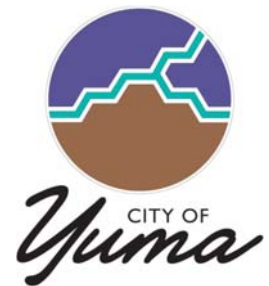


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2019 Annual Action Plan

City of Yuma and Yuma County HOME Consortium



Neighborhood Services
One City Plaza
Yuma, AZ 85364

Executive Summary

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

1. Introduction

As a recipient of Community Development Block Grant (CDBG) Program and HOME Investment Partnership funds, each year the City of Yuma, Arizona is required to submit an Annual Action Plan (AAP) under Federal Regulations at 24 CFR Part 91. The purpose of the Annual Action Plan is to describe the goals and objectives for the year and outcomes expected to be achieved. Annually, recipients of these HUD funds must prepare an Action Plan that details how funds will be spent in the current program year.

The City of Yuma (City) is in the 4th year of implementation of the 2016-2020 Consolidated Plan. As a CDBG entitlement community, the City will receive \$843,078 in CDBG funds from the Department of Housing and Urban Development (HUD) for Program Year (PY) 2019. The City will also reprogram \$97,086 in funds from cancelled projects, projects completed under budget, program income, or repaid funds. These funds will be used to meet the goals and objectives established in the Consolidated Plan. The primary objective for the use of CDBG funds is to improve the living conditions for low- and moderate-income (LMI) people. These funds can only be used within the City of Yuma boundaries.

The newly formed 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 consortium will receive \$977,984 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.

2. Summarize the objectives and outcomes identified in the Plan

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

The following goals were developed for the 2016-2020 Consolidated Plan, with input from residents and stakeholders on the needs of low income people in Yuma: 1) Create affordable rental housing for very low income people; 2) Rehabilitate homes for LMI households; 3) Create affordable housing in general, including housing for persons who are homeless; 4) Enhance homeownership opportunities and housing counseling; 5) Expand the supply of workers who are trained to fill high-paying jobs; 6) Improve afterschool options for low income children; 7) Improve the quality of low income neighborhoods; 8) Improve transportation options regionally; and 9) Create a more accessible environment for persons with disabilities.

With HOME funding, the YCHC plans to accomplish the following during Program Year 2019-20 (Year 4 of the Consolidated Plan) throughout Yuma County:

- Rehabilitate up to 8 owner-occupied housing units
- Develop up to 5 affordable homebuyer housing units
- Provide tenant based rental assistance to 13 victims of domestic violence

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

- Rehabilitate up to 20 homes in the Mesa Heights Neighborhood, including septic abandonment and sewer improvements to 18 homes on Harvard Street
- Rehabilitate up to 8 homes citywide
- Demolish 2 vacant, dilapidated structures
- Provide public services to 430 low-and moderate-income people
- Provide Fair Housing Counseling; give fair housing presentations to realtors, property management agencies, nonprofit housing agencies, public bodies such as planning and zoning commission; provide information by setting up booths at various community events
- Improve the outdoor basketball courts and playground at the Joe Henry Optimist Center Park
- Continue Mesa Heights Neighborhood Revitalization, including: code enforcement; neighborhood clean-up; outreach to residents; demolition of vacant, dilapidated residential structures; and infrastructure Improvements. These activities will benefit all 4,770 people that reside in Mesa Heights.

3. Evaluation of past performance

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

At the end of each program year, the City is required to submit a Consolidated Annual Performance and Evaluation 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 2017-2018. It shows that 17 owner-occupied housing units were rehabilitated; 1 vacant, dilapidated residential structure was demolished; improvements were made to a group home that houses 3 developmentally disabled adults; public services, including housing counseling and workshops on financial literacy and home pre- and post-purchasing, group counseling and peer support for 117 abused youth, and home delivered meals were provided to 194 elderly and disabled people. Fair housing counseling and outreach was provided to 5,350 people. Code enforcement and rental inspections were conducted in the Mesa Heights, Carver and Yuma High Neighborhoods.

Efforts focused in the Mesa Heights Neighborhood Revitalization Strategy Area (NRSA) included:

- Clean-up Assistance - 20 households were provided dumpsters or removal of inoperable vehicles
- Improvements were made at the Joe Henry Optimist Center, including installation of an HVAC system and insulation in the gym, replacing dilapidated sidewalks and installing lighting for the new Candy Land features in the park
- Outreach was provided to area residents, including distribution of information on programs and services available and coordination neighborhood events and park socials

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Yuma provided various opportunities for consultation on the Action Plan. Public notices were published in the Yuma Sun in English and in the Bajo el Sol in Spanish, flyers on the application cycle for both CDBG and HOME were mailed to approximately 108 organizations and individuals on our mailing list, sent to 93 people on the Yuma Coalition to End Homelessness email list, posted at City Hall and at other public service organizations, and public meetings and hearings were held. An initial public hearing was held announcing the opening of the funding cycle in both Yuma and Somerton. A Citizen Advisory Committee reviewed CDBG applications, heard presentations from applicants and provided funding recommendations to be presented to City Council. The YCHC reviewed and evaluated proposals from HOME applicants before making funding determinations. An invitation to final public hearing and request for comments on the draft Action Plan was published in both newspapers.

5. Summary of public comments

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

One comment was received at the public hearings concerning community needs:

Many low income homeowners are at risk of losing their homes because they are behind on their property taxes and owe for back taxes. It was explained that CDBG and HOME funds cannot be used to pay back taxes, but other organizations may be able to offer utility assistance that could help relieve financial burden on them.

