTY wish to enter into this Agreement.

3. ENTITY may choose, pursuant to A.R.S. §§ 16-409 and 16-558, to conduct elections by all-mail ballot (vote by mail) instead of an in-person election. However, if an election is previously called, any other election being called for the same day must be conducted in the same manner as the election called first.

4. The RECORDER is required by A.R.S. § 16-172 to enter into this Agreement if the ENTITY requests the use of County registration rolls to conduct an election, and, by seal and signature below, has resolved to enter into this Agreement.

5. The COUNTY is empowered by A.R.S. §§ 11-251 and 11-952 to enter into this Agreement and has, by appropriate Board action, determined to enter into this Agreement and has authorized the undersigned to execute this Agreement on behalf of the COUNTY.

THEREFORE, in consideration of the mutual agreements expressed herein, it is agreed as follows:

II. SCOPE

1. The **COUNTY, through its Election Services Division, will**:

    a. Provide the ENTITY with ballot proofs as soon as ballots are prepared and no later than forty-five (45) days prior to the election. All changes made after the ballot proofs are approved by the ENTITY, or a designate thereof, will be directed in writing to the Election Services Division no later than the required two (2) calendar days. The Election Services Division will arrange with vendor for the ballot changes and advise the ENTITY once completed.

    b. Provide ballots and accessible voting equipment to be used in the election.

    c. Contract with voting locations to conduct in person voting. Notify the ENTITY of any voting locations that are not available to be utilized to conduct the election.

d. Provide all machines, signs, voting center supplies, and related election material necessary to conduct the elections.

e. Will recruit, train, provide and pay Election Board Workers to conduct the election on behalf of the ENTITY.

f. Tally official results of the election, utilizing Ballot Tabulation equipment and Accessible Voting equipment.

g. Conduct the Logic and Accuracy Test, including publishing the public notice of the time and place of the test per A.R.S. § 16-449.

h. Process all Provisional ballots and deliver to the Yuma County Recorder. Process verified ballots upon return by the Yuma County Recorder and include totals in the canvass.

i. Process all Early and Late Early ballot and deliver to the Yuma County Recorder. Process and tabulate the ballots upon return from the Yuma County Recorder.

j. Perform tabulation, prepare unofficial election results of ballots cast for all Primary elections, pursuant to the Yuma City Charter, and majority votes for General elections, and transmit to the ENTITY or designee.

k. Transfer to the Yuma County Treasurer election materials for storage and disposal as required by law.

l. At all times comply with the laws and regulations regarding the conduct of elections.

m. Upon completion of an election, present to the ENTITY a detailed, itemized statement of charges incurred and billable amounts for any election type called as per the current Election Services Fee Schedule.

2. The **RECORDER will**:

a. Ensure that the County registration rolls necessary for the COUNTY to conduct an election be provided to the COUNTY at least forty-five (45) days in advance of such election, with supplementation of the rolls provided at least once, as soon as possible after the twenty-ninth (29th) day preceding the election, and with further supplementation as may be necessary to conduct early voting.

b. Handle all early balloting for the ENTITY, including early voting requests, early ballot mailers, on-site early voting, signature verification and other early voting supplies and services that may be necessary.

c. FOR VOTE BY MAIL ELECTIONS: Mail ballots to every active registered voter within the ENTITY.

d. Upon completion of an election, present to the ENTITY a detailed, itemized statement of charges incurred to conduct early voting for a Vote Center OR Vote by Mail election and billable amounts for each participating ENTITY.

e. Provide RECORDER personnel necessary to effectively administer early voting and other related services appropriate for type of election called/approved by the ENTITY.

3. The ENTITY **will**:

a. Contact the COUNTY no later than 180 days prior to a consolidated election date notifying of intent to conduct election and advise of type of election approved by the governing body (Vote Center or Vote by Mail election).

b. Create, translate, print and mail all publicity pamphlets.

c. Publish all legal notices in connection with an ENTITY election with the exception of the logic and accuracy testing notification as described in Section 1(g) of this Agreement.

d. For Vote By Mail Elections: Mail notice of election to every active registered voter for the purpose of notifying voters of the all-mail election.

e. At all times comply with the laws and regulations regarding the conduct of elections.

f. Reimburse the COUNTY for all charges for election materials, supplies, equipment and personnel required in direct support of the ENTITY election and clearly outlined in a detailed, itemized statement of charges within sixty (60) days of submittal to the ENTITY of a reimbursement request by the COUNTY. The ENTITY shall establish and maintain a budget covering the payment of all such charges.

g. Reimburse the RECORDER for the actual additional costs incurred by the RECORDER in the preparation of any lists, electronic data compilations, early voting or Vote by Mail supplies and services under this agreement within sixty (60) days of submittal to the ENTITY of a reimbursement request by the RECORDER. These costs will include the cost incurred by the RECORDER to hire additional workers to assist in performing the responsibilities set forth in Section II(2).

III. DURATION OF AGREEMENT

1. This Agreement shall be effective as of January 1, 2026 and shall remain in full force and effect for a term of FIVE (5) years from the effective date ("Initial Term"), unless terminated as otherwise provided in this Agreement. After the expiration of the Initial Term, this Agreement shall automatically renew for one (1) successive five-year term, unless (i) any party provide one-hundred and twenty (120) days' written notice to the other parties of its intent to not renew at the end of the Initial Term or (ii) this Agreement is terminated as otherwise provided in this Agreement.

2. This Agreement can be terminated at any time by any party, with or without cause, upon giving one-hundred and twenty (120) days' written notice to the other parties. Upon termination of this Agreement, all property or equipment used by the parties in the

performance of their responsibilities under this Agreement shall remain the property of the party that purchased the property or equipment.

IV. MISCELLANEOUS PROVISIONS

1. This Agreement may be canceled in accordance with the provisions A.R.S. § 38-511, regarding conflicts of interest.

2. The COUNTY, as a political subdivision of the State of Arizona, engaged in the performance of its mandatory statutory duties through its Election Services Division, and the RECORDER, engaged in the performance of its mandatory statutory duties, and the ENTITY, as a political subdivision of the State of Arizona, engaged in the performance of its mandatory statutory duties, all avow to the other that each has obtained and has in full force and effect a public entity liability policy relating to the faithful performance of duty.

3. The COUNTY and RECORDER agree to retain records of receipt of fees under this Agreement in accordance with the applicable provisions of the Records and Disposition Schedule promulgated by the Arizona State Library, Archives and Public Records currently in effect.

4. If the parties mutually agree, claims, disputes or other matters in question may be submitted for arbitration and decided according to the Arizona Uniform Rules of Procedure for Arbitration. Demand for arbitration must be filed in writing with the other party to this Agreement.

5. All notices or demands upon any party to this Agreement, except as otherwise specified herein, shall be in writing and shall be delivered in person or sent by mail addressed as follows:

   Yuma County
   Election Services Division
   197 S. Main Street, Suite 103
   Yuma, Arizona 85364

   Yuma County Recorder
   102 South Main Street
   Yuma, Arizona 85364

   City Clerk's Office
   One City Plaza
   Yuma, AZ 85364

6. The ENTITY is responsible for all liability, damages or expenses involved in defending challenges to the ENTITY election arising out of the actions of the ENTITY and its officials, employees and agents.

7. E-verify requirements. To the extent applicable under A.R.S. § 41-4401, the parties warrant compliance, on behalf of themselves and any and all subcontractors, with all federal immigration laws and regulations that relate to their employees and compliance with the E-verify requirements under A.R.S. § 23-214(A). The party's breach of the above-mentioned warranty shall be deemed a material breach of the Agreement and the non-breaching party may terminate the Agreement. The parties retain the legal right to inspect the papers of the

other party to ensure that the party is complying with the above-mentioned warranty under this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year below written, and is effective upon filing with the Office of the Yuma County Recorder.

CITY OF YUMA

Attest:

_____
JOHN D. SIMONTON
Acting City Administrator

_____
JANET L. PIERSON
City Clerk

This ___ day_____, 20____.

YUMA COUNTY, ARIZONA

_____
MARTIN PORCHAS
Chairman
Yuma County Board of Supervisors

This ___ day_____, 20____.

_____
DAVID LARA
Yuma County Recorder

This ___ day_____, 20____.

Attest:

_____
DESIREE PHILIPPS
Yuma County Clerk of the Board & Officer in Charge of Elections

INTERGOVERNMENTAL AGREEMENT DETERMINATION
BETWEEN
THE COUNTY OF YUMA,
THE YUMA COUNTY RECORDER
AND THE CITY OF YUMA,
FOR THE PROVISION OF ELECTION SERVICES
FOR CALENDAR YEARS 2026-2030

Pursuant to Arizona Revised Statutes § 11-952, the foregoing Agreement has been submitted to the Administrator for the CITY OF YUMA, Arizona. The undersigned has determined that this Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the CITY OF YUMA.

_____

City of Yuma Attorney

INTERGOVERNMENTAL AGREEMENT DETERMINATION
BETWEEN
THE COUNTY OF YUMA,
THE YUMA COUNTY RECORDER
AND THE CITY OF YUMA,
FOR THE PROVISION OF ELECTION SERVICES
FOR CALENDAR YEARS 2026-2030

Pursuant to Arizona Revised Statutes § 11-952, the foregoing Agreement has been submitted to the undersigned Attorney for the County of Yuma, Arizona. The undersigned has determined that this Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the County of Yuma.

_____

KAROLYN KACZOROWSKI
Yuma County Attorney

TASK SCHEDULE

TASK	TO BE PERFORMED BY:		
	Election	Jurisdiction	Recorder
As required, publish/send Call of Election and/or Notice of Election		X	
As required, publish Legal Advertising, Notices, Publicity Pamphlets, etc		X	
Notify COUNTY of intent to participate in the Election at least 180 days before the Election Day		X	
Within two business days of candidate deadline provide COUNTY with candidate names, rotation order, ballot language, and any other ballot text required. Failure to provide required ballot information in a timely manner will cause the exclusion of race(s) from the ballot		X	
Provide the COUNTY with the ballot language translation for ballot purposes		X	
Approve final ballot proof (required JURISDICTION signoff)		X	
Attend and certify official Logic and Accuracy (L&A) Test		X	
Notify the COUNTY of any possible recounts and provide proper paperwork		X	
Notify the COUNTY of any possible recalls, referendum, or initiatives with the proper paperwork		X	
If applicable, submit agenda item to County Board of Supervisor for election cancellation	X		
Public Logic and Accuracy Test notice	X		
Perform Logic and Accuray Test	X		
Transmit UOCAVA ballots to qualified voters			X
Manage and maintain the drop boxes throughout the election period			X
Host 27-days of early voting			X
Manage Vote-by-Mail Ballots and Early Ballots			X
Provide the following daily reports to the jurisdictions: ▪ Early ballot list ▪ Number of ballots sent ▪ Number of received ballots			X
Process ballots, which include testing, tabulation and audit	X		
Perform signature verification on ballot affidavits and provisional ballots			X
Curing period for provisionals and non-matching signatures			X

Administer Hand Count Audit, post-election L&A testing and all other audits	X		
Provide Canvass Reports • Election Summary Report • Provisional Ballot Report • Rejected Ballot Report	X		X

City of Yuma

City Council Report

File #: R2026-024 **Agenda Date:** 6/3/2026 **Agenda #:** 5.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☐ Safe & Prosperous	☐ Motion
Engineering	☐ Active & Appealing	☒ Resolution
	☒ Respected & Responsible	☐ Ordinance - Introduction
DIVISION:	☐ Connected & Engaged	☐ Ordinance - Adoption
Development Engineering	☐ Unique & Creative	☐ Public Hearing

TITLE:
Development Fee Deferral: Cielo Verde Unit 4, Phase III Subdivision

SUMMARY RECOMMENDATION:
Authorize deferral of City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 4, Phase III Subdivision, and collect a $500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is three years from date of execution. (Engineering) (David Wostenberg)

STRATEGIC OUTCOME:
This item supports the City Council's strategic outcome of Respected and Responsible by providing support and assistance to the development community for continued quality growth within the City.

REPORT:
City Administration and staff previously met with the development community regarding local economic activity, particularly that of the construction industry, and determined to recommend to City Council that, upon payment of a $500.00 deferral fee for City costs associated with processing and tracking deferrals, for a period of three years, all development fees, along with sanitary sewer and water capacity charges, would be eligible for deferral until prior to issuance of a certificate of occupancy. Eligibility for deferrals is in accordance with the terms outlined in the proposed development agreement required by A.R.S. § 9-463.05.

Jacobson Companies, Inc. has requested a deferral agreement for Cielo Verde Unit 4, Phase III Subdivision, as shown on the attached location map.

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 0.00	BUDGETED:	$ 0.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 0.00	None	

FISCAL IMPACT STATEMENT:

NONE

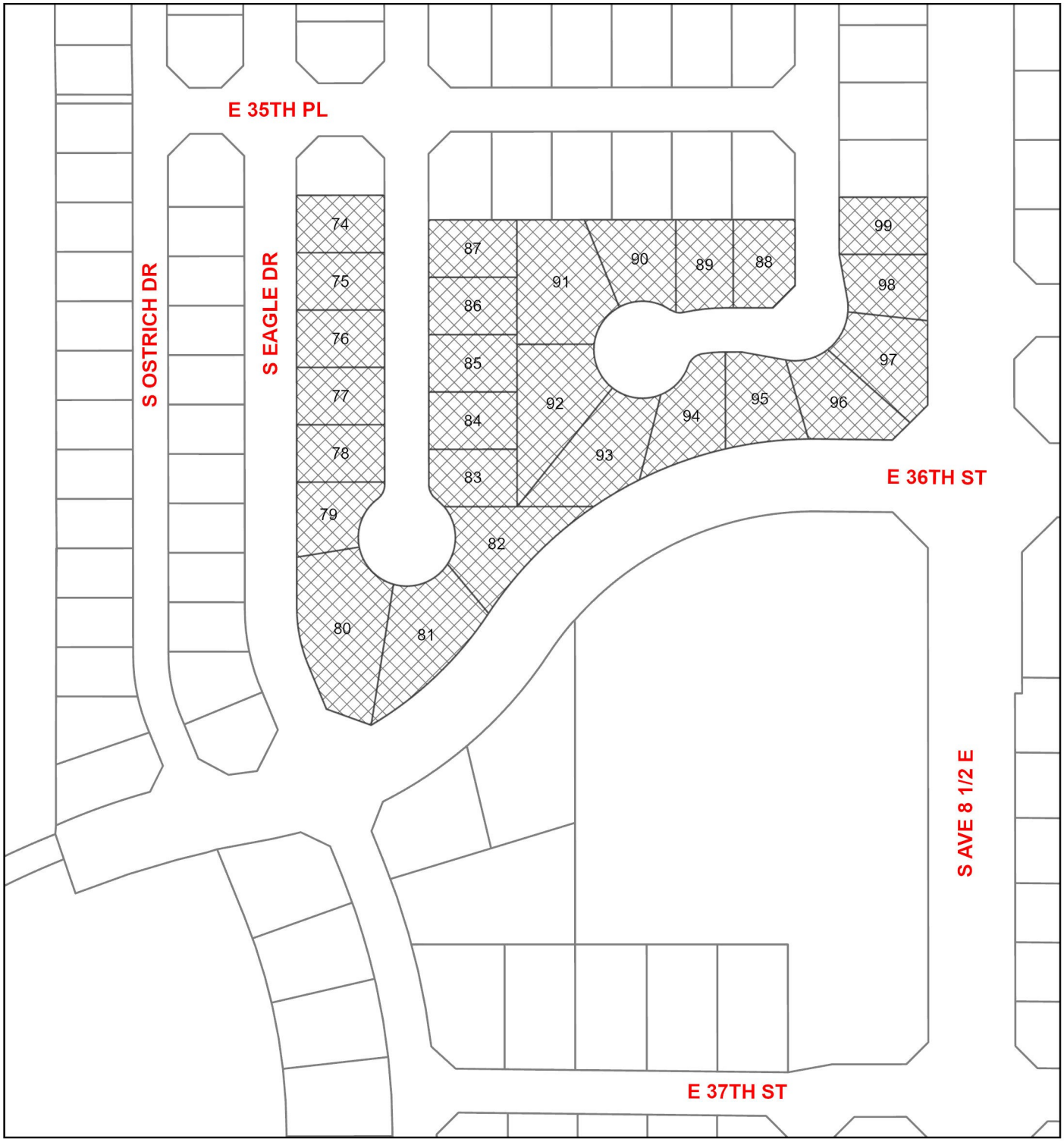
ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☐ Department
☒ City Clerk's Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026



AFFECTED AREA

NOTE: THIS MAP IS PREPARED TO SHOW GENERAL SITE LOCATION ONLY AND REPRESENTS NO SPECIFIC DIMENSIONS RELATED TO THE SITE.

