

CITY OF SIERRA VISTA, ARIZONA

CONSOLIDATED PLAN DOCUMENT

STRATEGIC PLAN FOR 2015-2019
AND THE
ANNUAL ACTION PLAN FOR 2015



SUBMITTED TO:

U.S. DEPARTMENT HOUSING & COMMUNITY DEVELOPMENT
PHOENIX FIELD OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

SUBMITTED BY:

THE CITY OF SIERRA VISTA, ARIZONA

AUGUST 15, 2014

TABLE OF CONTENTS

SECTION	SECTION NUMBER	TITLE	PAGE
<i>Executive Summary</i>	ES-05	Executive Summary	4
<i>The Process</i>	PR-05	Lead and Responsible Agencies	7
	PR-10	Consultation	8
	PR-15	Citizen Participation	13
<i>Needs Assessment</i>	NA-05	Overview	17
	NA-10	Housing Needs Assessment	17
	NA-15	Disproportionately Greater Need: Housing Problems	24
	NA-20	Disproportionately Greater Need: Severe Housing Problems	26
	NA-25	Disproportionately Greater Need: Cost Burdens	28
	NA-30	Disproportionately Greater Need: Discussion	29
	NA-35	Public Housing	30
	NA-40	Homeless Needs Assessment	33
	NA-45	Non-homeless Special Needs Assessment	35
	NA-50	Non-Housing Community Development Needs	38
<i>Housing Market Analysis</i>	MA-05	Housing Market Analysis Overview	40
	MA-10	Number of Housing Units	41
	MA-15	Housing Market Analysis: Cost of Housing	43
	MA-20	Housing Market Analysis: Condition of Housing	46
	MA-25	Public and Assisted Housing	49
	MA-30	Homeless Facilities and Services	51
	MA-35	Special Needs Facilities and Services	53
	MA-40	Barriers to Affordable Housing	54
	MA-45	Non-Housing Community Development Assets	55
	MA-50	Needs and Market Analysis Discussion	59
<i>Strategic Plan</i>	SP-05	Overview	60
	SP-10	Geographic Priorities	62
	SP-25	Priority Needs	64
	SP-30	Influence of Market Conditions	67
	SP-35	Anticipated Resources	68

SP-40	Institutional Delivery Structure	70
SP-45	Goals Summary	74
SP-50	Public Housing Accessibility and Involvement	76
SP-55	Barriers to Affordable Housing	77
SP-60	Homelessness Strategy	78
SP-65	Lead-based Paint Hazards	79
SP-70	Anti-poverty Strategy	80
SP-80	Monitoring	81

Annual Action Plan

AP-15	Expected Resources	84
AP-20	Annual Goals and Objectives	85
AP-35	Projects	86
AP-38	Project Summary	87
AP-50	Geographic Distribution	88
AP-55	Affordable Housing	89
AP-60	Public Housing	90
AP-65	Homeless and Other Special Needs Activities	91
AP-75	Barriers to Affordable Housing	92
AP-85	Other Actions	93
AP-90	Program Specific Requirements	95

SF-424 -

Application

Appendix A

Certifications and Resolutions

Appendix B

Citizen

Participation

Appendix C

- Public Notices for Meetings and Hearings
- Meeting and Focus Group Sign-in Sheets
- Presentations
- Synopses of Meetings
- Resident Survey (English)
- Survey Results Synopsis

Executive Summary

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

1. Introduction

The target areas in the City are those which have the highest levels of poverty and greatest need for infrastructure improvements and services.

The highest priority needs for these target areas and the city's low/mod population are: Public Improvements and Infrastructure, Rental Assistance, Homeowner Repair, Homeless Assistance and Prevention, and Rental Rehabilitation. There is also a need for Public Service programs.

Market conditions, especially increasing rental costs, low incomes, and stagnant wages create the needs for the rental programs, while high down payment requirements and stringent loan standards create a need for home buyer assistance programs.

The City's resources from federal, state, and local sources are limited and expected to remain the same in the coming years, which will diminish the amount available even with modest inflation. The City is working to find sources and organizations to leverage these dollars.

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

The program goals, as described in detail below, address the objectives of providing affordable housing, a suitable living environment, preventing homelessness, and providing needed services and programs.

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

The needs in the target areas are numerous and varied. The principal needs are: 1) housing rehabilitation for both owner and renter units, 2) public improvements to improve/revitalize neighborhoods, 3) rental assistance for extremely low-income households threatened with homelessness, 4) programs for youth and the elderly, and 5) assisting the homeless.