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

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

7. Summary

The 19/20 Annual Action Plan addresses goals and objectives outlined in the Consolidated Plan for the use of CDBG and HOME funds. The Citizen Participation Plan was followed and there were several opportunities for the public to provide input. The CDBG Citizen Advisory Committee and members of the Yuma County HOME Consortium were an integral part of the Citizen Participation process.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	Yuma, AZ	
CDBG Administrator	Yuma, AZ	Department of Community Development, Neighborhood Services Division
HOME Administrator	Yuma, AZ	Department of Community Development, Neighborhood Services Division

Table 1 – Responsible Agencies

Narrative

The lead agency that worked with a consultant to prepare the 2016-2020 Consolidated Plan was the City of Yuma Department of Community Development, Neighborhood Services Division. The division is responsible for the administration of the City's CDBG Program and the Yuma County HOME Consortium's HOME Investment Partnership Program.

Consolidated Plan Public Contact Information

For questions regarding the 2016-2020 Consolidated Plan, 2019-2020 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:

Rhonda Lee-James, Neighborhood Services Manager
Department of Community Development, Neighborhood Services Division
One City Plaza
Yuma, AZ 85364
Phone: (928) 373-5187
TTY: (928) 373-5149
Rhonda.Lee-James@YumaAz.gov

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

1. Introduction

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

The City of Yuma provides several opportunities to gain input from citizens, stakeholders, nonprofit agencies, and governmental agencies as part of the Consolidated and Annual Action Plan process. For the 2019 Action Plan, consultation included public hearings, meetings with Consortium members and CDBG Advisory Committee, publications in the English and Spanish newspapers, flyers mailed and emailed to nonprofits and individuals on the mailing list and Coalition to End Homelessness email list, and flyers posted at City Hall and the Housing Authority.

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

The City of Yuma maintains partnerships with several nonprofit organizations and groups to implement Consolidated Plan goals. Until recently, City staff coordinated the Yuma Coalition to End Homelessness (YCEH). In January 2017, ACHIEVE Human services took over this role, but the City still attends meetings and serves on the Strategic Planning committee.

The highest priority for the YCEH is to reduce the number of families with children experiencing homelessness. Now that the Yuma County HOME Consortium is a participating jurisdiction and receives a HOME allocation, City staff is currently working with a local nonprofit to design and administer a new Tenant Based Rental Assistance Program that prioritizes assistance for victims of domestic violence staying at the Domestic Violence shelter. This program will provide rental assistance to displaced families with children.

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 Department of Housing's (ADOH) Balance of State Continuum of Care (BOSCO) and City staff participates in the BOSCO's planning processes.

The City of Yuma also provides support to homeless service providers through CDBG and HOME allocations. In the past, the City has funded homeless service providers for a variety of activities, including Crossroads Mission and ACHIEVE Human Services, each of which provide programs focused on eliminating chronic homelessness. The City participates in the YCEH, which now meets monthly and serves on the Strategic Planning Committee. The City also assists with each Point-In-Time count.

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

The City does not receive ESG funds.

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ACHIEVE Human Services
	Agency/Group/Organization Type	Housing, Services – Persons with Disabilities, Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment, Homeless Needs – Chronically Homeless, Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through attendance at a public hearing and staff dialogue.
2	Agency/Group/Organization	Catholic Community Services
	Agency/Group/Organization Type	Services-Housing, Service- Victims of Domestic Violence, Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Homeless Needs – Families with children, Non-Homeless Special Needs

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

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

Appropriate agency types were contacted and given the opportunity to provide input on the 2019-2020 Action Plan and to participate in the CDBG and HOME Programs.

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?
Balance of State Continuum of Care Plan	AZ Dept of Housing, Yuma Coalition to End Homelessness	The City of Yuma aligned its homeless strategies with the Balance of State's homeless strategies.
Mesa Heights Revitalization Strategy Area Plan	City of Yuma	The goals outlined in the Mesa Heights NRSA were included in the 5-year Strategic Plan. Revitalization of Mesa Heights is a top priority for use of CDBG funds.
Analysis of Impediments to Fair Housing Choice	City of Yuma	Yuma seeks to reduce impediments to fair housing choice for residents by aligning its fair housing efforts with recommendations made in the AI.

Table 3 – Other local / regional / federal planning efforts

Narrative

In accordance with City's Citizen Participation Plan, the City solicited public comments on the 2019-2020 Annual Action Plan. Public hearings and meetings were held at various locations to gather input and seek participation from citizens, nonprofit organizations, and public agencies.

The CDBG Citizens Advisory Committee reviewed applications, heard presentations from applicants and provided recommendations to be made to the Yuma City Council. The Yuma County HOME Consortium reviewed Letters of Intent and had discussions with applicants before determining funding allocations.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

In order to ensure broad participation, residents were given multiple opportunities to comment on the plan during the development and the draft plan was available for a 30-day comment period. Efforts were made to provide accommodations and give opportunities to persons with disabilities and persons with Limited English Proficiency to provide input and comments. Spanish-speaking staff was available for translation at all meetings. Notices were printed in the Yuma Sun in English and in the Bajo el Sol in Spanish, which is a Spanish-only newspaper. Meetings were held at a time of day that would facilitate the participation of members of the public who work. Notices were mailed to 108 nonprofit organizations, residents and stakeholders that have shown interest in the program. Email notices were also emailed to all organizations and agencies involved with the Coalition to End Homelessness.