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LOCATION MAP

Prepared by: ANDREW MCGARVIE	CITY OF YUMA ENGINEERING DEPARTMENT	DATE: 4/29/2026	CIP NO.
Checked by:		SCALE: N.T.S	
		REVISED:	

RESOLUTION NO. R2026-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING AND APPROVING A DEVELOPMENT AGREEMENT PERMITTING THE DEFERRAL OF CITY OF YUMA DEVELOPMENT FEES AND WATER AND SANITARY SEWER CAPACITY CHARGES FOR CIELO VERDE UNIT 4 PHASE III SUBDIVISION

WHEREAS, the City of Yuma desires to obtain those public benefits accruing from the development of property, which benefits include, but are not limited to, the creation and retention of jobs, stimulation of further economic development within the City, increased property tax values based on improvements to be constructed on the property and by retention and generation of additional sales tax revenues through increased business activities; and,

WHEREAS, A.R.S. § 9-463.05(B)(10) permits the deferral of payment of development fees for residential units when supported by appropriate security and included as part of a development agreement; and,

WHEREAS, deferral of payment of development fees and water and sanitary sewer capacity charges until prior to issuance of a certificate of occupancy, will promote economic activity within the City of Yuma and shall constitute sufficient consideration for the deferral.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: The deferral of City of Yuma Development Fees, water and sanitary sewer capacity charges is approved in accordance with the terms of the Development Agreement attached as Exhibit A, and by this reference, made part of this Resolution.

SECTION 2: Upon payment to the City of Yuma of the described $500 administrative fee for Cielo Verde Unit 4, Phase III Subdivision, the City Administrator is authorized and directed to execute the Development Agreement on behalf of the City of Yuma.

Adopted this _____ day of _____, 2026.

APPROVED:

_____
Douglas J. Nicholls
Mayor

ATTESTED:

_____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

RESOLUTION NO. R2026-024
DEVELOPMENT AGREEMENT
CIELO VERDE UNIT 4 PHASE III

This Development Agreement ("Agreement") is by and between Stewart Title & Trust of Phoenix, Inc., a Delaware corporation, as Trustee under Trust N. 2007-100 ("Owner"), as owner of the real property described in the CIELO VERDE UNIT 4 PHASE III plat, lots 74 to 99, dated 09/09/2025, recorded as Yuma County Assessor's Fee #: 2025-22234, and Book 37 of Plats, - Pages 52 & 53 (the "Property"), and the City of Yuma, an Arizona municipal corporation ("City").

RECITALS

WHEREAS, the City desires to obtain those public benefits which accrue from the development of the Property and include (but are not limited to) the creation and retention of jobs, stimulation of further economic development within the City, increased property tax values based on improvements to be constructed on the Property, and by generation of additional sales tax revenues through increased business activity; and,

WHEREAS, A.R.S. § 9-463.05(B)(10) permits the deferral of payment of development fees for residential units when supported by appropriate security and included as part of a development agreement; and,

WHEREAS, for the mutual benefit of both parties, the sufficiency of which is acknowledged, the parties have entered into this Agreement to provide for the deferral of payment of City of Yuma Development Fees and City of Yuma water and sanitary sewer capacity charges upon the terms and conditions described below.

NOW THEREFORE, in consideration of the above recitals, the parties agree as follows:

1. Term. This Agreement shall be effective (the "Effective Date") upon execution by all of the parties and the payment to the City of a five-hundred-dollar ($500.00) administrative deferral fee. This Agreement shall expire three (3) years from the Effective Date (the "Expiration Date") unless the parties mutually agree to an earlier termination.

2. Vesting. Vesting of deferred fees and charges shall accrue on a lot-by-lot basis. To vest the right to deferral, the residential unit must pass the under-slab plumbing and building setback inspection ("underground inspection") within 30 days of the date of issuance of the building permit. Time is of the essence. If the underground inspection is not successfully completed within 30 days of the issuance of the building permit, no right to deferral shall vest, and Owner shall either: (1) be issued a refund of 80% of the cost of the building permit and the building permit shall expire; or (2) all deferral amounts shall immediately be due and payable to the City to prevent the building permit from expiring. At the expiration or termination of this Agreement, any vested lot shall continue to enjoy the deferral benefit unless construction is abandoned by Owner. On the Expiration Date, the deferral benefit shall expire for any non-vested lot.

3. Deferral Benefits. Deferral of certain described City of Yuma Development Fees and water and sewer capacity charges shall be available to the Property throughout the term of this Agreement. An expired building permit shall not prohibit Owner from reapplying for the deferral benefit provided that a new building permit is applied for. When vested in accordance with paragraph 2 above, the deferral benefit shall include:

    a. Deferral of Payment of Citywide Development Fees and Water and Sewer Capacity Charges. For any platted lot within the Property, payment of City of Yuma Development Fees (the parks and recreational facilities development fee, the police facilities development fee, the special fire facilities development fee of $1,041.66 per gross acre, the general government facilities development fee, and no streets facilities development fee, per prior Development Agreement 2001-34655), and water and sewer capacity charges may, upon written request on a form provided by City staff, be deferred from the time of application for a building permit.

    b. Application. At the time of application for the first building permit on the Property, Owner shall submit and sign a "Request for Deferral of City of Yuma Development fees and/or Water and Sewer Capacity Charges" (City of Yuma Form J) together with payment of a five hundred ($500.00) dollar administrative deferral fee (which shall cover the deferral costs for all of the Property for the term of this Agreement), payable to the City of Yuma. The deferred amount shall be calculated at the rate in effect at the time of construction permit or water meter issuance, signed by Owner and the City Administrator or the City Administrator's designee, and shall constitute an enforceable contract for the payment to the City of all deferred amounts. The completed Request for Deferral of City of Yuma Development Fees and Water and Sewer Capacity Charges, together with this Development Agreement, shall serve as the security required by statute for payment thereof. During the Term of this Agreement, any subsequent building permit application on the Property for which deferral is sought shall require Owner's signature on a City of Yuma Form J.

    c. Period of Deferral. Payment in full of the deferred fees and charges shall be made to the City of Yuma no later than the date of issuance of any certificate of occupancy, whether temporary or otherwise. In the case of residential property, in the event that Owner does not request a residential certificate of occupancy, then the "date of final inspection" shall be substituted for "date of issuance of a certificate of occupancy."

    d. Deferred Amount Due Upon Sale. Notwithstanding any sales contract or agreement to the contrary between Owner and the purchaser of any lot, part or portion of the Property which has a vested deferral, Owner shall pay all deferred amounts to the City prior to recording any deed transferring ownership or entering into a lease of the lot.

4. Notice. All notices, demands or other communications must be in writing and are deemed duly delivered upon personal delivery, or as of the second business day after

mailing by United States mail, postage prepaid, registered or certified, return receipt requested, addressed as follows:

OWNER:

Stewart Title & Trust of Phoenix Inc.
Trustee under Trust No. 2007-100
2930 East Camelback Road
Suite 210
Phoenix AZ, 85016

With a copy to beneficiary

The Jacobson Companies, Inc.
1334 S 5th Ave.
Yuma, AZ 85364

CITY:

City Administrator
City of Yuma
One City Plaza
Yuma, Arizona 85364-1436

If either party changes address, written notice of the change of address must be given to the other party. Notice of change of address is deemed effective five (5) days after mailing by the party changing address.

5. Successors and Assigns. This Agreement is binding upon the heirs, executors, administrators, successors, and assigns of both Parties.

6. Waiver. If either party fails to require the other party to perform any provision of this Agreement, that failure does not prevent the other party from later enforcing that provision. Neither party is released from any responsibilities or obligations imposed by law or this Agreement if the other party fails to exercise a right or remedy. No waiver of any provisions of this Agreement shall be binding upon either party unless in writing signed by both parties.

7. Governing Law and Venue. The laws of the State of Arizona govern this Agreement as to validity, interpretation, and performance. The parties shall institute and maintain any legal action or other judicial proceeding arising from this Agreement in a court of competent jurisdiction in Yuma County, Arizona.

8. Severability. If any terms, parts, or provisions of this Agreement are for any reason invalid or unenforceable, the remaining terms, parts, or provisions are nevertheless valid and enforceable.

9. Costs and Attorney Fees. If either party brings an action or proceeding for failure to observe any of the terms or provisions of this Agreement, the prevailing party shall recover, as part of such action or proceeding, all reasonable costs, expenses, and attorney fees as determined by the Court and not by a jury.

10. Integration. This Agreement contains the entire agreement between the parties, and no oral or written statements, promises, or inducements made by either party or its agents not contained or specifically referred to in this Agreement is valid or binding. All modifications to this Agreement must be in writing, signed and endorsed by the parties.

11. Recordation. The City shall record a copy of this Agreement no later than ten (10) days from date of entering into this Agreement pursuant to A.R.S. § 9-500.05.

12. Estoppel Certificate. The parties agree that, upon not less than twenty one (21) business days prior written request from a party to this Agreement, a requested party shall execute, acknowledge and deliver to the party making such request a written statement certifying to the current status of the Agreement, including whether or not, a party is in default of any obligation or duty set forth within the Agreement. Any such certificate may be relied on by a prospective purchaser of any lot within the Property, or any prospective lender.

13. No Partnership. This Agreement does not create and is not intended to imply a partnership or joint venture between Owner and City.

14. Good Standing; Authority. Each of the parties represents and warrants to the other that it is duly formed and validly existing under the laws of Arizona and that the individual(s) executing this Agreement on behalf of their respective party is authorized and empowered to bind the party on whose behalf each such individual is signing.

IN WITNESS WHEREOF, the parties have executed this Agreement through their authorized representatives.

DATED this _____ day of _____, 2026.

CITY OF YUMA:

By: _____
John D. Simonton
Acting City Administrator

OWNER: Stewart Title & Trust of Phoenix, Inc,. a Delaware Corporation

By: _____
Tammy Lewis
Branch Manager
Stewart Title & Trust of Phoenix, Inc.

ATTEST:

The Jacobson Companies, Inc.; Beneficiary
of Trust No. 2007-100

By:_____
Janet L. Pierson
City Clerk

By: _____
Beneficiary
Gordon T. Jacobson, President

APPROVED AS TO FORM:

By: _____
Richard W. Files
City Attorney

ACKNOWLEDGEMENT

State of _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this _____ of _____, 2026 by Tammy Lewis, Branch Manager of Stewart Title & Trust of Phoenix Inc., a Delaware corporation.

In witness whereof, I have set my hand and official seal

My commission expires:

By: _____
Notary Public

City of Yuma

City Council Report

File #: R2026-025 **Agenda Date:** 6/3/2026 **Agenda #:** 6.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☐ Safe & Prosperous	☐ Motion
Engineering	☐ Active & Appealing	☒ Resolution
	☒ Respected & Responsible	☐ Ordinance - Introduction
DIVISION:	☐ Connected & Engaged	☐ Ordinance - Adoption
Development Engineering	☐ Unique & Creative	☐ Public Hearing

TITLE:
Development Fee Deferral: Cielo Verde Unit 6, Phase II Subdivision

SUMMARY RECOMMENDATION:
Authorize deferral of City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 6, Phase II Subdivision, and collect a $500.00 administrative fee for the deferral agreement. The effective term of the deferral agreement is three years from date of execution. (Engineering) (David Wostenberg/ Andrew McGarvie)

STRATEGIC OUTCOME:
This item supports the City Council's strategic outcome of Respected and Responsible by providing support and assistance to the development community for continued quality growth within the City.

REPORT:
City Administration and staff previously met with the development community regarding local economic activity, particularly that of the construction industry, and determined to recommend to City Council that, upon payment of a $500.00 deferral fee for City costs associated with processing and tracking deferrals, for a period of three years, all development fees, along with sanitary sewer and water capacity charges, would be eligible for deferral until prior to issuance of a certificate of occupancy. Eligibility for deferrals is in accordance with the terms outlined in the proposed development agreement required by A.R.S. § 9-463.05.

Jacobson Companies, Inc. has requested a deferral agreement for Cielo Verde Unit 6, Phase II Subdivision as shown on the attached location map.

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 0.00	BUDGETED:	$ 0.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND /CIP:	
TOTAL	$ 0.00	None	

FISCAL IMPACT STATEMENT:
NONE

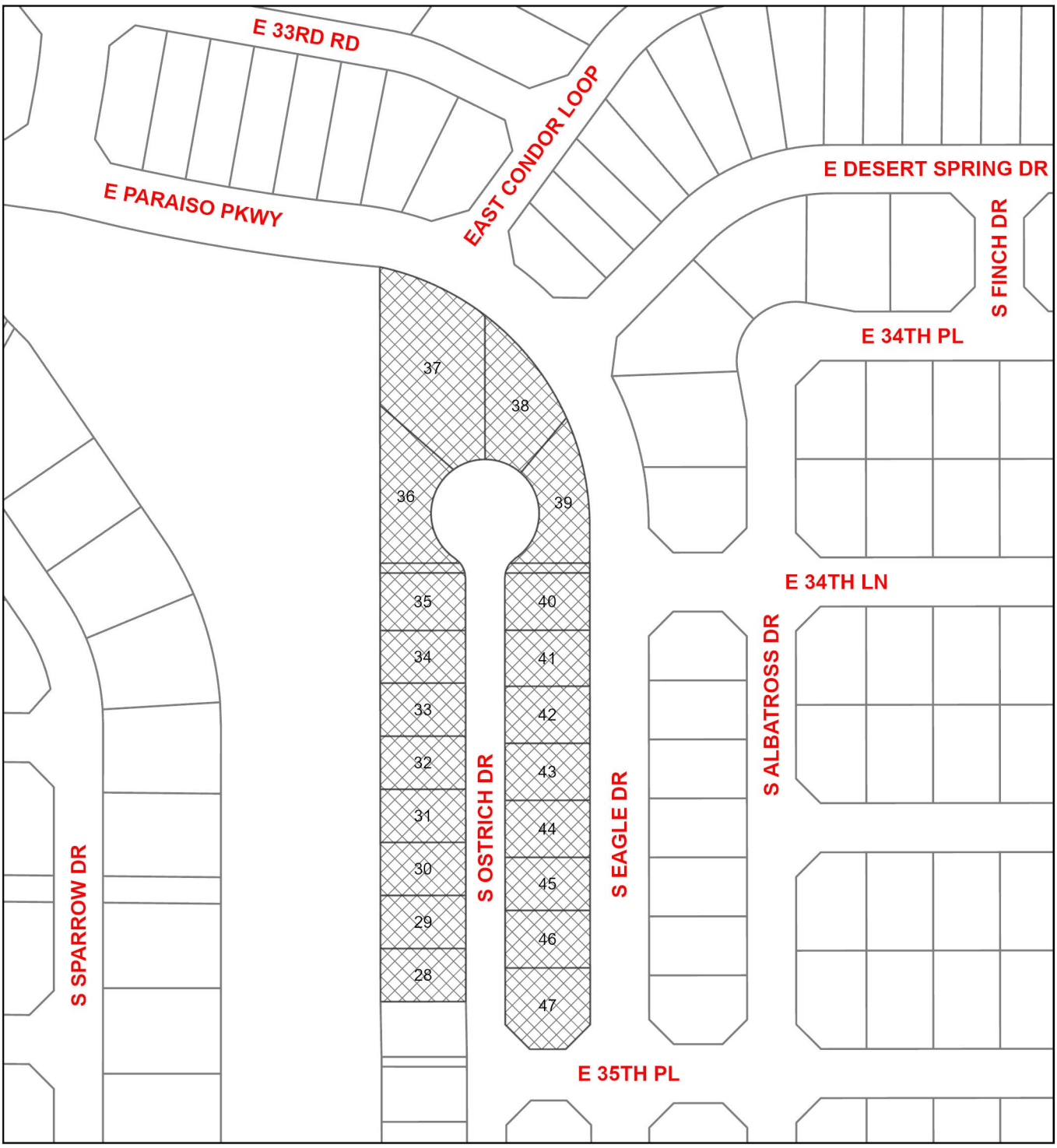
ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☐ Department
☒ City Clerk's Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026



AFFECTED AREA

NOTE: THIS MAP IS PREPARED TO SHOW GENERAL SITE LOCATION ONLY AND REPRESENTS NO SPECIFIC DIMENSIONS RELATED TO THE SITE.