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

The City believes that rehabilitation of both rental and owner housing units is a High priority, as these efforts keep people in affordable housing and, especially for extremely low-income and elderly homeowners may serve to prevent homelessness. The City will focus on multiple efforts including rental

assistance and homeowner repair to provide affordable housing and in many instances prevent homelessness.

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

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

Also, please see Section SP-45, Goals Summary, and section AP-20, Annual Goals and Objectives.

3. Evaluation of past performance

The City of Sierra Vista is a new entitlement community, but does have experience with the CDBG program, having used CDBG funds for a number of Public Improvements and Infrastructure projects across the City. Each of these projects was successfully completed on time and within budget, and appropriate reports were submitted to the State, which provided the funding on an alternate year cycle. These projects, primarily Infrastructure and ADA compliance projects, have benefitted the low/mod residents of these neighborhoods.

4. Summary of citizen participation process and consultation process

The City employs diverse methods to encourage on-going participation from residents, community service providers, and existing and potential community development partners. The participation process for the Consolidated Plan included a community meeting; focus group meetings; public notices; a 30-day public comment period; two public hearings; a MindMixer poll (an on-line community engagement tool) was made available on the City's website; and consultation with City staff and elected officials. In the end, the consolidated planning process yielded the active involvement and input of citizens, stakeholders, and governmental departments.

5. Summary of public comments

As described above, the public had opportunities to provide input on the Consolidated Plan and Annual Action Plan. Public comments and ideas were received at the public meetings, focus group sessions, and through the MindMixer poll, and were incorporated in establishing the City's needs and program priorities. No comments were received at the Public Hearings or during the thirty-day public comment period.

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

The City accepted all comments that were offered.

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
Lead Agency	SIERRA VISTA	Department of Community Development

Table 1 – Responsible Agencies

Narrative

The Community Development Department is the lead agency for the completion of the Consolidated Plan and the implementation of the Annual Action Plan, as well as the responsible party for the processing and distribution of federal funds under the CDBG program, once allocated by the federal government and approved by the City Council.

Other offices and agencies responsible for executing and administering programs covered by the Consolidated Plan include the Finance Department, the Public Works Department, and the Leisure Services Department.

Consolidated Plan Public Contact Information

Ms. Jenifer Thornton
Management Analyst
Community Development Department
City of Sierra Vista
1011 N. Coronado Drive
Sierra Vista, Arizona 85635
Telephone: (520) 439-2200
Fax: (520) 452-7023
jenifer.thornton@sierravistaaz.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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)).

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

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

Introduction

The City employs diverse methods to encourage on-going participation from residents, community service providers, and existing and potential community development partners. The participation process for the Consolidated Plan included a community meeting; focus group meetings; public notices; a 30-day public comment period; two public hearings; a MindMixer poll (an on-line community engagement tool) was made available on the City's website; and consultation with City staff and elected officials. In the end, the consolidated planning process yielded the active involvement and input of citizens, stakeholders, and governmental departments.

This is the City's first Consolidated Plan, so gaps have yet to be identified. However, the City has identified potential gaps in institutional structure for implementing the Consolidated Plan, including a lack of sufficient resources, limited coordination between service providers, and the difficulty of social services agencies in obtaining Sierra Vista specific data.

The City participates in Continuum of Care activities or programs, but does not fund any activities. The City has limited direct experience with not-for-profit community service providers and housing providers. Efforts will begin to build contacts and relationships with local, county and regional entities to support and implement CDBG programs.

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

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?
Wells Fargo Home Mortgage	Financial services	Housing Needs and Housing Market	Focus group meeting – obtained ideas about needs and priorities
American Southwest Credit Union	Financial Services	Housing Needs and Housing Market	Focus group meeting – obtained ideas about needs and priorities
Castle and Cooke	Housing Developers	Housing Needs and Housing Market	Focus group meeting – obtained ideas about needs and priorities
KE&G Construction and Southeastern Arizona Contractors Association	Housing Developers	Housing Needs and Housing Market	Focus group meeting – obtained ideas about needs and priorities
R & R Express and Southeastern Arizona Contractors Association	Construction	Housing Needs and Housing Market	Focus group meeting – obtained ideas about needs and priorities
Commission on Disability Issues	Commission	Needs Assessment and Strategic Plan	Letter expressing needs and priorities
Adult Protective Services	Government Agency	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Sierra Vista Mall	Area Business	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Cochise County	Government Agency	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Sierra Vista Parks and Recreation Commission	City Commission	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Sierra Vista Unified School District	Educational System	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities