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	Other Direct Mailing	Other Nonprofit Organizations and other interested stakeholders	Flyers mailed to 108 parties interested in being on the CDBG mailing list and public agencies to post in their facilities. The flyers included the citizen participation schedule, information on available funding and invitation to participate in the process.	No comments received.	N/A	
2	Newspaper Ad	Non-targeted/ broad community Non-English Speaking: Spanish	Public Notices announcing the public hearings, Application Workshops and how to provide input and comments.	No comments received.	N/A	

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)
3	Public Hearing	Non-targeted/broad community	On 12/11/18 the City held public hearings at Yuma City Hall to get input on the development of this Action Plan. There were five attendees.	One comment was received: Many low income homeowners are at risk of losing their homes because they are behind on their property taxes and owe for back taxes. It was explained that CDBG and HOME funds cannot be used to pay back taxes, but other organizations may be able to offer utility assistance that could help relieve financial burden on them.	The City accepted all comments received from the public.	
4	Public Hearing	Non-targeted/ broad community	On 12/11/18 the City held a public hearing at the Somerton Library to get input on the development of this Action Plan. There were two attendees.	No comments were received.	N/A	

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)
5	Public Meeting	Non-targeted/ broad community	At a City Council worksession on 4/30/19, staff gave an overview presentation on the Action Plan including funding proposals for CDBG and HOME funds. The meeting was open to the public and televised. Began 30-day comment period that ended 6/1/19.	No comments were received.	N/A	
6	Newspaper Ad	Non-targeted/ broad community Non-English Speaking- Spanish	Published in the Yuma Sun & Bajo el Sol (Spanish) on 5/3/19 and the comment period ended on 6/3/19. Summary draft AAP, invitation to public hearing & opportunity to give input.	The following comments were received:	N/A	
7	Public Hearing	Non-targeted/ broad community	Held on 5/16/19. Provided opportunity to comment on the draft AAP. There were ____ comments.	The following comments were received:	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

In PY 2019-2020 (Year 4 of the 2016-2020 Consolidated Plan), the City of Yuma expects to receive level funding from CDBG annual allocations as represented in the table. The Yuma County HOME Consortium will receive its third HOME allocation that can be utilized throughout Yuma County.

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 Code Enforcement	843,078	0	97,086	940,086	843,078	CDBG funds will be used for housing rehab, code enforcement in target areas, public services, and infrastructure/ facility improvements
HOME	Public – federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental Rehab New Construction for Ownership TBRA	977,984	0	0	977,984	977,984	HOME funds will be used for housing rehabilitation, development of affordable housing, TBRA

Table 1 - Expected Resources – Priority Table

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

The City of Yuma will leverage a combination of federal, state, local and private funds to address priority needs and specific objectives identified in this Action Plan. The City will provide \$350,960 of General Fund budget to support Neighborhood Services operations. The City will also provide general funds totaling \$94,880 to the Catholic Community Services Safe House for victims of domestic violence, the Crossroads Mission detox program, and Amberly's Place Victims Advocacy Center for program operations.

HOME Match Requirements – For PY 2019/20, the YCHC received a 100% match reduction. This means that HUD waived 100% of the match requirements this year for the YCHC. Subrecipients are encouraged to provide matching funds, despite the waiver. Any match that is provided for HOME projects this year will be “banked” for a future year.

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

The City owns two properties on Arizona Avenue in the Mesa Heights NRSA. The first is a 15-unit apartment complex that is managed by the Housing Authority of the City of Yuma (HACY). The City plans to rehabilitate these units. The City also owns a vacant lot on the corner of 18th Street, which is being evaluated to determine the best use of the property. Both properties will be used to address needs identified in the Consolidated Plan and the Mesa Heights Revitalization Plan.

Discussion

The City continuously explores new grant opportunities, partnerships and private investment to supplement HOME and CDBG funds to address the needs outlined in the 2016-2020 Consolidated Plan and to continue revitalization efforts in the Mesa Heights Neighborhood Revitalization Area.

Annual Goals and Objectives

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehab	2016	2020	Affordable Housing		Housing Priorities	CDBG - \$112,554 HOME- \$483,500	Homeowner Housing Rehabilitated – 32 Households Units
2	Code Enforcement (including rental inspection)	2016	2020	Non-Housing Community Development	Mesa Heights Carver Park, Yuma High Neighborhoods	Neighborhood & Community Development	CDBG - \$70,500	Housing Code Enforcement/ Foreclosed Property Care – 4,640 Household Units
3	Public Facility Improvements	2016	2020	Non-Housing Community Development		Neighborhood & Community Development	CDBG - \$446,495	Public Facility or Infrastructure Activities other than LMI Housing Benefit – 4,770 Persons Assisted
4	Public Services - Citywide	2016	2020	Other		Neighborhood & Community Development	CDBG - \$46,000	Public Service Activities other than Low/Moderate Income Housing Benefit 430 Persons Assisted
5	Housing & Public Facilities	2016	2020	Affordable Housing		Housing Priorities	HOME - \$277,657 CDBG - \$ 40,000	Homeowner Housing Added- 5 Household Hsg Units, Pub Facility or Infrastructure Activities for LMI Housing Benefit – 1 Household Assisted
6	Tenant Based Rental Assistance	2016	2020	Affordable Housing		Housing Priorities	HOME - \$119,029	Tenant-based rental assistance/ Rapid Rehousing – 13 Households Assisted
7	Planning & Admin	2016	2020	Other		N/A	CDBG - \$168,615 HOME- \$97,798	N/A
8	Demolition Program	2016	2020	Non-Housing Community Development	City of Yuma: Citywide	Neighborhood & Community Development	CDBG - \$20,000	2 Buildings Demolished
9	Mesa Heights Public Services	2016	2020	Other-Public Services	Mesa Heights	Neighborhood & Community Development	CDBG - \$11,000	Public service activities other than LMI Housing Benefit – 4,770 Persons Assisted
10	Mesa Heights Revitalization	2016	2020	Non-Housing Community Development	Mesa Heights	Neighborhood & Community Development	CDBG - \$25,000	Façade treatment/business building rehabilitation – 1 Business