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S

LOCATION MAP

Prepared by: ANDREW MCGARVIE	CITY OF YUMA ENGINEERING DEPARTMENT	DATE: 4/29/2026	CIP NO.
Checked by:		SCALE: N.T.S	
		REVISED:	

RESOLUTION NO. R2026-025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING AND APPROVING A DEVELOPMENT AGREEMENT PERMITTING THE DEFERRAL OF CITY OF YUMA DEVELOPMENT FEES AND WATER AND SANITARY SEWER CAPACITY CHARGES FOR CIELO VERDE UNIT 6 PHASE II SUBDIVISION

WHEREAS, the City of Yuma desires to obtain those public benefits accruing from the development of property, which benefits include, but are not limited to, the creation and retention of jobs, stimulation of further economic development within the City, increased property tax values based on improvements to be constructed on the property and by retention and generation of additional sales tax revenues through increased business activities; and,

WHEREAS, A.R.S. § 9-463.05(B)(10) permits the deferral of payment of development fees for residential units when supported by appropriate security and included as part of a development agreement; and,

WHEREAS, deferral of payment of development fees and water and sanitary sewer capacity charges until prior to issuance of a certificate of occupancy, will promote economic activity within the City of Yuma and shall constitute sufficient consideration for the deferral.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: The deferral of City of Yuma Development Fees, water and sanitary sewer capacity charges is approved in accordance with the terms of the Development Agreement attached as Exhibit A, and by this reference, made part of this Resolution.

SECTION 2: Upon payment to the City of Yuma of the described $500 administrative fee for Cielo Verde Unit 6, Phase II Subdivision, the City Administrator is authorized and directed to execute the Development Agreement on behalf of the City of Yuma.

Adopted this _____ day of _____, 2026.

APPROVED:

_____
Douglas J. Nicholls
Mayor

ATTESTED:

_____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

RESOLUTION NO. R2026-025
DEVELOPMENT AGREEMENT
CIELO VERDE UNIT 6 PHASE II

This Development Agreement ("Agreement") is by and between Stewart Title & Trust of Phoenix, Inc., a Delaware corporation, as Trustee under Trust N. 2007-100 ("Owner"), as owner of the real property described in the CIELO VERDE UNIT 6 PHASE II plat, lots 28 to 47, dated 12/04/2025, recorded as Yuma County Assessor's Fee #: 2025-29801, and Book 37 of Plats, - Pages 80 and 81 (the "Property"), and the City of Yuma, an Arizona municipal corporation ("City").

RECITALS

WHEREAS, the City desires to obtain those public benefits which accrue from the development of the Property and include (but are not limited to) the creation and retention of jobs, stimulation of further economic development within the City, increased property tax values based on improvements to be constructed on the Property, and by generation of additional sales tax revenues through increased business activity; and,

WHEREAS, A.R.S. § 9-463.05(B)(10) permits the deferral of payment of development fees for residential units when supported by appropriate security and included as part of a development agreement; and,

WHEREAS, for the mutual benefit of both parties, the sufficiency of which is acknowledged, the parties have entered into this Agreement to provide for the deferral of payment of City of Yuma Development Fees and City of Yuma water and sanitary sewer capacity charges upon the terms and conditions described below.

NOW THEREFORE, in consideration of the above recitals, the parties agree as follows:

1. Term. This Agreement shall be effective (the "Effective Date") upon execution by all of the parties and the payment to the City of a five-hundred-dollar ($500.00) administrative deferral fee. This Agreement shall expire three (3) years from the Effective Date (the "Expiration Date") unless the parties mutually agree to an earlier termination.

2. Vesting. Vesting of deferred fees and charges shall accrue on a lot-by-lot basis. To vest the right to deferral, the residential unit must pass the under slab plumbing and building setback inspection ("underground inspection") within 30 days of the date of issuance of the building permit. Time is of the essence. If the underground inspection is not successfully completed within 30 days of the issuance of the building permit, no right to deferral shall vest, and Owner shall either: (1) be issued a refund of 80% of the cost of the building permit and the building permit shall expire; or (2) all deferral amounts shall immediately be due and payable to the City to prevent the building permit from expiring. At the expiration or termination of this Agreement, any vested lot shall continue to enjoy the deferral benefit unless construction is abandoned by Owner. On the Expiration Date, the deferral benefit shall expire for any non-vested lot.

3. Deferral Benefits. Deferral of certain described City of Yuma Development Fees and water and sewer capacity charges shall be available to the Property throughout the term of this Agreement. An expired building permit shall not prohibit Owner from reapplying for the deferral benefit provided that a new building permit is applied for. When vested in accordance with paragraph 2 above, the deferral benefit shall include:

    a. Deferral of Payment of Citywide Development Fees and Water and Sewer Capacity Charges. For any platted lot within the Property, payment of City of Yuma Development Fees (the parks and recreational facilities development fee, the police facilities development fee, the special fire facilities development fee of $1,041.66 per gross acre, the general government facilities development fee, and no streets facilities development fee per prior development Agreement Fee # 2001-34655), and water and sewer capacity charges may, upon written request on a form provided by City staff, be deferred from the time of application for a building permit.

    b. Application. At the time of application for the first building permit on the Property, Owner shall submit and sign a "Request for Deferral of City of Yuma Development fees and/or Water and Sewer Capacity Charges" (City of Yuma Form J) together with payment of a five hundred ($500.00) dollar administrative deferral fee (which shall cover the deferral costs for all of the Property for the term of this Agreement), payable to the City of Yuma. The deferred amount shall be calculated at the rate in effect at the time of construction permit or water meter issuance, signed by Owner and the City Administrator or the City Administrator's designee, and shall constitute an enforceable contract for the payment to the City of all deferred amounts. The completed Request for Deferral of City of Yuma Development Fees and Water and Sewer Capacity Charges, together with this Development Agreement, shall serve as the security required by statute for payment thereof. During the Term of this Agreement, any subsequent building permit application on the Property for which deferral is sought shall require Owner's signature on a City of Yuma Form J.

    c. Period of Deferral. Payment in full of the deferred fees and charges shall be made to the City of Yuma no later than the date of issuance of any certificate of occupancy, whether temporary or otherwise. In the case of residential property, in the event that Owner does not request a residential certificate of occupancy, then the "date of final inspection" shall be substituted for "date of issuance of a certificate of occupancy."

    d. Deferred Amount Due Upon Sale. Notwithstanding any sales contract or agreement to the contrary between Owner and the purchaser of any lot, part or portion of the Property which has a vested deferral, Owner shall pay all deferred amounts to the City prior to recording any deed transferring ownership or entering into a lease of the lot.

4. Notice. All notices, demands or other communications must be in writing and are deemed duly delivered upon personal delivery, or as of the second business day after

mailing by United States mail, postage prepaid, registered or certified, return receipt requested, addressed as follows:

OWNER:

Stewart Title & Trust of Phoenix Inc.
Trustee under Trust No. 2007-100
2930 East Camelback Road
Suite 210
Phoenix AZ, 85016

With a copy to beneficiary

The Jacobson Companies, Inc.
1334 S 5th Ave.
Yuma, AZ 85364

CITY:

City Administrator
City of Yuma
One City Plaza
Yuma, Arizona 85364-1436

If either party changes address, written notice of the change of address must be given to the other party. Notice of change of address is deemed effective five (5) days after mailing by the party changing address.

5. Successors and Assigns. This Agreement is binding upon the heirs, executors, administrators, successors, and assigns of both Parties.

6. Waiver. If either party fails to require the other party to perform any provision of this Agreement, that failure does not prevent the other party from later enforcing that provision. Neither party is released from any responsibilities or obligations imposed by law or this Agreement if the other party fails to exercise a right or remedy. No waiver of any provisions of this Agreement shall be binding upon either party unless in writing signed by both parties.

7. Governing Law and Venue. The laws of the State of Arizona govern this Agreement as to validity, interpretation, and performance. The parties shall institute and maintain any legal action or other judicial proceeding arising from this Agreement in a court of competent jurisdiction in Yuma County, Arizona.

8. Severability. If any terms, parts, or provisions of this Agreement are for any reason invalid or unenforceable, the remaining terms, parts, or provisions are nevertheless valid and enforceable.

9. Costs and Attorney Fees. If either party brings an action or proceeding for failure to observe any of the terms or provisions of this Agreement, the prevailing party shall recover, as part of such action or proceeding, all reasonable costs, expenses, and attorney fees as determined by the Court and not by a jury.

10. Integration. This Agreement contains the entire agreement between the parties, and no oral or written statements, promises, or inducements made by either party or its agents not contained or specifically referred to in this Agreement is valid or binding. All modifications to this Agreement must be in writing, signed and endorsed by the parties.

11. Recordation. The City shall record a copy of this Agreement no later than ten (10) days from date of entering into this Agreement pursuant to A.R.S. § 9-500.05.

12. Estoppel Certificate. The parties agree that, upon not less than twenty one (21) business days prior written request from a party to this Agreement, a requested party shall execute, acknowledge and deliver to the party making such request a written statement certifying to the current status of the Agreement, including whether or not, a party is in default of any obligation or duty set forth within the Agreement. Any such certificate may be relied on by a prospective purchaser of any lot within the Property, or any prospective lender.

13. No Partnership. This Agreement does not create and is not intended to imply a partnership or joint venture between Owner and City.

14. Good Standing; Authority. Each of the parties represents and warrants to the other that it is duly formed and validly existing under the laws of Arizona and that the individual(s) executing this Agreement on behalf of their respective party is authorized and empowered to bind the party on whose behalf each such individual is signing.

IN WITNESS WHEREOF, the parties have executed this Agreement through their authorized representatives.

DATED this _____ day of _____, 2026.

CITY OF YUMA:

By: _____
John D. Simonton
Acting City Administrator

OWNER: Stewart Title & Trust of Phoenix, Inc,. a Delaware Corporation

By: _____
Tammy Lewis
Branch Manager
Stewart Title & Trust of Phoenix, Inc.

ATTEST:

The Jacobson Companies, Inc.; Beneficiary of Trust No. 2007-100

By:_____
Janet L. Pierson
City Clerk

By: _____
Beneficiary
Gordon T. Jacobson, President

APPROVED AS TO FORM:

By: _____
Richard W. Files
City Attorney

ACKNOWLEDGEMENT

State of _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this _____ of _____, 2026 by Tammy Lewis, Branch Manager of Stewart Title & Trust of Phoenix Inc., a Delaware corporation.

In witness whereof, I have set my hand and official seal

My commission expires:

By: _____
Notary Public

City of Yuma

City Council Report

File #: O2026-015 **Agenda Date:** 6/3/2026 **Agenda #:** 1.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☒ Safe & Prosperous	☐ Motion
City Administration	☐ Active & Appealing	☐ Resolution
	☒ Respected & Responsible	☒ Ordinance - Introduction
DIVISION:	☒ Connected & Engaged	☐ Ordinance - Adoption
-	☐ Unique & Creative	☐ Public Hearing

TITLE:
City of Yuma Proposition 436: Permanent Base Adjustment - November 2026 General Election

SUMMARY RECOMMENDATION:
Adopt an ordinance authorizing the submission of Proposition 436 to the qualified electors of the City of Yuma at the November 3, 2026, General Election, asking whether to approve a $30 million Permanent Base Adjustment to the City's expenditure limitation. (City Administration/Finance) (Jay Simonton/Douglas Allen)

STRATEGIC OUTCOME:
Authorizing the submission of Proposition 436 to the November 2026 General Election ballot provides eligible voters the opportunity to participate in a community decision regarding the City's expenditure limitation. This action supports the City's Connected and Engaged, Respected and Responsible, and Safe and Prosperous strategic outcomes by promoting informed voter participation, ensuring transparency and compliance with state law, and addressing a state-established limitation that influences the City's ability to plan for services, infrastructure, and long-term investments.

REPORT:
The Annual Expenditure Limitation (AEL) is a state-established spending framework approved by Arizona voters in 1980 that limits how much cities and towns can spend each year, based on 1979-80 expenditure levels and adjusted annually for population growth and inflation. Of Arizona's 91 cities and towns, the City of Yuma is one of six that has not adjusted its expenditure limitation.

Article IX, Section 20(6) of the Arizona Constitution allows cities and towns to request voter approval for a Permanent Base Adjustment to update the expenditure base used in the formula.

While the City of Yuma has remained compliant with the AEL, the formula reflects conditions from more than four decades ago and does not fully account for current service demands, population growth, seasonal residents, or modern infrastructure and operational needs. As a result, the limitation may influence how the City plans and delivers services over time.

The proposed ordinance would authorize the submission of Proposition 436 to the voters of the City of Yuma at the November 2026 General Election, in accordance with state law. The measure would ask voters whether to approve a $30 million Permanent Base Adjustment to the City's 1979-80 expenditure base.

A Permanent Base Adjustment changes how the expenditure limitation is calculated. It does not increase taxes, create new fees, or generate new revenue. The City will continue to adopt a balanced budget each year and make decisions based on available revenues.

Proposition 436 would ask voters to consider the following question:

SHALL THE EXPENDITURE BASE OF THE CITY OF YUMA BE PERMANENTLY ADJUSTED BY $30 MILLION?

A “YES” vote shall have the effect of allowing the City to adjust its base expenditure limit.

A “NO” shall have the effect of not allowing the City to adjust its base expenditure limit.

If approved, the adjustment would update the City’s expenditure base beginning in Fiscal Year 2028, allowing future annual limits to be calculated from the revised base. If not approved, the City would be required to operate within the state-established expenditure limitation.

Adoption of this ordinance would authorize the submission of Proposition 436 to the voters for consideration at the November 2026 General Election and direct the City Administrator, City Clerk, and City Attorney to coordinate with Yuma County to place the measure on the ballot and carry out all required election procedures.

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 0.00	BUDGETED:	$ 0.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 0.00	.	

FISCAL IMPACT STATEMENT:
No direct fiscal impact. This action authorizes the submission of Proposition 436 to the voters at the November 3, 2026 General Election.

If approved by voters, a Permanent Base Adjustment would update the City’s expenditure limitation beginning in Fiscal Year 2028. This action does not increase taxes, create new fees, or generate new revenue. Future fiscal impacts would be addressed through the City’s annual budget process.