University of Arizona	Higher Education	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Sierra Vista Police Department	Government Agency	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Arizona Workforce Connections	Government Agency	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Small Business Development Center of Cochise College	Government Agency	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Sierra Vista Department of Leisure Services	City Department	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Habitat for Humanity	Community Service Provider - Housing	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
St. Vincent DePaul Society	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Sierra Vista Lutheran Church	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Sierra Vista City Council	Governing Body	Needs Assessment, Market Analysis, Strategic Plan, Annual Action Plan	Focus group meeting, public hearings
Community Partnership of Southern Arizona	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
St. Stephen's Episcopal Church	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Southeast Arizona GO	Agency	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Prestige Assisted Living	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities

SEABHS	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Shiloh Christian Ministries	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Direct Access to Independence	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Housing Authority of Cochise County	Government Agency	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Sierra Vista Dream Center	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Good Neighbor Alliance	Community Service Provider – Homeless Housing and Shelter	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Cochise County Re-entry Coalition	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Focus group meeting – obtained ideas about needs and priorities
Sierra Housing Resource Partbners	Community Service Provider - Housing	Needs Assessment, Market Analysis, Strategic Plan	Public meeting – obtained ideas about needs and priorities
Sierra Vista West End Commission	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Public meeting – obtained ideas about needs and priorities
Potter’s Hands Outreach Center	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Public meeting – obtained ideas about needs and priorities
N.A.M.I. of SE Arizona	Community Service Provider	Needs Assessment, Market Analysis, Strategic Plan	Public meeting – obtained ideas about needs and priorities

Table 2 – Agencies, groups, organizations who participated

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

To the best of its ability, the City will be in contact with all known agencies and organizations involved in activities that are relevant to CDBG, HOME, and ESG activities and 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?
Cochise County Comprehensive Plan	Cochise County Planning Department	Comprehensive Plan provides overall direction for County growth
Ten Year Plan to End Homelessness	Arizona Department of Housing (ADOH), Special Needs Housing Office.	Integrate efforts with State Plan through the Balance of State Continuum

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(I))

Narrative (optional):

As noted above, the City will coordinate with a range of public entities in the development and execution of a range of programs and activities.

PR-15 Citizen Participation

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

The City considers the involvement of its low- and moderate-income residents to be essential to the development and implementation of its Five-Year Consolidated Plan and its Annual Action Plans.

As noted in PR-10, Consultation, publicized public hearings were held on two occasions – on July 8 and on August 12, both at the time of a City Council meeting. These sessions were part of a concerted effort to obtain as much public input as possible in the preparation of the Plan.

The City also conducted a public meeting, held on June 25 at the Sun Canyon Inn. Three focus group meetings were also held in the City Council Chambers on June 25 and 26. Representatives from community social service organizations, housing developers and advocates, and government departments were invited to attend. Active participation by attendees at the meeting provided insight into community needs.

The City also prepared a Web-based community discussion about CDBG (available through the City's MindMixer poll) to obtain additional public input. The survey was available on the City Website from June until July 7, 2014. Twenty persons provided 43 responses, including 10 comments and 15 ideas, which were valuable in establishing citizen perspectives on goals and priorities. The discussion was open for 19 days. Fifty-six percent of respondents were male and 44 percent were female. Persons over 65 constituted 58 percent of the responses, and those 25 to 44 were responsible for 33 percent of responses.

The City ensures that all Public Hearings are held at times and locations convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. Upon request, in advance of the meeting, the City will attempt to make accommodations for those individuals in need of special assistance. The City also provides technical assistance workshops for all interested in the programs.

The Citizen Outreach Participation Table below provides details about the various outreach efforts.

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	Focus Group	Government Officials and Departments	13 attendees	Need for ADA improvements; need for larger apartments for larger families; programs for seniors	N/A	
2	Focus Group	Development Community	Six attendees	Rehabilitation of homes; ADA improvements for parks; workforce development	N/A	
3	Focus Group	Community Service Providers	27 attendees	Slumlords take advantage of renters; maintenance of elderly homes; group homes with supervision ; assistance for convicted felons	N/A	
4	Public Meeting	The public	Eight persons	Homelessness; dental assistance; childcare; life skills	N/A	
5	Public Hearing On 7-8	The public	15 attendees	One speaker from a not-for-profit entity spoke of the needs of her organization	N/A	
6	MindMixer	The public	43 responses – 10 ideas put forward	A range of ideas for use of funds presented	N/A	
7	Public Hearing	The public	Regular City Council Meeting	Approval of Plan	Accept written comment on 8/12/14.	