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehab
	Goal Description	Continue to provide housing rehabilitation for low-and moderate-income households.
2	Goal Name	Code Enforcement (including rental inspection)
	Goal Description	Continue to improve the quality of neighborhoods with low income concentrations by providing a Code Enforcement/Rental Inspection Program.
3	Goal Name	Public Facility Improvements
	Goal Description	Improve facilities where services are provided to low-and moderate-income people.
4	Goal Name	Public Services - Citywide
	Goal Description	Provide needed services for low income people throughout the City. Improve afterschool options for low income children.
5	Goal Name	Housing & Public Facilities
	Goal Description	Increase the supply of affordable housing in general, including housing for persons who are homeless.
6	Goal Name	Tenant Based Rental Assistance
	Goal Description	Improve access to affordable rental housing for very low income people, including persons who are homeless.
7	Goal Name	Planning & Administration
	Goal Description	Administer the CDBG and HOME Programs compliant with all regulations.
8	Goal Name	Demolition Program
	Goal Description	Continue to improve the quality of neighborhoods with low income concentrations with activities that will improve these neighborhoods, including a program to demolish vacant, dilapidated, unsafe buildings.
9	Goal Name	Mesa Heights Public Services
	Goal Description	Continue to improve the quality of neighborhoods with low income concentrations.
10	Goal Name	Mesa Heights Revitalization
	Goal Description	Improve the quality of neighborhoods with low income concentrations with priority given to the Mesa Heights Neighborhood.

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

- Housing Rehab: Extremely low (0-30% AMI) – 4 families, Low (31-50% AMI) – 9 families, and Moderate income (51-80% AMI) – 11 families
- Affordable Owner Housing Development (CHDO Activity): Moderate income – 5 families
- Tenant Based Rental Assistance: Extremely low – 13 families
- Saguaro 9th Avenue Group Home: Extremely low – 4 people

AP-35 Projects - 91.420, 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. The City's CDBG allocation for PY 2019/2020 is \$843,078 and there are \$97,086 in funds being reprogrammed, for a total of \$940,164. Any CDBG program income collected will be reported and allocated to CDBG eligible activities. The Yuma County HOME Consortium will receive \$977,798. The required CHDO set-aside is \$146,697.60 and \$147,657 is being allocated to a CHDO. No program income is expected.

#	Project Name
1	Housing Rehabilitation
2	Code Enforcement/Rental Inspection
3	Crossroad's Dancers Initiative
4	Crossroad's Homeless Nutrition Program
5	Home Delivered Meals
6	Neighborhood Outreach
7	Mesa Heights Neighborhood Cleanup
8	Voluntary Demolition
9	Harvard Street Sewer Improvements
10	Mesa Heights Streetlight Improvements
11	Mesa Heights Façade Improvements
12	Joe Henry Optimist Park Improvements
13	Saguaro Foundation 9 th Avenue Group Home
14	CDBG Program Administration
15	Fair Housing
16	Housing Rehabilitation – City of Yuma
17	Housing Rehabilitation – Yuma County
18	Housing Rehab – Campesinos Sin Fronteras
19	Affordable Housing Development (CHDO – Set Aside)
20	Affordable Housing Development- Housing America
21	Tenant Based Rental Assistance
22	HOME Planning & Administration

Table 3 – Project Information

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

The allocation priorities are outlined in the 2016-2020 Consolidated Plan and are being implemented in the 2019/20 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 are insufficient funding for housing and non-housing activities. Requests for funding are much more than the amount available. Other obstacles are the high costs of rental housing, increasing mortgage interest rates, and other factors contributing to the lack of safe, decent and affordable housing, especially for very low income people. The City will continue to pursue other resources to meet underserved needs and will support funding applications for resources sought by other agencies.

AP-38 Project Summary

Project Summary Information

Table 3 – Project Summary

1	Project Name	Housing Rehabilitation
	Target Area	Mesa Heights
	Goals Supported	Housing Rehab
	Needs Addressed	Housing Priorities
	Funding	CDBG: \$112,553
	Description	The City of Yuma will administer an Owner-Occupied Housing Rehabilitation Program, including the Priority Home Repair and Home Improvement Loan Programs. National objective - LMH.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	24 low income families
	Location Description	City of Yuma limits, with priority given in the Mesa Heights Neighborhood.
	Planned Activities	Owner-occupied housing rehabilitation, including reconstruction.
2	Project Name	Code Enforcement/Rental Inspection
	Target Area	Mesa Heights, Yuma High Neighborhood, Carver Park Neighborhood
	Goals Supported	Code Enforcement (including Rental Inspection)
	Needs Addressed	Housing Priorities
	Funding	CDBG: \$70,500
	Description	The City of Yuma will administer a proactive Code Enforcement/Rental Inspection Program in three target areas. National objective - LMA
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	4,640 households will benefit. All three target neighborhoods have more than 51% LMI people.
	Location Description	Mesa Heights Neighborhood Revitalization Strategy Area has over 70% LMI, Carver Park has approximately 75% LMI and Yuma High has approximately 58% LMI.
	Planned Activities	The Program will address code violations throughout target areas and will inspect rental units to ensure compliance with City codes.