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

None

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☐ Department
☐ City Clerk’s Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/27/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

ORDINANCE NO. O2026-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AUTHORIZING THE SUBMISSION TO THE QUALIFIED ELECTORS OF THE CITY OF YUMA A PROPOSITION TO APPROVE A PERMANENT ADJUSTMENT TO THE CITY'S BASE EXPENDITURE LIMITATION AT THE NOVEMBER 3, 2026, GENERAL ELECTION

WHEREAS, Article IX, Section 20(6) of the Arizona Constitution permits the Mayor and City Council (the "City Council") of the City of Yuma (the "City"), by an affirmative vote of two-thirds of the City Council, to submit to the voters a proposal to permanently adjust the City's state-imposed 1979-1980 base expenditure limit (a "Permanent Base Adjustment"); and

WHEREAS, a Permanent Base Adjustment may be referred to the voters of the City at a regularly scheduled general election or at a nonpartisan election held for the nomination or election of the members of the City Council; and

WHEREAS, the City's base expenditure limitation is derived from fiscal year 1979-80 and is adjusted annually in accordance with state law; and

WHEREAS, the City Council has determined that it is in the best interests of the City to submit to the qualified electors of the City a proposition to approve a Permanent Base Adjustment to the City's base expenditure limitation; and

WHEREAS, the City Council desires to submit the proposition to the qualified electors of the City of Yuma at the November 3, 2026, General Election.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: Authorization of Ballot Measure
The City Council hereby authorizes the submission to the qualified electors of the City of Yuma, at the November 3, 2026, General Election, of a proposition to approve a Permanent Base Adjustment to the City's base expenditure limitation, as follows:

> SHALL THE EXPENDITURE BASE OF THE CITY OF YUMA BE PERMANENTLY ADJUSTED BY $30 MILLION?

SECTION 2: Conduct of Election
The election shall be conducted in accordance with the provisions of the Yuma City Charter, the laws of the State of Arizona, and the procedures of Yuma County for the conduct of the General Election. Only qualified electors of the City of Yuma who are duly registered shall be eligible to vote.

SECTION 3: Election Administration
The City Administrator, the City Clerk and the City Attorney are hereby authorized and directed to (i) coordinate with the Yuma County Elections Department and to take all actions necessary to place the proposition on the ballot for the November 3, 2026, General Election, and (ii) carry out all related election requirements in accordance with applicable law, including but not limited to preparing and distributing the publicity pamphlet in accordance with A.R.S. §§ 19-141 and 41-563.03(B).

SECTION 4: Canvass and Reporting of Results
The results of the election shall be canvassed and declared in accordance with applicable law. If a majority of the qualified electors voting on the proposition vote in favor of the Permanent Base Adjustment, the City shall notify the Arizona Auditor General and the Economic Estimates Commission of the approval.

Adopted this ___ day of _____, 2026.

APPROVED:

_____
Douglas J. Nicholls
Mayor

ATTESTED:

_____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

City of Yuma

City Council Report

File #: O2026-016 **Agenda Date:** 6/3/2026 **Agenda #:** 2.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☒ Safe & Prosperous	☐ Motion
Community Development	☐ Active & Appealing	☐ Resolution
	☒ Respected & Responsible	☒ Ordinance - Introduction
DIVISION:	☐ Connected & Engaged	☐ Ordinance - Adoption
Community Planning	☐ Unique & Creative	☐ Public Hearing

TITLE:
Rezoning of Property: Northwest Corner of 27th Street and 20th Avenue

SUMMARY RECOMMENDATION:
Rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District. (Community Development/ Community Planning) (Alyssa Linville)

STRATEGIC OUTCOME:
Consistent with the City Council's strategic outcome of Respected and Responsible, and Safe and Prosperous, the proposed rezoning is compatible with the surrounding area and supports residential development within the City.

REPORT:
The property is located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue and is approximately .43 acres in size. The property was annexed into the City of Yuma on August 15, 2025.

With this request, the applicant proposes to rezone the property from the Residence-Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District to allow for the development of a duplex subdivision. The applicant states "the property is proposed to be incorporated into the Lume Desert Living development, a residential development consisting of 13 residential lots. Each lot is planned to accommodate one duplex structure, for a total of 26 dwelling units. The proposed lots are approximately 50 to 58 feet in width by 136 feet in depth.

On April 27, 2026, the Planning and Zoning Commission voted 4-0 to recommend approval of the request to rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District for the property located approximately160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ, subject to the following conditions:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.

2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

3. 27th Street is classified as a Local Road per the City of Yuma Roadways Plan. The existing right-of-way half width is 20 feet; therefore, the owner/developer shall dedicate an additional 9 feet of right-of-way to meet the required 29-foot right-of-way half width**.**

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

EXCERPT FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:

"Erika Peterson, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF - None

APPLICANT/APPLICANT'S REPRESENTATIVE
"Adrian Vega, 1560 S. 5th Ave, Yuma, AZ, stated that this request is now before the commission as the property was acquired at a later date, and then made himself available for questions.

PUBLIC COMMENT - None

"Motion by Commissioner Chelsea Malouff-Craig second by Commissioner Luis Cuevas to APPROVE ZONE-45033-2026 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.'

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 0.00	BUDGETED:	$ 0.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 0.00	Click or tap here to enter funding - 11pt Arial	

FISCAL IMPACT STATEMENT:
NONE

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☐ Department
☐ City Clerk's Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator:	Date:

John D. Simonton	05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

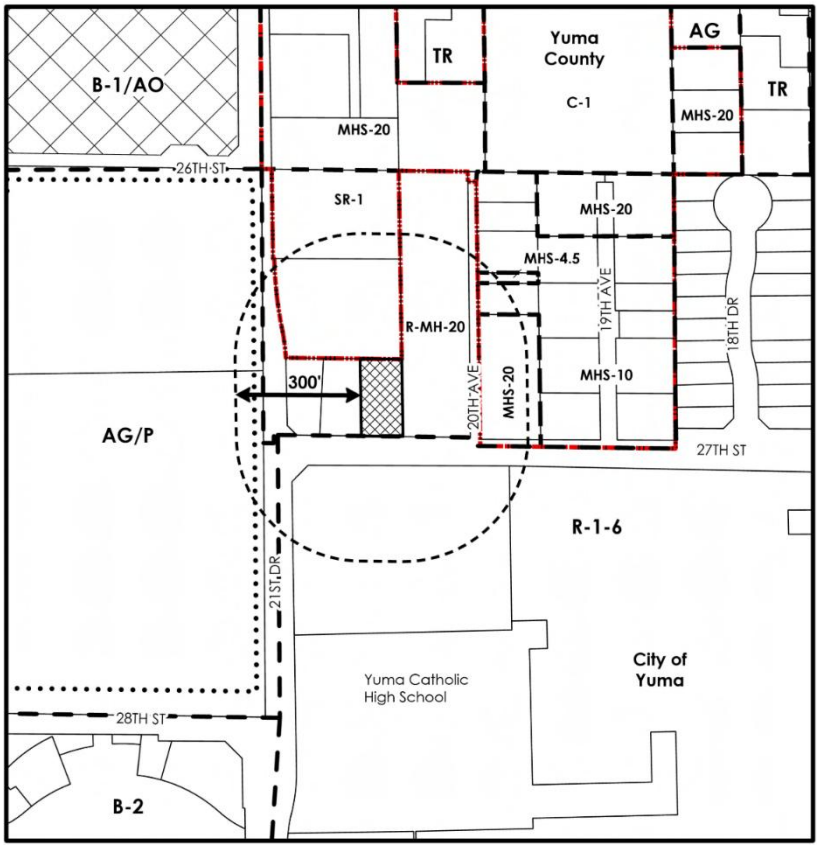
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: ERIKA PETERSON

Hearing Date: April 27, 2026 **Case Number:** ZONE-45033-2026

Project Description/ Location: This is a request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, for the property located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Residence-Manufactured Housing (R-MH-20)	Undeveloped	Low Density Residential
North	County Suburban Ranch (SR-1)	Residential	Low Density Residential
South	Low Density Residential (R-1-6)	Yuma Catholic High School	Public/Quasi Public
East	Residence-Manufactured Housing (R-MH-20)/(Conditional Medium Density Residential - R-2)	Undeveloped	Medium Density Residential
West	Residence-Manufactured Housing (R-MH-20)	Residential	Low Density Residential

Location Map



Prior site actions: Annexation, Ord 2025-025, effective 8/15/2025

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-45033-2026 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District for the property located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The property is located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue and is approximately .43 acres in size. The property was annexed into the City of Yuma on August 15, 2025.

With this request, the applicant proposes to rezone the property from the Residence–Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District to allow for the development of a duplex subdivision. The applicant states "the property is proposed to be incorporated into the Lume Desert Living development, a residential development consisting of 13 residential lots. Each lot is planned to accommodate one duplex structure, for a total of 26 dwelling units. The proposed lots are approximately 50 to 58 feet in width by 136 feet in depth."

Permitted principal uses in the Medium Density Residential (R-2) District include one single-family dwelling, one two-family dwelling, multi-family dwellings, public and private schools, public parks, and community gardens.

All development will be required to meet the City of Yuma development standards for the Medium Density Residential (R-2) District. Discussed in further detail in §154-07.01, the following are some of the main development standards required of development within the Medium Density Residential (R-2) District:

1. The minimum lot size in the Medium Density Residential (R-2) District shall be 4,500 square feet.
2. The minimum lot width in the Medium Density Residential (R-2) District shall be 50 feet.
3. A minimum front yard setback of twenty feet.
4. The minimum side yard setbacks of five feet.
5. A minimum rear yard setback of ten feet.
6. A minimum street side yard setback of ten feet.
7. The maximum lot coverage in the Medium Density Residential (R-2) District shall be 55% of the lot area.
8. The maximum building height in the Medium Density Residential (R-2) District shall be 40 feet.

9. Landscaping and irrigation shall be provided in the manner set forth in Article 20 of this chapter.

The request to rezone the property from the Residence-Manufactured Housing (RMH-20) District to the Medium Density Residential (R-2) District is in conformance with the General Plan.

1. Does the proposed zoning district conform to the Land Use Element? Yes.

Land Use Element:									
Land Use Designation:	Low Density Residential								
Issues:	Although the land use designation is Low Density Residential the request for a Medium Density zoning district is considered a non-significant change in density. The proposal is adjacent to an allowable land use, the property to the east has the Medium Density land use designation, and the request would result in a change of less than 7 dwelling units.								
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:	Yes		No	X					

2. Are there any dedications or property easements identified by the Transportation Element? Yes.

FACILITY PLANS						
Transportation Master Plan	**Planned**	**Existing**	**Gateway**	**Scenic**	**Hazard**	**Truck**
27th Street – Local Street	29' HW	Varies				
21st Drive – 2 Lane Collector	40' HW	Varies				
20th Avenue- Local Street	29' HW	0'				
Bicycle Facilities Master Plan	27th Street - Bike Route					
YCAT Transit System	21st Drive - Purple & Yellow Routes					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes.

Parks, Recreation and Open Space Element:		
Parks and Recreation Facility Plan		
Neighborhood Park:	Existing: Ponderosa Park	Future: Ponderosa Park
Community Park:	Existing: Yuma Valley Park	Future: Yuma Valley Park
Linear Park:	Existing: East Main Canal Linear Park	Future: East Main Canal Linear Park
Issues:	None	

Housing Element:								
Special Need Household:	N/A							
Issues:	None							
Redevelopment Element:								
Planned Redevelopment Area:	N/A							
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X		
Conforms:	Yes		No					
Conservation, Energy & Environmental Element:								

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:	None				

Public Services Element:

Population Impacts
Population projection per 2023 5-year American Community Survey
Police Impact Standard:
1 officer for every 530 citizens;
2020 Conservation Plan
Water demand: 207 gallons/day/person;
Wastewater generation:
70 gallons per day per person

Dwellings & Type *2-4 Units*		Projected Population	Police Impact	Water Consumption		Wastewater Generation
Maximum	Per Unit		Officers	GPD	AF	GPD
6	2.2	13	0.02	2,732	3.1	924
Minimum						
2	2.2	4	0.01	911	1.0	308

Fire Facilities Plan:	Existing: Fire Station No. 6						Future: Fire Station No. 6	
Water Facility Plan:	Source:	City	X	Private		Connection:	6" PVC on 20th Ave & 8" PVC on 27th St.	
Sewer Facility Plan:	Treatment:	City	X	Septic		Private		Connection: Manhole & stub out on 27th St.
Issues:	None							

Safety Element:

Flood Plain Designation:	500 Year Flood	Liquefaction Hazard Area:	Yes	X	No		
Issues:	None						

Growth Area Element:

Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16th St		Avenue B & 32nd St.	X		
	North End		Pacific Ave & 8th St		Estancia		None	
Issues:	None							

4. Does the proposed rezoning conform to the adopted facilities plan?
Yes.

5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?
Yes.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: 3/30/2026

Final staff report delivered to applicant on: 4/20/2026

[X] Applicant agreed with all of the conditions of approval on: 3/30/2026
[ ] Applicant did not agree with the following conditions of approval: (list #'s)

Attachments

A	B	C	D	E	F
Conditions of Approval	Conceptual Site Plan	Agency Notifications	Neighbor Notification List	Neighbor Postcard	Aerial Photo

Prepared By: Erika Peterson **Date:** **3/30/2026**

Erika Peterson
Principal Planner (928) 373-5000, x1234
Erika.Peterson@YumaAZ.Gov

Reviewed By: Jennifer L. Albers **Date:** 4/1/26

Jennifer L. Albers
Assistant Director of Planning

Approved By: Alyssa Linville **Date:** **04/17/2026**

Alyssa Linville
Director, Planning and Neighborhood Services

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.