Table 4 – Citizen Participation Outreach

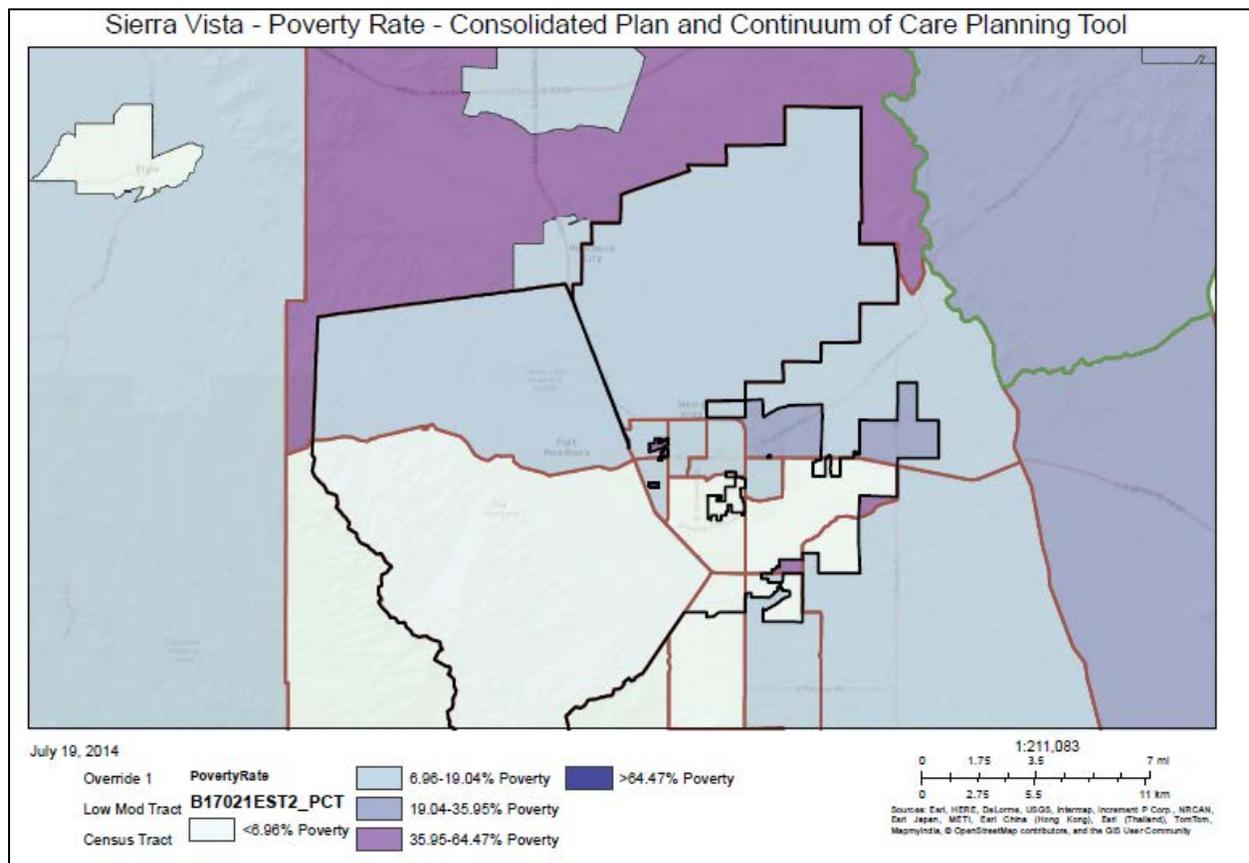
Needs Assessment

NA-05 Overview

Needs Assessment Overview

The objectives of the Consolidated Plan are to provide decent housing, a better quality of life and economic opportunity for low and moderate income residents of Sierra Vista. One of the primary means of accomplishing these objectives to address the issue of poverty, which is an issue in Sierra Vista as 10.0 percent of the population had an income in the preceding twelve months that was below the established poverty level of \$23,850. Among the elderly in Sierra Vista, 6.7 percent of the elderly and 12.3 percent of persons under 18 are living in poverty.