3	Project Name	Crossroads Dancers Initiative
	Target Area	N/A
	Goals Supported	Public Services – Citywide
	Needs Addressed	Neighborhood & Community Development Priorities
	Funding	CDBG: \$7,000
	Description	Arizona Classical Ballet will provide ballet lessons to homeless children. National Objective – LMC
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	30 homeless children
	Location Description	Crossroads Mission, 944 S. Arizona Avenue
	Planned Activities	AZ Classical Ballet will provide weekly ballet lessons to homeless children staying at the family shelter.
4	Project Name	Crossroads Mission Nutrition Program
	Target Area	N/A
	Goals Supported	Public Services Citywide
	Needs Addressed	Neighborhood & Community Development Priorities
	Funding	CDBG: \$30,000
	Description	Crossroads Mission will use CDBG funding to purchase meat, eggs, and vegetables for people staying at their homeless shelters. National Objective – LMC
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	200 homeless people.
	Location Description	Crossroads Mission, 944 S. Arizona Avenue
	Planned Activities	Crossroads Mission will purchase meat, eggs and vegetables needed to provide a more balanced diet for homeless people staying at the shelter.

5	Project Name	Home Delivered Meals
	Target Area	N/A
	Goals Supported	Public Services Citywide
	Needs Addressed	Neighborhood & Community Development Priorities
	Funding	CDBG: \$9,000
	Description	Funds will support Catholic Community Services' Home Delivered Meals program in Yuma. National Objective – LMC
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	200 people
	Location Description	Citywide
	Planned Activities	Catholic Community Services will add 8 more people to their home delivered meal service for the elderly and will serve approximately 200 people within the city limits
6	Project Name	Neighborhood Outreach
	Target Area	Mesa Heights Neighborhood
	Goals Supported	Mesa Heights Public Services
	Needs Addressed	Neighborhood & Community Development
	Funding	\$8,000
	Description	The City of Yuma will provide information to Mesa Heights residents on services and events offered. National Objective – LMC
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	4,770 people
	Location Description	Mesa Heights Neighborhood
	Planned Activities	Flyers will be distributed door-to-door to all neighborhood residents. Events, such as park socials and resource fairs will be coordinated. Information will be provided at school events and other neighborhood events.

7	Project Name	Mesa Heights Neighborhood Cleanup
	Target Area	Mesa Heights
	Goals Supported	Mesa Heights Public Services
	Needs Addressed	Neighborhood & Community Development Priorities
	Funding	CDBG: \$3,000
	Description	Cleanup of Mesa Heights Neighborhood to improve safety, appearance and perception of the area. National Objective – LMA
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Services are expected to be provided to 1,582 households will benefit from these services.
	Location Description	Mesa Heights Neighborhood Revitalization Strategy Area is an older neighborhood with over 70% LMI.
	Planned Activities	The City will use funding to clean up the alleyways, provide dumpsters for the removal of large junk and debris, and assist with the removal of abandoned vehicles.
8	Project Name	Voluntary Demolition
	Target Area	Mesa Heights, Yuma High Neighborhood, Carver Park Neighborhood
	Goals Supported	Demolition Program
	Needs Addressed	Neighborhood & Community Development Priorities
	Funding	CDBG: \$20,000
	Description	The City will administer a voluntary demolition program for vacant, extremely dilapidated structures in the Mesa Heights, Carver Park and Yuma High Neighborhoods. National Objective – SBS
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	2 units will be demolished, which will reduce crime and improve safety for all area residents.
	Location Description	Mesa Heights Neighborhood Revitalization Strategy Area has over 70% LMI, Carver Park has approximately 75% LMI and Yuma High has approximately 58% LMI.
	Planned Activities	The City will continue to administer a Voluntary Demolition Program. Property owners must apply and may be required to share the cost of the demolition depending on income status.

9	Project Name	Harvard Street Sewer Improvements
	Target Area	Mesa Heights
	Goals Supported	Public Facility Improvements
	Needs Addressed	Neighborhood & Community Development Priorities
	Funding	CDBG: \$166,495
	Description	The City of Yuma will improve the infrastructure in the Mesa Heights NRSA. National Objective – LMA
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	There are 20 households on Harvard Street, which is the number of households that will benefit from these improvements.
	Location Description	Mesa Heights Neighborhood Revitalization Strategy Area is an older neighborhood with over 70% LMI.
	Planned Activities	The City of Yuma will make sewer infrastructure improvements on Harvard Street.
10	Project Name	Mesa Heights Streetlight Improvements
	Target Area	Mesa Heights
	Goals Supported	Public Facility Improvements
	Needs Addressed	Neighborhood & Community Development Priorities
	Funding	CDBG: \$162,000
	Description	The City of Yuma will install new streetlights in areas where lighting is inadequate in the Mesa Heights NRSA. This will help to reduce crime and graffiti in the area. National Objective - LMA
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The population of the Mesa Heights Neighborhood is 4,770, which is the number people that will benefit from the improvements.
	Location Description	Mesa Heights Neighborhood Revitalization Strategy Area is an older neighborhood with over 70% LMI.
	Planned Activities	The City of Yuma will hire a contractor to install new streetlights where residents have complained that lighting is inadequate.

11	Project Name	Mesa Heights Façade Improvements
	Target Area	Mesa Heights
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Neighborhood & Community Development
	Funding	CDBG: \$25,000
	Description	The City will offer façade improvements to one small business in the Mesa Heights Neighborhood improve the appearance of the business and be more inviting to potential customers.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The population of the Mesa Heights Neighborhood is 4,770, which is the number people that will benefit from the improvements.
	Location Description	Mesa Heights Neighborhood Revitalization Strategy Area is an older neighborhood with over 70% LMI.
	Planned Activities	The City will begin a pilot program to offer façade improvements to small businesses in the Mesa Heights NRSA. This year one small business will improve the façade of their building to make it more aesthetically appealing and more inviting to customers.
12	Project Name	Joe Henry Optimist Park Improvements
	Target Area	Mesa Heights
	Goals Supported	Public Facility Improvements
	Needs Addressed	Neighborhood & Community Development Priorities
	Funding	CDBG: \$118,000
	Description	The City of Yuma Parks & Recreation Department will make improvements to the outdoor area of the Joe Henry Optimist Center (JHOC) Park, which is a neighborhood park. This will provide improved recreational opportunities for everyone that lives in the neighborhood. National Objective – LMA
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The population of the Mesa Heights Neighborhood is 4,770, which is the number people that will benefit from the improvements.
	Location Description	Mesa Heights Neighborhood Revitalization Strategy Area is an older neighborhood with over 70% LMI.
	Planned Activities	The City of Yuma will hire a contractor to replace the dilapidated concrete in the outdoor basketball courts. They will also replace the playground in the park.