2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Department of Engineering, Jerry Anaya, Engineering Manager, (928) 373-5000 x 5182:

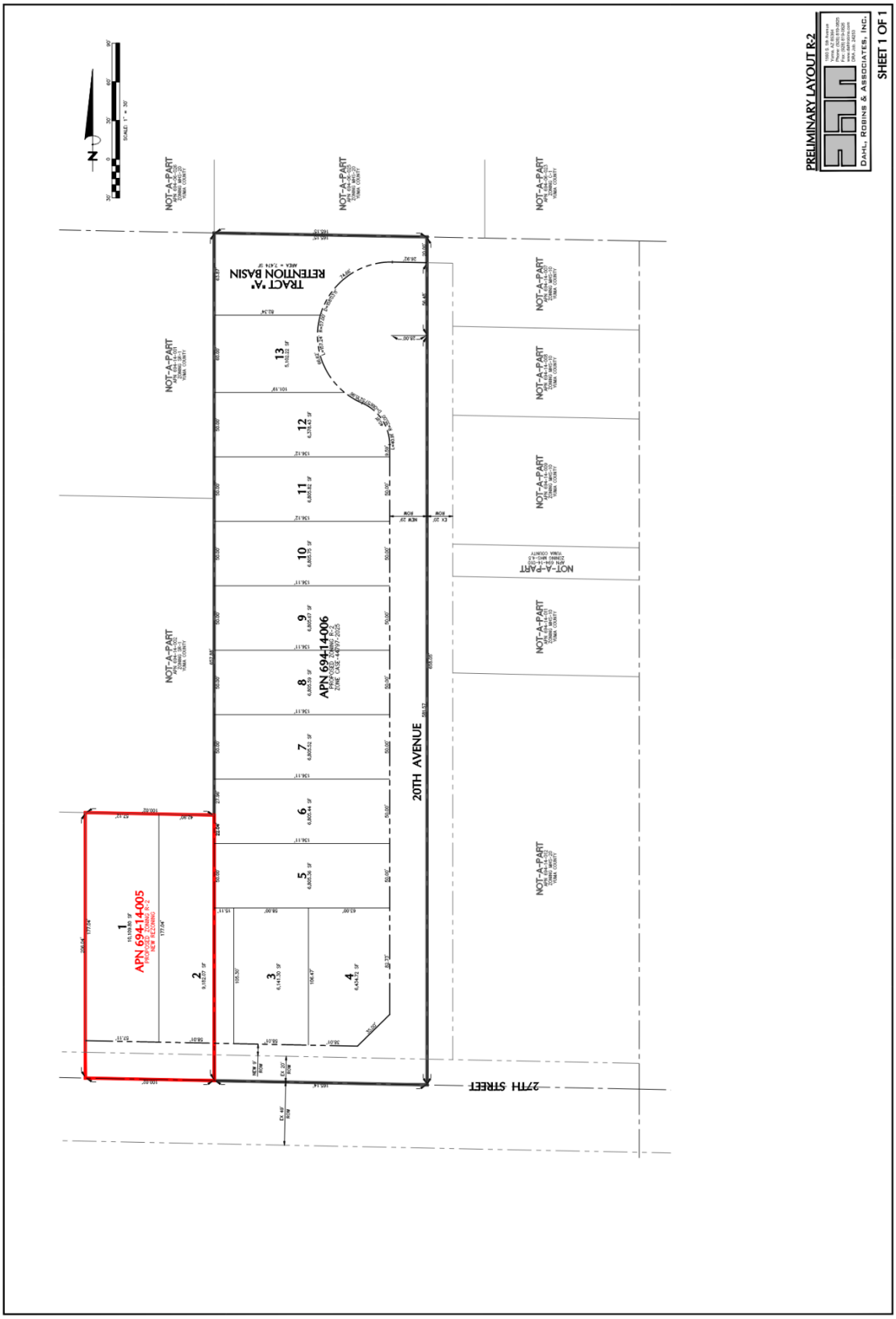
3. 27th Street is classified as a Local Road per the City of Yuma Roadways Plan. The existing right-of-way half width is 20 feet; therefore, the owner/developer shall dedicate an additional 9 feet of right-of-way to meet the required 29-foot right-of-way half width**.**

Community Planning, Erika Peterson**, Senior Planner, (928) 373-5000 x3071**

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
CONCEPTUAL SITE PLAN



ATTACHMENT C
AGENCY NOTIFICATIONS

- **Legal Ad Published:** The Sun 04/03/26
- **300' Vicinity Mailing:** 03/09/26
- **34 Commenting/Reviewing Agencies noticed:** 03/12/26
- **Site Posted on:** 04/20/26
- **Neighborhood Meeting:** N/A
- **Hearing Date:** 4/27/26
- **Comments due:** 03/23/26

External List (Comments)	**Response Received**	**Date Received**	**"No Comment"**	**Written Comments**	**Comments Attached**
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	3/13/2026	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	YES	3/16/2026	X		
City of Yuma Internal List (Conditions)	**Response Received**	**Date Received**	**"No Conditions"**	**Written Conditions**	**Comments Attached**
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	3/16/2026	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT D
NEIGHBOR NOTIFICATION LIST

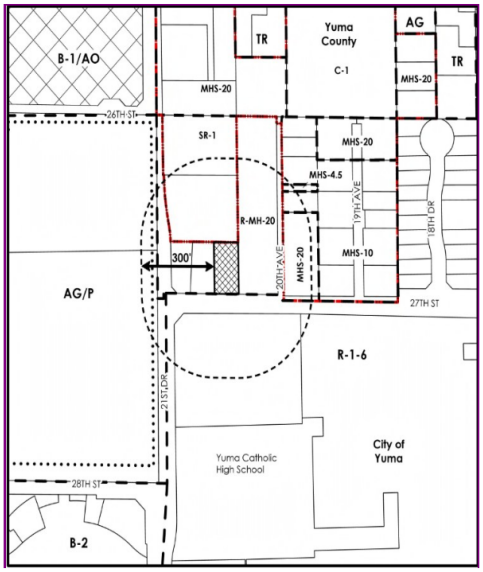
Property Owner	Mailing Address	City/State/Zip Code
COVARRUBIAS ADRIAN	2130 W 27TH ST	YUMA, AZ 85364
COVARRUBIAS IGNACIO R	2130 W 27TH ST	YUMA, AZ 85364
DANIELS REVOCABLE LIVING TRUST	2101 W 26TH ST	YUMA, AZ 85364
DANIELS REVOCABLE LIVING TRUST	2101 W 26TH ST	YUMA, AZ 85364
FAMILIA AGUIRRE TRUST 4-7-2017	3760 W 20TH LN	YUMA, AZ 85364
PASQUE PARTNERS AZ LP	2144 W 24TH ST STE 1	YUMA, AZ 85364
RAY CYNTHIA ANN SUB-TRUST	23 OXFORD DR	LATHAM, NY 12110
RAY CYNTHIA ANN SUB-TRUST	23 OXFORD DR	LATHAM, NY 12110
VISION ASSETS LLC	4643 E COUNTY 15TH ST	YUMA, AZ 85365
VISION ASSETS LLC	1036 S MUSTANG AVE	YUMA, AZ 85364
VISION ASSETS LLC	1036 S MUSTANG AVE	YUMA, AZ 85364
YCHS PROPERTY HOLDINGS LLC	2100 W 28TH ST	YUMA, AZ 85364
YUMA CITY OF	ONE CITY PLAZA	YUMA, AZ 85364
YUMA COUNTY OF	198 S MAIN ST	YUMA, AZ 85364

ATTACHMENT E
NEIGHBOR MAILING

This is a request by Dahl, Robins & Associates, Inc., on behalf of Vision Assets, LLC, to rezone approximately .43 acres from the Residence Manufactured Housing (R-MH-20) District to the Medium Density Residential (R-2) District, for the property located approximately 160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ.

MEETING DATE,
TIME & LOCATION
FOR CASE #
ZONE-45033-2026

PUBLIC HEARING
04/27/2026 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 160 feet west of the northwest corner of 27th Street and 20th Avenue, Yuma, AZ, you are invited to attend this public meeting to voice your comments. If you have questions or wish to submit written comments, please contact Erika Peterson by phone at (928) 373-5000 ext. 3071 or by email at Erika.Peterson@YumaAz.gov. All written comments must be submitted by 12:00 pm **(the day of the hearing)** to be included in the public record for consideration during the hearing.

ATTACHMENT F
AERIAL PHOTO



ORDINANCE NO. O2026-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE RESIDENCE MANUFACTURED HOUSING (R-MH-20) DISTRICT TO THE MEDIUM DENSITY RESIDENTIAL (R-2) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on April 27, 2026 in Zoning Case No: ZONE- 45033-2026 in the manner prescribed by law for the purpose of rezoning approximately .43 acres of real property hereafter described to the Medium Density Residential (R-2) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance and manner provided by law, including publication of notice of the hearing in the Yuma Sun on April 3, 2026; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE- 45033-2026 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: That the following described real property, depicted in Exhibit A, attached:

The West Half of the East Half of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 5, Township 9 South, Range 23 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

Except the South 20' feet therof for road Right of Way as conveyed in instrument recorded in Docket 877, Page 121, Yuma County, Arizona.

Containing at total of 18,600 square feet or .43 of an acre more or less.

shall be placed in the Medium Density (R-2) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Medium Density (R-2) District and that the zoning map adopted under Chapter 154 of the Yuma City Code, as amended, is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Medium Density (R-2) District.

SECTION 2: That the following conditions (s) must be met and/or completed in order for the zoning amendment to be final:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.

2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

3. 27th Street is classified as a Local Road per the City of Yuma Roadways Plan. The existing right-of-way half width is 20 feet; therefore, the owner/developer shall dedicate an additional 9 feet of right-of-way to meet the required 29-foot right-of-way half width**.**

SECTION 3: With the exception of Condition 2, each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a building permit or business license for this site, whichever occurs first. If the conditions of approval are not completed within the above time frame, then the rezone shall be subject to A.R.S. § 9-462.01.

Adopted this _____day of _____, 2026.

APPROVED:

_____
Douglas J. Nicholls
Mayor

ATTESTED:

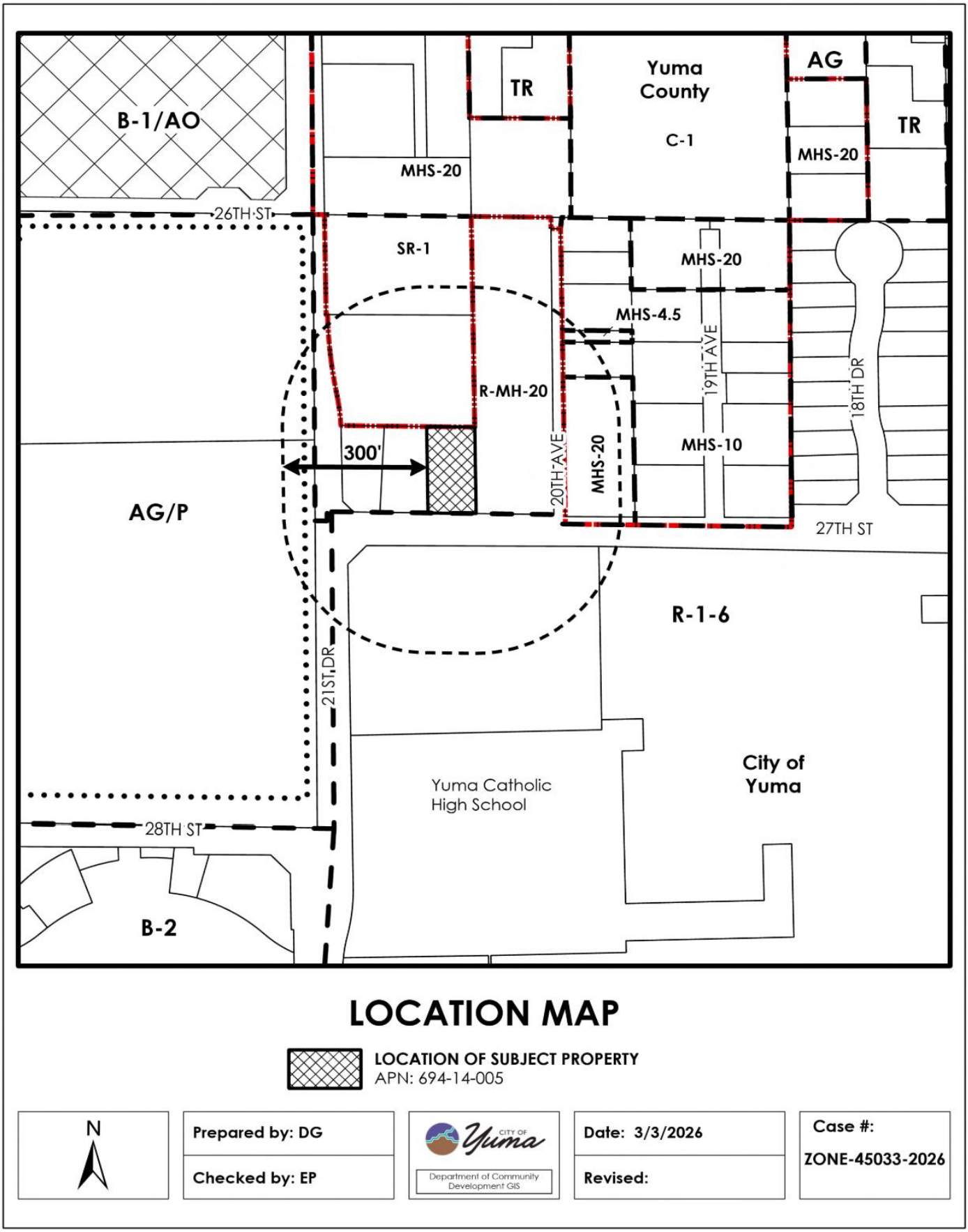
_____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

Applicable exhibits on file at the Office of the City Clerk, One City Plaza, Yuma, AZ

Exhibit A


B-1/AO
TR
Yuma County
C-1
AG
TR
MHS-20
MHS-20
26TH ST
SR-1
MHS-20
MHS-4.5
19TH AVE
18TH DR
R-MH-20
300'
20TH AVE
MHS-20
MHS-10
AG/P
27TH ST
R-1-6
21ST DR
Yuma Catholic High School
City of Yuma
28TH ST
B-2
LOCATION MAP
LOCATION OF SUBJECT PROPERTY
APN: 694-14-005
N
Prepared by: DG
Checked by: EP
CITY OF Yuma
Department of Community Development GIS
Date: 3/3/2026
Revised:
Case #:
ZONE-45033-2026

City of Yuma

City Council Report

File #: O2026-017 **Agenda Date:** 6/3/2026 **Agenda #:** 3.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☒ Safe & Prosperous	☐ Motion
Community Development	☐ Active & Appealing	☐ Resolution
	☒ Respected & Responsible	☒ Ordinance - Introduction
DIVISION:	☐ Connected & Engaged	☐ Ordinance - Adoption
Community Planning	☐ Unique & Creative	☐ Public Hearing

TITLE:

Rezoning of Properties: 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and Southeast Corner of 6th Street and Gila Street

SUMMARY RECOMMENDATION:

The Planning and Zoning Commission recommends approval of the request to rezone the properties located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and the Southeast Corner of 6th Street and Gila Street, from the Heavy Industrial/Infill Overlay (H-I/IO) District to the Old Town/Infill Overlay (OT/IO) District. (Community Development/Community Planning) (Alyssa Linville)

STRATEGIC OUTCOME:

Approval of this rezone will support commercial development in the City that will be responsibly constructed, meeting all codes and requirements. This rezone furthers the City Council's strategic outcomes of Safe and Prosperous and Respected and Responsible.

REPORT:

The four subject properties are located within the Yuma North End - Old Town South Redevelopment Area and are bounded on the north by Giss Parkway, on the west by Madison Avenue, on the south by 8th Street, and on the east by the Union Pacific Railroad lines. The four properties range from .62 acres to 12.29 acres in size. Two properties are developed with commercial buildings on site while the other two remain undeveloped. The property at 2 E. 6th Street contains an empty shell building approximately 2,800 square feet in size owned by the City of Yuma, which historically served as the Associated Citrus Packers headquarters. The property at 599 S. Gila Street is developed with a 1,600 square foot building and two 320 square foot shipping containers, and contains an auto mechanic shop.

The City of Yuma is initiating the rezoning request for the city-owned properties and two privately owned parcels, with the full support and agreement of the private property owners. The proposed rezoning would change the current zoning designation from Heavy Industrial (H-I) to Old Town (OT).

The purpose of this rezoning is to support the continued revitalization of Downtown Yuma and to extend the established downtown character southward into the Downtown South area. This area has long been identified as a strategic opportunity for reinvestment and redevelopment, yet much of the land has remained vacant, underutilized, or impacted by historic industrial use.

The proposed Old Town zoning district is intended to create a more flexible, mixed-use development pattern that supports walkability, adaptive reuse, and urban-scale development. This rezoning will enable a broader range of uses that are compatible with Downtown Yuma, including employment, commercial, educational, and innovation-oriented uses, while maintaining appropriate development standards that support neighborhood compatibility and community character.

Redevelopment within the Downtown South area is envisioned as an Innovation District, focused on job creation, workforce development, and higher education partnerships. The Old Town zoning district is better aligned with this vision, as it supports employment-generating uses, entrepreneurial activity, and collaborative spaces that can attract both public and private investment. By allowing a mix of uses and urban design elements, the rezoning creates the regulatory framework necessary to support emerging industries, educational institutions, and innovation-driven development.

This rezoning also provides a pathway for reinvestment in properties that have remained vacant or underutilized for many years, including parcels impacted by brownfield conditions. Transitioning away from Heavy Industrial zoning will reduce barriers to redevelopment, encourage environmental remediation, and promote the productive reuse of land within the City's urban core. Redeveloping these sites will help eliminate blight, improve public safety, and return underperforming properties to active use.