13	Project Name	Saguaro Foundation 9 th Avenue Group Home
	Target Area	N/A
	Goals Supported	Housing & Public Facilities
	Needs Addressed	Housing Priorities
	Funding	CDBG: \$40,000
	Description	Saguaro Foundation will make bathroom modifications in their 9 th Avenue Group home to make them more accessible for disabled tenants.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	4 severely disabled people
	Location Description	1203 S. 9 th Avenue, Yuma
	Planned Activities	Saguaro Foundation will hire a contractor to modify two bathrooms in their 9 th Avenue Group home that houses severely disabled people that require round-the-clock care.
14	Project Name	CDBG Program Administration
	Target Area	N/A
	Goals Supported	Planning and Administration
	Needs Addressed	
	Funding	CDBG: \$155,810
	Description	2019-2020 Program Administration of CDBG. National Objective – N/A Pln/Adm
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Citywide
	Planned Activities	Administration of the 2019/2020 CDBG Program (including Fair Housing Activities in Project #9)

15	Project Name	Fair Housing
	Target Area	N/A
	Goals Supported	Planning & Administration
	Needs Addressed	Neighborhood & Community Development Priorities
	Funding	CDBG: \$16,000
	Description	Administer a Fair Housing program within the city of Yuma. National Objective – N/A Pln/Adm
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 people will be provided information on Fair Housing.
	Location Description	Citywide
	Planned Activities	The City of Yuma and a subrecipient will provide outreach, education, presentations and Fair Housing Counseling at various venues throughout the City of Yuma.
16	Project Name	Housing Rehabilitation – City of Yuma
	Target Area	N/A
	Goals Supported	Housing Rehab
	Needs Addressed	Housing Priorities
	Funding	HOME: \$210,000
	Description	Owner-occupied Rehabilitation Program within Yuma city limits.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	3 low income families.
	Location Description	Citywide
	Planned Activities	The City of Yuma will rehabilitate or reconstruct 3 homes within the city of Yuma.

17	Project Name	Housing Rehabilitation – Yuma County
	Target Area	N/A
	Goals Supported	Housing Rehab
	Needs Addressed	Housing Priorities
	Funding	HOME: \$150,000
	Description	Owner-occupied Rehabilitation throughout Yuma County.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	2 low income families.
	Location Description	Countywide.
	Planned Activities	Yuma County will rehabilitate 2 owner-occupied homes within Yuma County.
18	Project Name	Housing Rehabilitation – Campesinos Sin Fronteras
	Target Area	N/A
	Goals Supported	Housing Rehab
	Needs Addressed	Housing Priorities
	Funding	HOME: \$123,500
	Description	Owner-occupied Rehabilitation throughout Yuma County.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	3 low income families.
	Location Description	Countywide.
	Planned Activities	Yuma County will rehabilitate 3 owner-occupied homes within Yuma County.

19	Project Name	Affordable Housing Development (CHDO Set-Aside)
	Target Area	N/A
	Goals Supported	Acquisition Rehab/Resale
	Needs Addressed	Housing Priorities
	Funding	HOME: \$147,657
	Description	CHDO(s) will develop at least 3 affordable homes that will be sold to low-and moderate-income families.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	3 low income families
	Location Description	Countywide
	Planned Activities	Housing America Corporation, a CHDO will develop 3 homes to be sold to LMI families at affordable prices.
20	Project Name	Affordable Housing Development – Housing America
	Target Area	N/A
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Housing Priorities
	Funding	HOME: \$130,000
	Description	Housing America will develop 2 affordable homes that will be sold to low-and moderate-income families. (Non-CHDO activity)
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	3 low income families
	Location Description	Countywide
	Planned Activities	Housing America Corporation will develop 2 homes to be sold to LMI families at affordable prices.

21	Project Name	Tenant Based Rental Assistance
	Target Area	N/A
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Housing Priorities
	Funding	HOME: \$119,029
	Description	Catholic Community Services will provide rent assistance to victims of domestic violence exiting the Safe House.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	13 extremely low income families that are victims of domestic violence
	Location Description	Countywide
	Planned Activities	Catholic Community Services will provide rent subsidies for approximately twelve months. Priority will be given to victims of domestic violence to transition out of the Safe House shelter.
22	Project Name	HOME Planning & Administration
	Target Area	N/A
	Goals Supported	Planning and Administration
	Needs Addressed	
	Funding	HOME: \$97,798
	Description	Administer the 2019/2020 HOME Program and activities for the Yuma County HOME Consortium.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Countywide
	Planned Activities	The City of Yuma, the Lead Agency will administer the 2019-2020 HOME program on behalf of the YCHC that includes the City of Yuma, Yuma County, City of Somerton, City of San Luis, and Town of Wellton.

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

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

CDBG Resources – 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 Mesa Heights Neighborhood has a 70% low-and moderate-income population. Although the Mesa Heights Neighborhood is priority, activities are still taking place in the Carver Park Neighborhood with a 75% LMI population and Yuma High Neighborhood that has a 58% LMI population.