One privately owned parcel within the rezoning area currently contains an established automotive operation. The proposed rezoning from Heavy Industrial to Old Town will not impact this existing use, which may continue to operate as legally established and approved. However, should the property redevelop or transition to a new use in the future, any new development will be required to comply with the permitted uses and development standards of the Old Town zoning district.

This request is in support of the 2014 Old Town South Revitalization Plan and the City Council's Strategic Plan which aims to promote the redevelopment of this underutilized area within Downtown Yuma.

On April 27, 2026, the Planning and Zoning Commission voted 4-0 to recommend the rezoning from Heavy Industrial/Infill Overlay (H-I/IO) District to the Old Town/Infill Overlay (OT/IO) District, subject to the following conditions:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.

2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

3. The owner/developer shall dedicate a road easement to the City of Yuma for the knuckle portion of the road at the intersection of 6th Street & Main Street that appears to be on the applicants property. Legal description to be determined by a survey.

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

PUBLIC COMMENTS- EXCERPTS FROM PLANNING AND ZONING COMISSION MEETING MINUTES:

Guillermo Moreno-nunez, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF
"Commissioner Chelsea Malouff-Craig inquired whether the City-owned property was currently for sale. **Moreno-nunez** stated that he was not aware of any current plans to sell the property. **Alyssa Linville, Director of Community Development**, clarified that the property is not for sale, however the City is planning to purchase adjacent properties from the Railroad Company.

APPLICANT/APPLICANT'S REPRESENTATIVE - no additional comments.

PUBLIC COMMENT - None

"Motion by Commissioner Jorge Gonzalez second by Commissioner Chelsea Malouff-Craig to APPROVE ZONE-44919-2026 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.'

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 0.00	BUDGETED:	$ 0.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 0.00	-	

FISCAL IMPACT STATEMENT:
NONE

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

NONE

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☐ Department
☐ City Clerk's Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/26/2026
Reviewed by City Attorney: Richard W. Files	Date: 05/26/2026

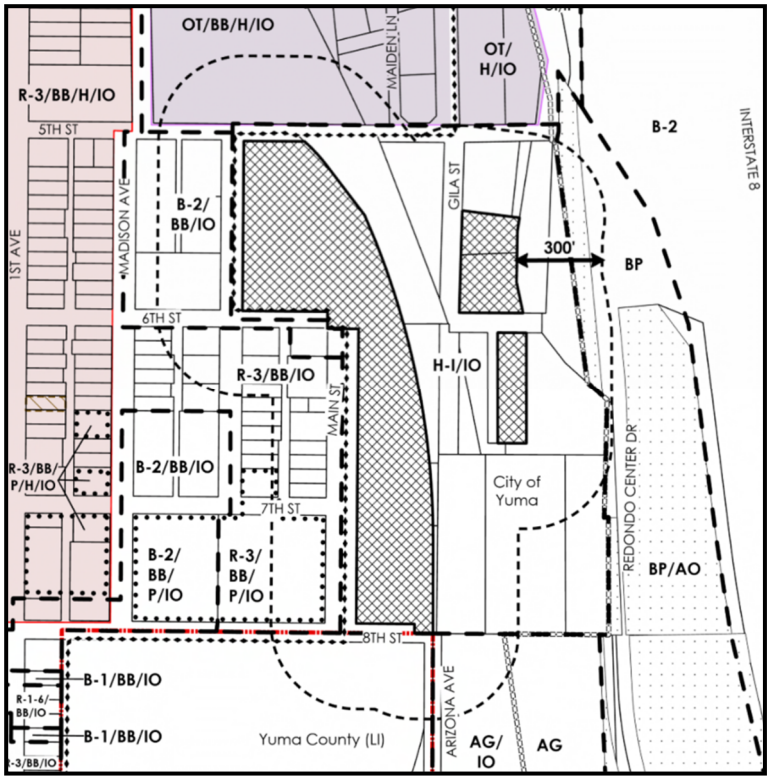
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – REZONE
CASE PLANNER: GUILLERMO MORENO-NUNEZ

Hearing Date: April 27, 2026 **Case Number**: ZONE-44919-2026

Project Description/ Location: This is a request by the City of Yuma, and on behalf of David and Debra Mansheim, and Douglas and Caryl Stanley, to rezone a total of four parcels from the Heavy Industrial/Infill Overlay (H-I/IO) to the Old Town/Infill Overlay (OT/IO) District. The properties are located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and at the southeast corner of 6th Street and Gila Street, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Heavy Industrial/Infill Overlay (H-I/IO) District	Vacant Land and Mechanic Shop	Mixed Use
North	Heavy Industrial/Infill Overlay (H-I/IO) and Old Town/Bed & Breakfast/Historic/Infill Overlay (OT/BB/H/IO) Districts	Recycling Center and Vacant Land	Mixed Use
South	Heavy Industrial/Infill Overlay (H-I/IO) District and County Light Industrial (LI)	Vacant Land	Mixed use and Public\Quasi Public
East	Heavy Industrial/Infill Overlay (H-I/IO) District	Vacant Land	Mixed Use
West	Heavy Industrial/Infill Overlay (H-I/IO) and General Commercial/Bed & Breakfast/Infill Overlay (B-2/B&B/IO) and High Density Residential/Bed & Breakfast/Infill Overlay (R-3/BB/IO) Districts	Vacant Land, Commercial Buildings and Single-Family Homes	Mixed Use and Public\Quasi Public

Location Map



Prior site actions: Conditional Use Permits: CU85-10 and CU87-7, Process AG products in H-I (November 22, 1985 and July 28, 1987), CU96-06 and CUP-40853-2022, H-I use within 600' of residential zoning district (July 23, 1996 and January 23, 2023), CUP-43867-2025, Modify CUP-40853-2022 to allow installation of shipping containers and a shade structure for auto shop (May 12, 2025). All properties: Annexation City Charter (January 12, 1915), Subdivision: Yuma Townsite (September 20, 1996), Rezone: Z83-15, Ordinance No. 2146, rezone from B-2 to H-I (September 3, 1983).

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the Heavy Industrial/Infill Overlay (H-I/IO) District to the Old Town/Infill Overlay (OT/IO) District, subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone ZONE-44919-2026 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone from the Heavy Industrial/Infill Overlay (HI/IO) District to the Old Town/Infill Overlay (OT/IO) District for the properties located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and at the southeast corner of 6th Street and Gila Street, Yuma, AZ, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The four subject properties are located within the Yuma North End – Old Town South Redevelopment Area and are bounded on the north by Giss Parkway, on the west by Madison Avenue, on the south by 8th Street, and on the east by the Union Pacific Railroad lines. The four properties range from .62 acres to 12.29 acres in size. Two properties are developed with commercial buildings on site while the other two remain undeveloped. The property at 2 E. 6th Street contains an empty shell building approximately 2,800 square feet in size owned by the City of Yuma, which historically served as the Associated Citrus Packers headquarters. The property at 599 S. Gila Street is developed with a 1,600 square foot building and two 320 square foot shipping containers, and contains an auto mechanic shop.

The City of Yuma is initiating a rezoning request for the city-owned properties and a couple of adjacent privately owned parcels, with the full support and agreement of the private property owners. The proposed rezoning would change the current zoning designation from Heavy Industrial (H-I) to Old Town (OT).

The purpose of this rezoning is to support the continued revitalization of Downtown Yuma and to extend the established downtown character southward into the Downtown South area. This area has long been identified as a strategic opportunity for reinvestment and redevelopment, yet much of the land has remained vacant, underutilized, or impacted by historic industrial use.

The proposed Old Town zoning district is intended to create a more flexible, mixed-use development pattern that supports walkability, adaptive reuse, and urban-scale development. This rezoning will enable a broader range of uses that are compatible with Downtown Yuma, including employment, commercial, educational, and innovation-oriented uses, while maintaining appropriate development standards that support neighborhood compatibility and community character.

Redevelopment within the Downtown South area is envisioned as an Innovation District, focused on job creation, workforce development, and higher education partnerships. The Old Town zoning district is better aligned with this vision, as it supports employment-generating uses, entrepreneurial activity, and collaborative spaces that can attract both public and private investment. By allowing a mix of uses and urban design elements, the rezoning creates the regulatory framework necessary to support emerging industries, educational institutions, and innovation-driven development.

This rezoning also provides a pathway for reinvestment in properties that have remained vacant or underutilized for many years, including parcels impacted by brownfield conditions. Transitioning away from Heavy Industrial zoning will reduce barriers to redevelopment, encourage environmental remediation, and promote the productive reuse of land within the City's urban core. Redeveloping these sites will help eliminate blight, improve public safety, and return underperforming properties to active use.

One privately owned parcel within the rezoning area currently contains an established automotive operation. The proposed rezoning from Heavy Industrial to Old Town will not impact this existing use, which may continue to operate as legally established and approved. However, should the property redevelop or transition to a new use in the future, any new development will be required to comply with the permitted uses and development standards of the Old Town zoning district.

This request is in support of the 2014 Old Town South Revitalization Plan and the City Council's Strategic Plan which aims to promote the redevelopment of this underutilized area within Downtown Yuma.

1. Does the proposed zoning district conform to the Land Use Element? Yes

Land Use Element:									
Land Use Designation:	Mixed Use								
Issues:	None								
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:	Yes		No	X					

2. Are there any dedications or property easements identified by the Transportation Element?
No

FACILITY PLANS						
Transportation Master Plan	**Planned**	**Existing**	**Gateway**	**Scenic**	**Hazard**	**Truck**
Gila Street- 2 Lane Collector	40 FT H/W ROW	35 FT H/W ROW				
6th Street- 2 Lane Local	29 FT H/W ROW	30 FT H/W ROW				
Main Street- 2 Lane Local	29 FT H/W ROW	55 FT H/W ROW				
Bicycle Facilities Master Plan	Main Street and 6th Street - Proposed bike lane.					
YCAT Transit System	Green route 4a and Orange route 2 at Giss Parkway at Gila Street.					
Issues:	None					

3. Does the proposed rezoning of the property conform to the remaining elements of the general plan? Yes

Parks, Recreation and Open Space Element:												
Parks and Recreation Facility Plan												
Neighborhood Park:	Existing: Marcus Park						Future: Marcus Park					
Community Park:	Existing: Carver Park Complex						Future: Carver Park Complex					
Linear Park:	Existing: Colorado River Levee Linear Park						Future: Colorado River Levee Linear Park					
Issues:	None											
Housing Element:												
Special Need Household:	N/A											
Issues:	None											
Redevelopment Element:												
Planned Redevelopment Area:	Old Town South											
Adopted Redevelopment Plan:	North End:	X	Carver Park:		None:							
Conforms:	Yes	X	No									
Conservation, Energy & Environmental Element:												
Impact on Air or Water Resources	Yes		No	X								
Renewable Energy Source	Yes		No	X								
Issues:	None											

Public Services Element:

Population Impacts
Population projection per 2023 5-year American Community Survey
Police Impact Standard:
1 officer for every 530 citizens;
2020 Conservation Plan
Water demand: 207 gallons/day/person;
Wastewater generation:
70 gallons per day per person

Dwellings & Type *Non-residential*		Projected Population	Police Impact	Water Consumption		Wastewater Generation
Maximum	Per Unit		Officers	GPD	AF	GPD
0	0	0	0.00	0	0.0	0
Minimum						
0	0	0	0.00	0	0.0	0

Fire Facilities Plan:	Existing: Fire Station No. 1						Future: Fire Station No. 1					
Water Facility Plan:	Source:	City	X	Private		Connection:	6” on Main, Gila and 6th Street					
Sewer Facility Plan:	Treatment:	City	X	Septic		Private		Connection: 21” on Gila Street				
Issues:	None											
Safety Element:												
Flood Plain Designation:	Zone X			Liquefaction Hazard Area:		Yes		No	X			
Issues:	None											
Growth Area Element:												
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16th St			Avenue B & 32nd St.						
	North End	X	Pacific Ave & 8th St		Estancia		None					
Issues:	None											

4. Does the proposed rezoning conform to the adopted facilities plan?
Yes

5. Does the proposed rezoning conform to Council’s prior approval of rezonings, development agreements or subdivisions for this site?
Yes

External Agency Comments: See Attachment B

Neighborhood Meeting Comments: See Attachment E

Proposed conditions delivered to applicant on: February 25, 2026

Final staff report delivered to applicant on: 4/1/2026

- [X] Applicant agreed with all of the conditions of approval on: 4/1/2026
- [ ] Applicant did not agree with the following conditions of approval: (list #'s)
- [ ] If the Planner is unable to make contact with the applicant.

Attachments

A	B	C	D
Conditions of Approval	Agency Notifications	Agency Comments	Neighborhood Meeting Comments
E	**F**	**G**	**H**
Neighbor Notification List	Neighbor Postcard	Site Photos	Aerial Photo

Prepared By: Guillermo Moreno-nunez **Date:** April 1, 2026

Guillermo Moreno-nunez
Associate Planner (928) 373-5000, x3038
Guillermo.moreno-nunez@yumaaz.gov

Reviewed By: Jennifer L. Albers **Date:** 4/1/26

Jennifer L. Albers
Assistant Director of Planning

Approved By: Alyssa Linville **Date:** **04/17/2026**

Alyssa Linville
Director Community Development

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.

2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Department of Engineering Comments: Andrew McGarvie, Engineering Manager (928) 373-5000, x 3044:

3. The owner/developer shall dedicate a road easement to the City of Yuma for the knuckle portion of the road at the intersection of 6th Street & Main Street that appears to be on the applicants property. Legal description to be determined by a survey.

Community Planning, **Guillermo Moreno-nunez, Associate Planner, (928) 373-5000 x3038**

4. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** 04/03/26
- **300' Vicinity Mailing:** 03/09/26
- **34 Commenting/Reviewing Agencies noticed:** 03/12/26
- **Site Posted on:** 03/11/26
- **Neighborhood Meeting:** 03/18/26
- **Hearing Date:** 04/27/26
- **Comments due:** 03/23/26

External List (Comments)	**Response Received**	**Date Received**	**"No Comment"**	**Written Comments**	**Comments Attached**
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	02/06/26	X		
Yuma County Planning & Zoning	YES	02/11/26	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Charter Cable	NR				
Southwest Gas	NR				
CenturyLink Communications	NR				
Quechan Tribe	NR				
Bureau of Reclamation (USBR)	NR				
Bureau Land Management (BLM)	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Yuma Mesa Irrigation (YMIDD)	NR				
Unit B Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
Yuma Proving Ground	NR				
El Paso Natural Gas Co.	NR				
Western Area Power (WAPA)	YES	02/10/26			X
City of Yuma Internal List (Conditions)	**Response Received**	**Date Received**	**"No Conditions"**	**Written Conditions**	**Comments Attached**
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	02/04/26	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C
AGENCY COMMENTS

☒	COMMENT	☐	NO COMMENT		
Enter comments below:					
Please be advised that your project has been reviewed and it has been determined that the re-zoning project does not interfere with or impact WAPA's assets in the specified vicinity. Please do not hesitate to contact me should you have any further questions.					
DATE:	2/10/26	NAME:	Tracey Barton	TITLE:	Realty Specialist
AGENCY:	Western Area Power Administration - DSW Region				
PHONE:	602.812.6897				
RETURN TO:	Guillermo Moreno-nunez Guillermo.Moreno-nunez@YumaAZ.gov				

ATTACHMENT D
NEIGHBORHOOD MEETING COMMENTS

Date Held: 03/18/2026 **Location:** 541 S. Gila Street
Attendees:
Guillermo Moreno-nunez, Staff

SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- None

ATTACHMENT E
NEIGHBOR NOTIFICATION LIST

Property Owner	Mailing Address	City/State/Zip Code		
AMES TOWER GROUP LLC	8766 TASSAJARA CREEK RD	SANTA MARGARITA	CA	93453
BRILL MANUELA	664 S MAIN ST	YUMA	AZ	85364
CERVANTES GUADALUPE	603 MADISON AVE	YUMA	AZ	85364
D & M PROPERTIES OF YUMA LLC	13795 S AVENUE 14 1/2 E	YUMA	AZ	85367
DANCE LIVING TRUST 6-24-97	1549 E 72ND ST	YUMA	AZ	85365
DANCE ROBERT D & MARILYN TRUST 6-24-97	1549 E 72ND ST	YUMA	AZ	85365
FELIX CLARISOL	665 S CEMETARY AVE	YUMA	AZ	85364
FERNANDEZ GLORIA	633 S CEMETERY AVE	YUMA	AZ	85364
FERNANDEZ MARTINEZ DOLORES	601 S CEMETERY AVE	YUMA	AZ	85364
FLORES GEORGE	634 S MAIN ST	YUMA	AZ	85364
FOLLETT PAUL & SANDRA K TRUST 4-30-2007	1662 W 12TH LN	YUMA	AZ	85364
G B U INC	13169 S AVENUE 4 1/2 E	YUMA	AZ	85365
GONZALEZ LAURA B GASTELUM	PO BOX 684	SOMERTON	AZ	85350
KKCC LLC AZ	14672 S AVE 4 1/4 E	YUMA	AZ	85365
KNOWLTON RANDALL & LINDA LIVING TRUST 10-18-2002	677 S CEMETERY AVE	YUMA	AZ	85364
LAMBETH HAROLD DUANE II & TRACIE	PO BOX 1512	SITKA	AK	99835
LOPEZ ROSA AMADA	694 S MAIN ST	YUMA	AZ	85364
MARQUEE FAMILY AZ LIMITED PARTNERSHIP	1255 W SOLANO DR	PHOENIX	AZ	85013
MENDOZA SILVERIO LOPEZ	617 S CEMETARY AVE	YUMA	AZ	85364
MILLER DANIEL	1306 S 8TH AVE	YUMA	AZ	85364
REYES TOMMY MICHAEL	657 S CEMETERY AVE	YUMA	AZ	85364
RIDER AMBER K	654 S MAIN ST	YUMA	AZ	85364
ROSILLO JESUS EDUARDO ZEPEDA & GUADALUPE	649 S CEMENTERY AVE	YUMA	AZ	85364
SALAS BERTHA A	680 S MAIN ST	YUMA	AZ	85364
STANLEY DOUGLAS S & CARYL L TRUST	3020 S TORREY PINES CIR	YUMA	AZ	85365
UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179
USA	7341 E 30TH ST STE A	YUMA	AZ	85365
VASQUEZ STEPHEN	624 S MAIN ST	YUMA	AZ	85364
VAZQUEZ MARIA C	686 S MAIN ST	YUMA	AZ	85364
WELLINGTON STREET HOLDINGS LLC	PO BOX 750	DESCANSO	CA	91916
WRIGHT THOMAS	3830 VALLEY CENTER DR BOX 705-621	SAN DIEGO	CA	92103
YUMA CITY OF	ONE CITY PLAZA	YUMA	AZ	85364

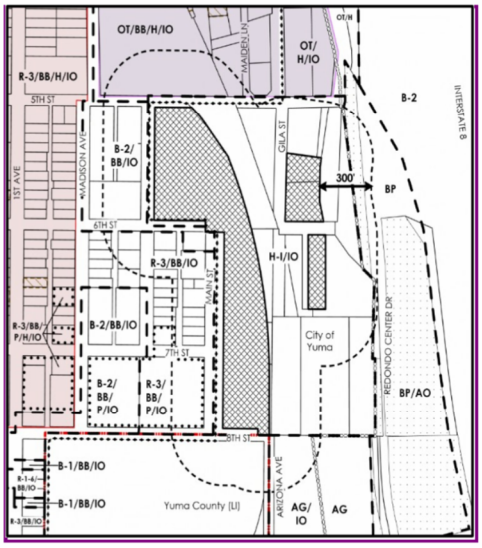
ATTACHMENT F
NEIGHBOR MAILING

This is a request by the City of Yuma, and on behalf of David and Debra Mansheim, and Douglas and Caryl Stanley, to rezone a total of four parcels from the Heavy Industrial/Infill Overlay (H-I/IO) to the Old Town/Infill Overlay (OT/IO) District. The properties are located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and at the southeast corner of 6th Street and Gila Street, Yuma, AZ.

MEETING DATE, TIME & LOCATION
FOR CASE #
ZONE-44919-2026

NEIGHBORHOOD MEETING
03/18/2026 @ 5:00pm
Location: 541 S. Gila Street

PUBLIC HEARING
04/27/2026 @ 4:30pm
City Hall Council Chambers
One City Plaza, Yuma, AZ.



Because you are a neighbor within 300' of 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street and at the southeast corner of 6th Street and Gila Street Yuma, AZ, you are invited to attend these public meetings to voice your comments. If you have questions or wish to submit written comments, please contact Guillermo Moreno-nunez by phone at (928) 373-5000 ext. 3038 or by email at Guillermo.Moreno-nunez@YumaAz.gov. All written comments must be submitted by 12:00 pm **(the day of the hearing)** to be included in the public record for consideration during the hearing.

ATTACHMENT G
SITE PHOTOS

541 S. Gila Street



599 S. Gila Street



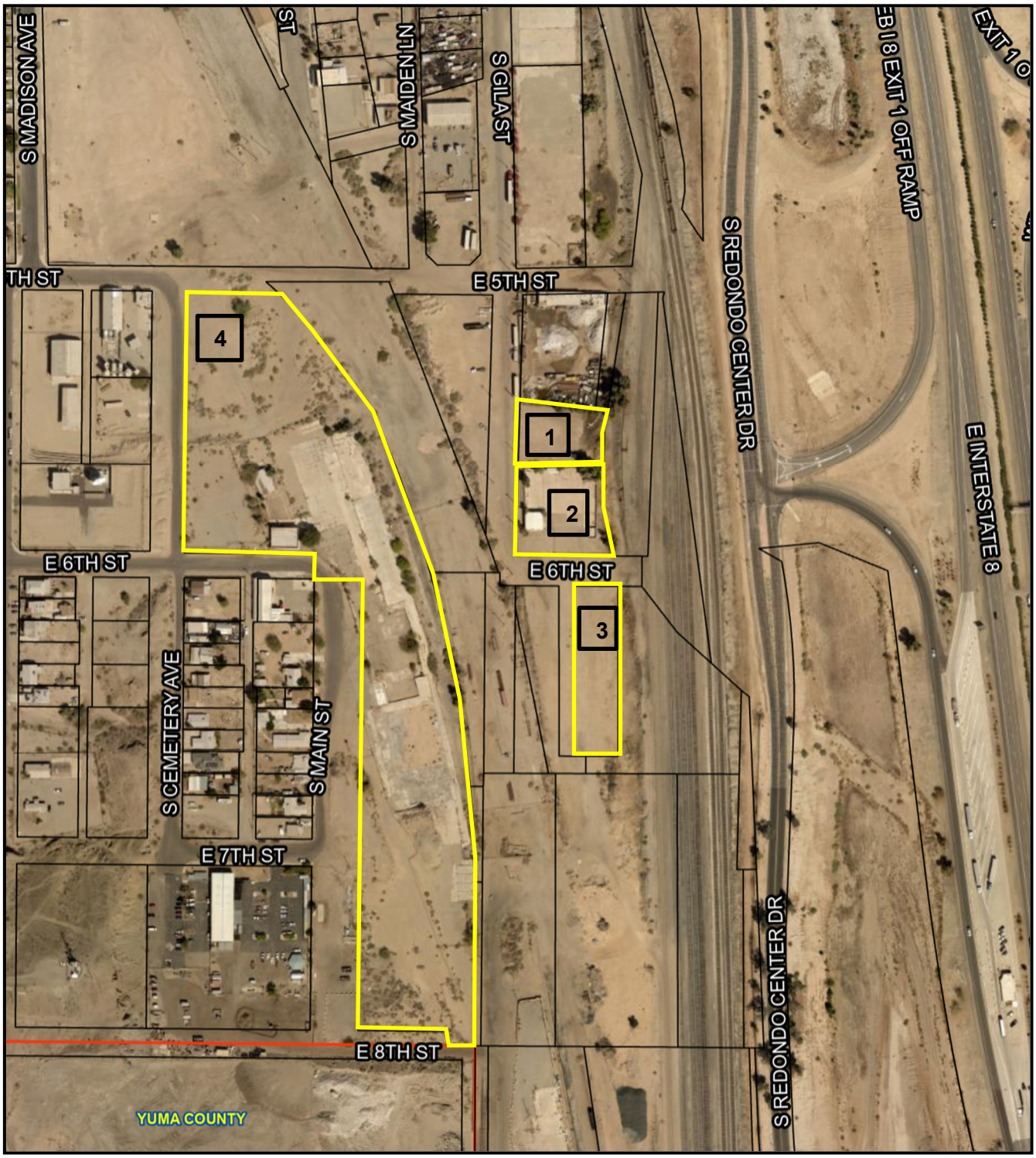
Southeast corner of 6th Street and Gila Street



2 E. 6th Street



ATTACHMENT H
AERIAL PHOTO



N

1- 541 S. Gila Street
2- 599 S. Gila Street
3- Southeast corner of 6th Street and Gila Street
4- 2 E. 6th Street

ORDINANCE NO. O2026-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTIES LOCATED IN THE HEAVY INDUSTRIAL/INFILL OVERLAY (H-I/IO) DISTRICT TO THE OLD TOWN/INFILL OVERLAY (OT/IO) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on April 27, 2026 in Zoning Case No: ZONE-44919-2026 in the manner prescribed by law for the purpose of rezoning four parcels of real property hereafter described to the Old Town/Infill Overlay (OT/IO) District as provided in Chapter 154 of the Yuma City Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance, and manner provided by law, including publication of notice of the hearing in the Yuma Sun on April 3, 2026; and,

WHEREAS, the subject properties located at 2 E. 6th Street, 541 S. Gila Street, 599 S. Gila Street, and the southeast corner of 6th Street and Gila Street include both developed and undeveloped parcels, with certain sites currently containing legally established uses, including but not limited to an automotive repair operation and existing commercial structures; and,

WHEREAS, these existing uses were lawfully established under prior zoning regulations and approvals, including Conditional Use Permits, and are recognized as legal nonconforming or conforming uses that may continue in accordance with applicable provisions of the City of Yuma Zoning Ordinance; and,

WHEREAS, the City of Yuma acknowledges the importance of allowing continued operation of existing businesses and uses on the subject properties, providing stability and continuity for property owners and tenants; and,

WHEREAS, the proposed rezoning to the Old Town/Infill Overlay (OT/IO) District is intended to facilitate long-term redevelopment and reinvestment in alignment with the Downtown Yuma and Old Town South revitalization vision; and,

WHEREAS, in the event that any existing use on the subject properties is discontinued, expanded beyond allowable thresholds, or replaced by a new use, such future development or redevelopment shall be required to comply with all applicable use regulations and development standards of the Old Town/Infill Overlay (OT/IO) District;

WHEREAS, this approach ensures a balanced transition by respecting existing lawful uses while establishing a clear regulatory framework for future redevelopment consistent with the City’s General Plan and adopted revitalization strategies; and,

WHEREAS, the City Council has considered the comments and recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-44919-2026 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: The following described real properties, depicted in Exhibit A, attached:

A portion of the East half of the Southeast quarter (E½SE¼) of Section 21 and a portion the West half of the Southwest quarter (W½SW¼) of Section 22, all in Township 8 South, Range 23 West of the Gila and Salt River Base and Meridian. City of Yuma, Yuma County, State Arizona, and more particularly described as follows:

2 E 6th Street, APN: 633-52-070

That certain real property situate in the City of Yuma, County of Yuma, State of Arizona, being this portion of abandoned 5th Street, 6th Street, 7th Street, 8th Street and Main Street and those portions of Block 138, 139, 143 and 170, of CITY OF YUMA, according to White's Official Survey filed April 4, 1894, in the office of the County Recorder of Yuma County, Arizona, described as follows:

Beginning at the point of intersection of the East line of Cemetery Avenue and the North line of 6th street;

Thence East along said North line, a distance of 300.00 feet to the West line of abandoned Main Street;

Thence South along said West line, a distance of 60.00 feet to the South line of 6th Street;

Thence East, a distance of 110.00 feet to the intersection of the South line of the abandoned 6th Street and the East line of Main Street;

Thence South along said East line of Main Street, a distance of 1,038.19 feet to the North line of the South 33.00 feet of Block 170;

Thence South 89 degrees 57 minutes 00 seconds East, along said North line, a distance of 205.00 feet;

Thence South, a distance of 33.00 feet to the South line of Block 170;

Thence South 89 degrees 57 minutes 00 seconds East, along said South line, a distance of 66.04 feet;

Thence North 0 degrees 04 minutes 32 seconds East, a distance of 330.46 feet to the beginning of a tangent curve, concave Westerly and having a radius of 2,834.93 feet;

Thence Northerly along said curve, through a central angle of 23 degrees 57 minutes 01 seconds, an arc distance of 1,185.03 feet;

Thence North 37 degrees 16 minutes 20 seconds West, a distance of 220.49 feet to the beginning of a tangent curve, concave Southwesterly and having a radius of 607.275 feet;

Thence Northwesterly along said curve, through a central angel of 10 degrees 52 minutes 00 seconds, an arc distance of 115.18 feet;

Thence North 48 minutes 08 minutes 20 seconds West, a distance of 74.43 feet to the North line of the abandoned 5th Street;

Thence West along said North line, a distance of 171.93 feet to the East line of Cemetery Avenue;

Thence South along said East line, a distance of 660.00 feet to the POINT OF BEGINNING;

Except that portion conveyed to the City of Yuma, a municipal corporation of the State of Arizona in Warranty Deed recorded in Recording No. 2006-1196, records of Yuma County, Arizona and being described as follows:

That portion of abandoned 5th Street, City of Yuma, according to White's Official Survey filed April 4, 1894, records of Yuma County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of Block 138, City of Yuma, being the TRUE POINT OF BEGINNING;

Thence Westerly along the North line of said Block 138, North 89 degrees 34 minutes 21 seconds West, a distance of 237.88 feet to the Northwest corner of said Block 138;

Thence North 00 degrees 32 minutes 54 seconds East a distance of 60.06 feet to a point on the South line of Block 23, City of Yuma;

Thence Easterly along said South line, South 89 degrees 33 minutes 39 seconds East a distance of 172.36 feet to a point;

Thence South 47 degrees 42 minutes 49 seconds East a distance of 74.56 feet to the point of curvature of a curve to the right, having a radius of 607.28 feet and a delta of 01 degrees 12 minutes, 24 seconds;

Thence along said curve an arc distance of 12.79 feet to the TRUE POINT OF BEGINNING;

Containing 12.29 ± acres more or less.

AND

541 S. Gila Street, APN: 633-53-005

Lot 2, Block 140, City of Yuma, according to White's Official Survey filed April 4, 1894, records of Yuma County, State of Arizona Lying West of the levee right-of-way, more particularly described as follows:

Beginning at the Intersection of 5" Street and Gila Street;

Thence South 01°25'00" East along the Center Line of Gila Street, a Distance of 284.11' to a point;

Thence South 84°40°16" East a Distance of 35.24' to the TRUE POINT OF BEGINNING;

Thence Continuing South 84°40°16" East a Distance of 249.51' to a point;

Thence South 03°01°00" West a Distance of 118.15' to a Point;

Thence South 89°30°04" West a Distance of 238.68' to a Point;

Thence North 01°25'00" West a Distance of 143.28' to the TRUE POINT OF BEGINNING.

Containing .63± acres more or less.