HOME Resources - 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 based on funding proposals and 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
Mesa Heights Neighborhood	62.6%
Carver Park Neighborhood	1.4%
Yuma High Neighborhood	1.3%

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Yuma is focusing efforts in areas that have high percentages of low-and-moderate income people. For several years, the City focused efforts in the Carver Park and Yuma High Neighborhoods and continues to maintain them with Code Enforcement. The Mesa Heights Neighborhood was designated by the City and approved by HUD as a Neighborhood Revitalization Strategy Area. The area has a 70% LMI population, an older housing stock, a need for infrastructure improvements, and 60% of the homes are rentals. Over the next two to three years, this area will remain the priority.

Discussion

Please see discussion above.

Affordable Housing

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

Introduction

This section outlines the one-year Annual Action Plan Affordable Housing goals for 2019-2020, year four of the 2016-2020 Consolidated Plan. The tables below outline the numbers of households supported and the number of affordable housing units that will be provided by program type. This table is inclusive of HOME, CDBG, and the City and County's Public Housing Agencies' affordable housing goals.

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

One Year Goals for the Number of Households to be Supported	
Homeless	84
Non-Homeless	2,205
Special-Needs	4
Total	2,293

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,252
The Production of New Units	5
Rehab of Existing Units	32
Acquisition of Existing Units	0
Total	2,289

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The City, the YCHC, their subrecipients and CHDO will undertake the following affordable housing activities:

- Owner-Occupied Housing Rehabilitation
- New construction for home ownership
- Tenant Based Rental Assistance for victims of domestic violence
- Saguaro's 9th Avenue group home accessibility modifications

The Housing Authority of the City of Yuma and the Yuma County Housing Department will continue to provide public housing, Housing Choice Vouchers for low income renters, and VASH vouchers for homeless veterans.

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

Introduction

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

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

During PY 2019, HACY and the YCHD will continue to provide affordable rental housing to low income families in the city of Yuma and Yuma County, continue Self Sufficiency programs and continue to build strong relationships with landlords who accept Section 8 vouchers--all cornerstones of a successful PHA.

HACY manages 235 Rental Assistance Demonstration (RAD) units throughout the city. In addition, HACY is administering 1,444 Section 8 Housing Choice Vouchers of which 71 are Veterans Affairs Supportive Housing Program (VASH) vouchers for homeless veterans that also receive case management and clinical services provided by the VA.

The Yuma County Housing Department manages 159 public housing units in non-incorporated Yuma County, Somerton, and San Luis. They also administer 401 Section 8 Housing Choice Vouchers.

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

HACY offers its clients a Family Self Sufficiency program to assist them with education, employment and training, as well as homeownership. There are currently 304 families enrolled in this program. On average, through the program, 10 residents become homeowners each year.

The Yuma County Housing Department also offers a Family Self Sufficiency Program and currently has 250 families enrolled. On average, 25 residents graduate and 11 of them become homeowners each year.

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

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

Discussion

Transportation is the weakest link in accessing opportunity. Residents of low income neighborhoods can take public transportation to the community colleges, but it is time consuming. Single mothers have some of the greatest challenges in obtaining training and education because of child care needs. HACY will continue to explore solutions to transportation challenges and ensure that affordable housing is available in many areas of the city.

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

Introduction

The City of Yuma is an active 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 the following housing priorities stated in the City of Yuma's 2016-2020 Consolidated Plan and Analysis of Impediments to Fair Housing Choice:

- Housing for persons transitioning out of homelessness
- Persons experiencing chronic homelessness; homeless families
- Special needs populations including: persons with substance abuse and alcohol challenges; victims of domestic violence; persons with mental illness; and veterans.

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 in collaboration with the YCEH leader execute strategies stated in the Arizona BOSCoC's Strategic Action Plan, to include 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.

The City and the YCEH are currently identifying the needs of the homeless population in Yuma by conducting bi-monthly meetings to evaluate community resources available to persons who are homeless or at-risk of homelessness. The Coalition is focused on establishing a diverse, decision-making group to implement an action plan that includes goals and strategies related to capacity and performance to prevent and end homelessness in Yuma County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to serve the health and welfare of homeless persons by funding agencies that provide emergency shelter and other services. This year the City will provide general funds to:

- Crossroads Mission - detox program for persons struggling with substance addiction
- Catholic Community Services - Safe House emergency shelter for victims of domestic violence
- Amberly's Place, a victim advocacy center with a crisis response team to assist victims of domestic violence, child abuse, adult sexual assault, and elder abuse.

The Yuma County HOME Consortium provides HOME funding to Catholic Community Services for Tenant-Based Rental Assistance (TBRA). People staying at their Safe House emergency domestic violence shelter are given preference for assistance. The program assists with security and utility deposits and a twelve-month rental subsidy for safe, decent, sanitary and affordable housing. The purpose of the TBRA program is to address the housing needs of the community's lowest income residents and those with unmet needs to bridge the gap in benefits and 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.

The YCEH is comprised of agencies committed to the eradication and prevention of homelessness. Collaborating agencies include: ACHIEVE Human Services, The Salvation Army, National Community Health Partners (NCHP), Western Arizona Council of Governments (WACOG), City of Yuma Housing Authority (HACY), and others following HUD's Housing First model. These agencies provide permanent and rapid re-housing, housing assistance (rent, utility, and deposits), housing vouchers for veterans, case management, health services, education/vocational goals, financial education and planning, and implementing local and state strategies. In May 2017, the Yuma Coalition to End Homelessness created the YCEH Coordinated Entry Procedures, a formal service and referral process that increases the efficiency of the homeless response system by simplifying access to housing and services for people experiencing homelessness; prioritizing housing assistance based on need; and connecting households to the appropriate housing intervention. The Coordinated Entry Committee meets regularly to make sure individuals enrolled in the Homeless Management Information System (HMIS) are referred to agencies with resources to meet their needs. One of the highest priorities for the YCEH is to reduce the number of families with children experiencing homelessness. City staff will continue to participate with the YCEH and serve on the Strategic Planning Committee to provide input and ensure housing priorities are accomplished.

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

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

- CDBG funds will be provided to Catholic Community Services' Home Delivered Meal Program, which delivers meals to low- and very low income elderly people.
- CDBG funds will assist Crossroads Mission with the purchase of protein, dairy and vegetables for their nutrition program to improve the health of homeless people.
- HOME funds will be used for Tenant Based Rental Assistance for 13 victims of domestic violence moving out of the safe house shelter.

The City of Yuma provides funding to assist with water utility payments for low income families. WACOG administers this program. Other agencies such as the Salvation Army provide rent and utility assistance. The City will continue to participate on YCEH committees and encourage representatives of other sectors to participate.

Discussion

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

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

Introduction

As noted in the 2016-2020 Consolidated Plan Gaps Analysis there is a shortage of approximately 1,800 units with rents of \$400 and less per month, serving renters earning \$25,000 per year or less. Most of these renters are not homeless. The renters who cannot find affordably priced rentals are living in units that cost more than they can afford and are cost burdened. The City and the YCHC will support the development of Low Income Housing Tax Credit projects proposed for the community.

Results from the Consolidated Plan Resident Survey showed that 26% of the respondents said they could not afford the down payment to purchase a home and 18% said that student loan/other debt was too high.

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:

An update to the City's Analysis of Impediments to Fair Housing Choice (AI) was conducted as part of the 2016-2020 Consolidated Plan. The analysis did not find negative effects of City of Yuma public policies on affordable housing and residential investment. The study did identify several public sector contributing factors that affect housing choice including the State of Arizona Qualified Allocation Plan (QAP); lack of public transportation in Yuma and the region; and lack of resources to make older parts of Yuma accessible, expand afterschool programming and assist persons with disabilities transition out of institutional care.

The City developed an infill incentive ordinance that modifies development standards for construction of housing in older, established neighborhoods. The ordinance provides flexibility in regulations regarding lot sizes, setbacks, lot coverage and fees to encourage housing development that is more affordable.

The City adopted an ordinance that allows the construction/establishment of accessory dwellings units on lots, which are currently or will be developed with a single-family residence. Accessory dwelling units offer our community a variety of benefits, including an increased supply of affordable housing. By providing affordable housing options, communities can retain population groups that might otherwise be priced out of the housing market.

Discussion

See responses above and the proposed projects described in Section AP-38.

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

Lack of resources to address the many needs of Yuma residents is the primary obstacle throughout Yuma County. Solutions to some of these needs--development of accessible public infrastructure, expanded transit options--are very costly. 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); continue to support private developer LIHTC applications submitted to the State; and continue to seek new resources. Forming the Yuma County HOME Consortium and receiving annual HOME allocations will help to make progress in creating and maintaining affordable housing throughout Yuma County.

Actions planned to foster and maintain affordable housing

Please see above. The City will also support 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. Projects and programs being funded this year with CDBG that will foster and maintain affordable housing, include: Owner Occupied Housing Rehabilitation programs and the 9th Avenue Group home accessibility modification project.

Actions planned to reduce lead-based paint hazards

The City of Yuma has relatively new housing stock in most of its residential areas. However, lead-based paint hazards are likely to exist in older parts of the city and throughout Yuma County. These neighborhoods are targeted for housing condition improvement and redevelopment. Lead-based paint hazards will be mitigated through CDBG and HOME-funded housing rehabilitation. If lead paint exists, it will be removed by EPA/LBP certified contractors on projects rehabilitated by the City and its subrecipients. Two Neighborhood Services staff members that oversee the Housing Rehabilitation Program are EPA Lead-Based Paint Certified Supervisors. In addition, the City and its subrecipients will provide notices about the hazards and risks of lead-based paint in English and Spanish to all program participants.

Actions planned to reduce the number of poverty-level families

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

The Mesa Heights Apartments Resource Center opened in the fall of 2018. The Center is in a convenient location and provides space to nonprofit organizations to provide needed services. The Center currently

offers GED, math and ESL classes, Veteran's employment services, resume workshops, youth employment assistance, and financial literacy classes. The main goal of these services is to help lift people out of poverty.

The MLK Neighborhood Center is located in the Carver Park Neighborhood, a low-income area that was a revitalization focus for the City for several years. The City allows AZ@Work to utilize the facility to assist youth ages 16 – 24 obtain gainful employment. They offer educational services, job training, resume and interview assistance. All of these services will help to reduce the number of people living in poverty.

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.

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. Their goal is to find ways to reduce the number of families with children experiencing homelessness.

Program Specific Requirements

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

Introduction

No program income is anticipated this program year. The City does not intend to spend any CDBG funds on urgent need activities.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	97.41%

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

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

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

The Yuma County HOME Consortium does not use forms of investment not described in 92.205(b).

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

The YCHC uses **Recapture Provisions** when HOME funds are provided to a homebuyer. YCHC will recapture the entire amount of direct HOME subsidy provided to the homebuyer. YCHC will require subrecipients, CHDO's, and other entities to utilize the recapture provision as outlined here. The HOME assistance enables the homebuyer to purchase the unit at an affordable cost. The loan includes any assistance that reduces the purchase price from fair market value to an affordable cost.

If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME funding.

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

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

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

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

The YCHC will use the following in determining the Period of Affordability for the Recapture provisions of homebuyer activities:

Total HOME Investment in Unit period of Affordability:

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

Direct HOME Subsidy in Unit Period of Affordability:

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

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

instruments, such as promissory notes, and deeds of trust placed upon the property to ensure the period of affordability.

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

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

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

DRAFT