AND

599 S. Gila Street, APN: 633-61-018

Lots J through P, inclusive, MODESTI'S SUBDIVISION of Lots 1-3 and 4, Block 140, CITY OF YUMA, according to Book 2 of Plats, page 6, records of Yuma County, Arizona;
Except that portion conveyed to the United States of America in Book 8 of Deeds, page 530, more particularly described as follows:

Beginning at a point which is 13.50 feet West of the Northeast corner of Lot 3 and running;

Thence West 99 feet;

Thence South 100 feet;

Thence Southeasterly 70 feet;

Thence South 46° 14' West 43 feet;

Thence along the north side of Sixth Street, East 118.50 feet;

Thence North 43 feet;

Thence North 1° 35' East, 157 feet the to the Point of Beginning;

Containing .94± acres more or less.

AND

Southeast Corner of 6th Street and Gila Street, APN: 633-61-019

Lot 1, Block 142, CITY OF YUMA, according to White's Official Survey filed April 4, 1894, in the office of the County Recorder, Yuma County, Arizona;

Except that portion thereof conveyed to the United States of America, for levee right of way in Deed recorded November 9, 1893, in Book 9 of Deeds, page 93, records of Yuma County, Arizona, described as follows:

Beginning at the Northeast corner of the Lot, which is the Southwest corner of 6th and Willow Street and running thence along 6th Street West 67 feet;

Thence South 21°07 East 107.5 feet;

Thence East 28.4 feet;

Thence along Willow Street and North 100 feet to the point of beginning; and
Except that portion thereof conveyed to Southern Pacific Railroad Company, a corporation, in Deed recorded March 17, 1923, in Book 55 of Deeds, page 337, records of Yuma County, Arizona, described as follows:

Beginning at a point 65 feet West of the Southeast comer of said Lot 11

Thence North 94.82 feet;

Thence South 21°07" East 101.63 feet to a point on the South line of said Lot 1, which is West 28.40 feet from the Southeast corner of said Lot 1;

Thence West 36.60 feet to the Point of Beginning.

Containing .91± acres more or less.

shall be placed in the Old Town/Infill Overlay (OT/IO) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real properties shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Old Town/Infill Overlay (OT/IO) District, and that the zoning map adopted under Chapter 154 of the Yuma City Code is ordered to be changed and amended so as to show that the real properties described in this Ordinance will be located within the Old Town/Infill Overlay (OT/IO) District.

SECTION 2: The following conditions must be met and/or completed in order for the zoning amendment to be final:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.

2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

3. The owner/developer shall dedicate a road easement to the City of Yuma for the knuckle portion of the road at the intersection of 6th Street and Main Street that appears to be on the applicants property. Legal description to be determined by a survey.

SECTION 3: Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe, then the rezone shall be subject to ARS § 9-462.01.

Adopted this _____ day of _____, 2026.

APPROVED:

_____
Douglas J. Nicholls
Mayor

ATTESTED:

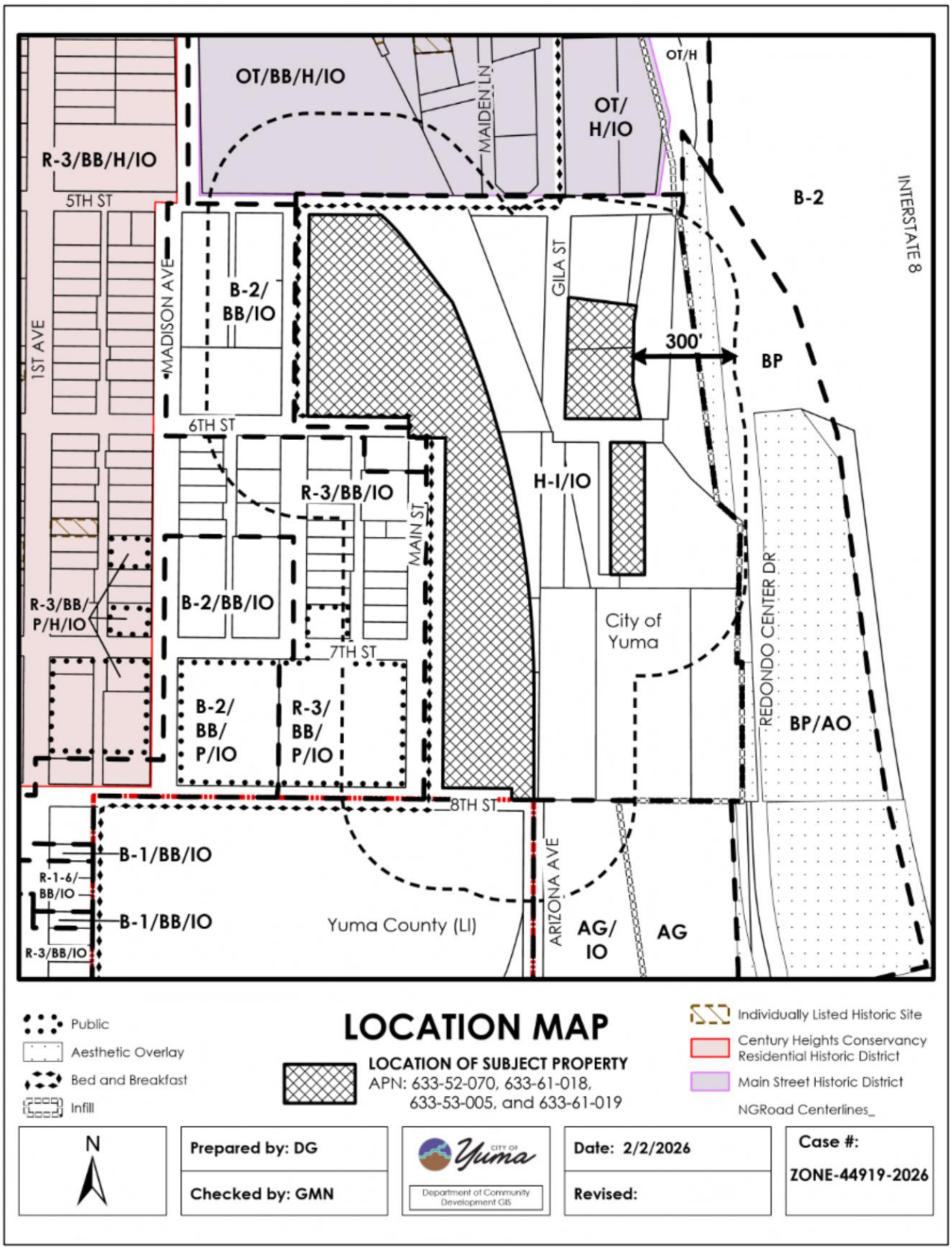
_____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney

Applicable exhibits on file at the Office of the City Clerk, One City Plaza, Yuma, AZ.

Exhibit A


OT/BB/H/IO
MAIDEN LN
OT/
H/IO
OT/H
R-3/BB/H/IO
5TH ST
B-2
INTERSTATE 8
1ST AVE
MADISON AVE
B-2/
BB/IO
GILA ST
300'
BP
6TH ST
H-I/IO
R-3/BB/IO
MAIN ST
R-3/BB/
P/H/IO
B-2/BB/IO
City of
Yuma
REDONDO CENTER DR
7TH ST
B-2/
BB/
P/IO
R-3/
BB/
P/IO
BP/AO
8TH ST
B-1/BB/IO
R-1-6/
BB/IO
B-1/BB/IO
Yuma County (LI)
ARIZONA AVE
AG/
IO
AG
R-3/BB/IO
Public
Aesthetic Overlay
Bed and Breakfast
Infill
LOCATION MAP
LOCATION OF SUBJECT PROPERTY
APN: 633-52-070, 633-61-018,
633-53-005, and 633-61-019
Individually Listed Historic Site
Century Heights Conservancy
Residential Historic District
Main Street Historic District
NGRoad Centerlines_
N
Prepared by: DG
Checked by: GMN
CITY OF Yuma
Department of Community Development GIS
Date: 2/2/2026
Revised:
Case #:
ZONE-44919-2026

City of Yuma

City Council Report

File #: O2026-018 **Agenda Date:** 6/3/2026 **Agenda #:** 4.

	STRATEGIC OUTCOMES	ACTION
DEPARTMENT:	☐ Safe & Prosperous	☐ Motion
City Administration	☐ Active & Appealing	☐ Resolution
	☐ Respected & Responsible	☒ Ordinance - Introduction
DIVISION:	☒ Connected & Engaged	☐ Ordinance - Adoption
Adminstration	☐ Unique & Creative	☐ Public Hearing

TITLE:
City of Yuma Proposition 437: Signatures on Nomination Petitions

SUMMARY RECOMMENDATION:
Authorize the submission of Proposition 437 to the qualified electors of the City of Yuma at the November 3, 2026, Special Election, asking whether to approve a City Charter change that will reduce the number of signatures required on nomination petitions for City elected office. (City Administration) (Jay Simonton)

STRATEGIC OUTCOME:
Authorizing the submission of Proposition 437 to the November 2026 ballot allows eligible voters to decide whether to reduce the number of signatures required for nomination petitions to appear on the primary ballot for elected office. This supports the City Council's strategic outcome of Connected and Engaged.

REPORT:
In November 2020, City of Yuma voters approved a charter amendment changing the City's elections from odd numbered years to comply with state law which currently requires elections in even numbered years. Since 2022, the City of Yuma holds candidate elections during the even years of presidential and gubernatorial cycles.

With the resulting increase in the number of ballots cast, the number of signatures required for nomination for a City primary election has increased, resulting in many candidates for City elected offices falling short of sufficient signatures to qualify for the primary ballot. This has occurred for both judicial and City Council candidates. The effect has been exacerbated by the legislature's passage of HB2022 which advanced the primary dates by two weeks and therefore the date nomination petitions must be submitted to the City Clerk. The deadline for nomination petitions now occurs before the Yuma County Fair opens, which has traditionally been a forum in which many candidates meet with the public and collect signatures.

A simple one-word charter change is proposed which will base the number of petition signatures for the primary election on the number of ballots cast in the preceding primary municipal election. Currently the charter bases the threshold on ballots cast in the preceding general municipal election. The ballot question will be worded as shown below (strikethrough text indicates proposed deletions and underlined bold text indicates proposed additions):

Proposition 437

SHALL ARTICLE IV - ELECTIONS, SECTION 6 - NOMINATION FOR PRIMARY ELECTION, BE AMENDED TO READ AS FOLLOWS:

> The City Council, by ordinance, shall direct the City Clerk to make available to all candidates for any City office a petition form for nomination at a primary election. The nomination form must contain the signatures of qualified electors of the City aggregating not less than three percent (3%) nor more than five percent (5%) of the total number of valid ballots cast at the last preceding **primary** ~~general~~ municipal election. The petitions shall be presented to the City Clerk in accordance with state law. The City Clerk shall certify the petition indicating that the required number of signatures of qualified electors has been obtained and such certification shall cause the candidate's name to be printed on the ballot.

A “YES” vote shall have the effect of adopting the proposed change.
A “NO” vote shall have the effect of not adopting the proposed change.

SHALL THE ABOVE-DESCRIBED AMENDMENT BE ADOPTED?

_____ YES _____ NO

Adoption of this ordinance will authorize the submission of Proposition 437 to the qualified voters for consideration at the November 3, 2026, Election and direct the City Clerk to place the measure on the ballot in accordance with election procedures.

FISCAL REQUIREMENTS:

CITY FUNDS:	$ 0.00	BUDGETED:	$ 0.00
STATE FUNDS:	$ 0.00	AVAILABLE TO TRANSFER:	$ 0.00
FEDERAL FUNDS:	$ 0.00	IN CONTINGENCY:	$ 0.00
OTHER SOURCES:	$ 0.00	FUNDING ACCOUNT/FUND #/CIP:	
TOTAL	$ 0.00	-	

FISCAL IMPACT STATEMENT:
None

ADDITIONAL INFORMATION:
SUPPORTING DOCUMENTS NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT ARE ON FILE IN THE OFFICE OF THE CITY CLERK:

None

IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?

☐ Department
☐ City Clerk’s Office
☐ Document to be recorded
☐ Document to be codified

Acting City Administrator: John D. Simonton	Date: 05/27/2026

Reviewed by City Attorney:	Date:
Richard W. Files	05/26/2026

ORDINANCE NO. O2026-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, ORDERING A SPECIAL ELECTION TO BE HELD IN CONJUNCTION WITH THE 2026 GENERAL ELECTION; DESIGNATING THE PURPOSE, ELECTION DATE, VOTER REGISTRATION DEADLINE AND PROVIDING FOR PUBLICITY PAMPHLETS PROPOSING A CHANGE TO THE CITY OF YUMA CHARTER, ARTICLE IV, ELECTIONS

WHEREAS, Article IV, Section 1 and Section 7 of the Yuma City Charter provides the City Council a mechanism, by ordinance, to call for special elections; and,

WHEREAS, pursuant to Arizona Revised Statutes § 16-204, November 3, 2026, is hereby designated the date for holding a Special Election in conjunction with the General Election in the City of Yuma, Arizona; and,

WHEREAS the Call of the 2026 General Election was adopted through Resolution R2026-002 on January 7, 2026, for the purpose of electing candidates that were not declared elected through the Primary election; and,

WHEREAS, the City of Yuma desires to bring forward an amendment of Article IV, Section 6 of the City Charter, relating to the number of signatures required on nomination petitions for City of Yuma elected officials.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: Yuma County registration and voting lists will be used for Special and General Elections. To be qualified to vote in the election, voters must be registered by October 5, 2026.

SECTION 2: A Special Election shall be held on November 3, 2026, to submit to the qualified electors of the City of Yuma the question set forth below to determine whether the City Charter of the City of Yuma should be amended as shown below (strikethrough text indicates proposed deletions and underlined bold text indicates proposed additions):

Proposition 437
SHALL ARTICLE IV – ELECTIONS, SECTION 6 – NOMINATION FOR PRIMARY ELECTION, BE AMENDED TO READ AS FOLLOWS:

> The City Council, by ordinance, shall direct the City Clerk to make available to all candidates for any City office a petition form for nomination at a primary election. The nomination form must contain the signatures of qualified electors of the City aggregating not less than three percent (3%) nor more than five percent (5%) of the total number of valid ballots cast at the last preceding **primary** ~~general~~ municipal election. The petitions shall be presented to the City Clerk in accordance with state law. The City Clerk shall certify the petition indicating that the required number of signatures of qualified electors has been obtained and such certification shall cause the candidate's name to be printed on the ballot.

A "YES" vote shall have the effect of adopting the proposed change.

A “NO” vote shall have the effect of not adopting the proposed change.

SHALL THE ABOVE-DESCRIBED AMENDMENT BE ADOPTED?

_____ YES _____ NO

SECTION 3: The Special Election shall be held in conformity with the provisions of the Yuma City Charter and the general laws of the State of Arizona, and no person shall be entitled to vote unless that person is a registered voter of the City of Yuma.

SECTION 4: The Special Election results shall be submitted to the City Council of the City of Yuma in the same manner and time provided for the return of the ballots for a General Election, whereupon the City Council shall canvass the votes cast in the election and immediately thereafter declare the results of the election.

SECTION 5: If a majority of the qualified electors of the City voting at the election vote in favor of the amendment proposed, it shall be the duty of the City Council, immediately upon canvassing the votes cast in the election as above provided, to transmit a certified copy of the approved amendment to the Governor of the State of Arizona for approval, as provided by the Yuma City Charter and the Constitution of the State of Arizona.

SECTION 6: Pursuant to A.R.S § 19-141, the City Clerk shall cause a publicity pamphlet to be printed and mailed to every registered voter household, in accordance with law, before the earliest date that any requested early ballots can be received.

Adopted this _____ day of June 2026

APPROVED:

_____
Douglas J. Nicholls
Mayor

ATTESTED:

_____
Janet L. Pierson
City Clerk

APPROVED AS TO FORM:

_____
Richard W. Files
City Attorney