The following map from HUD's mapping program shows the percent of the population in each of the City Census Tracts who live in poverty.



Source: CPD Maps

Sierra Vista's Median household Income (\$56,433) is 100.6 percent of the national figure and 112.0 percent of the State figure.

HUD has provided detailed data as part of its Comprehensive Housing Affordability Strategy materials to assist in preparing the Consolidated Plan and implementing HUD programs. HUD established five income categories for its analysis of incomes. The five income ranges are:

- Extremely Low (0-30% of the median income),
- Very Low-income (31-50% of the median income),
- Low-income (51-80% of the median),
- Moderate-income (81-100% of the median), and
- Upper-income (100% and above of the median).

The following table shows the income distribution of households in the City based upon this data. The median income is that in which one-half of incomes are above and one-half are below the figure. HUD makes adjustments to these figures based upon family size for specific areas across the country. The 2014 Area Median Income (AMI) figure for a family of four in Sierra Vista, calculated by HUD, is \$51,900.

Income Category	2014	Approx. # of HH	Approx. % of HH
	HUDMedian HH Income \$51,900		
<30% AMI	\$15,570	1,797	10.4%
31-50% AMI	\$25,950	1,287	7.4%
51-80% AMI	\$41,520	3,008	17.4%
81-100% AMI	\$51,900	1,865	10.8%
>101% AMI	\$52,419	9,331	54.0%

By HUD's definitions, 6,092 (35.2 %) of Sierra Vista households are in the low-income categories.

The City has a substantial number of households with an income of less than \$15,000; indeed, 10.4 percent of households, some 1,797 households, are below this figure.

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

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	37,775	43,970	16%
Households	34,708	17,033	-51%
Median Income	\$38,427.00	\$56,671.00	47%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,164	1,130	1,960	1,450	11,325
Small Family Households *	409	440	770	645	5,705
Large Family Households *	25	25	240	65	730
Household contains at least one person 62-74 years of age	275	255	295	200	2,150
Household contains at least one person age 75 or older	105	155	375	240	1,245
Households with one or more children 6 years old or younger *	265	90	505	240	1,790
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

In these tables HAMFI means HUD Area Median Family Income.

Also, please note that some figures may not total across rows or columns because only selected data is presented or there are errors in the HUD tables as presented.

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	20	20	15	0	55	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	45	0	45	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	35	60	95	0	0	10	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	645	310	120	30	1,105	109	140	170	70	489
Housing cost burden greater than 30% of income (and none of the above problems)	50	200	635	225	1,110	110	50	115	195	470
Zero/negative Income (and none of the above problems)	30	0	0	0	30	90	0	0	0	90

Table 7 – Housing Problems Table

Data Source: 2006-2010 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	665	330	210	90	1,295	109	140	185	70	504
Having none of four housing problems	160	445	975	655	2,235	110	215	585	645	1,555
Household has negative income, but none of the other housing problems	30	0	0	0	30	90	0	0	0	90

Table 8 – Housing Problems 2

Data Source: 2006-2010 CHAS

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	285	295	365	945	59	65	135	259
Large Related	10	4	105	119	0	0	35	35
Elderly	160	85	125	370	125	105	120	350
Other	260	140	175	575	35	25	4	64
Total need by income	715	524	770	2,009	219	195	294	708

Table 9 – Cost Burden > 30%

Data Source: 2006-2010 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	260	190	25	475	4	65	70	139
Large Related	0	0	45	45	0	0	20	20
Elderly	145	65	65	275	95	50	75	220
Other	260	75	0	335	10	25	4	39
Total need by income	665	330	135	1,130	109	140	169	418

Table 10 – Cost Burden > 50%

Data Source: 2006-2010 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	0	0	80	60	140	0	0	10	0	10
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	0	80	60	140	0	0	10	0	10

Table 11 – Crowding Information – 1/2

Data Source: 2006-2010 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								

Table 12 – Crowding Information – 2/2

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

According to the 2012 American Community Survey (ACS) data the City has a relatively high percentage of persons living alone (4,464 which is 26.9%), and less than half of these numbers are elderly (1,793). The HUD provided data shows that there are 1,619 Small Family Households in the 0 to 80 percent HAMFI categories. In addition, there are 380 elderly households in the 0-30% HAMFI range who could be in need of housing assistance and 410 elderly in the 30-50% HAMFI category as well. Applying the 26.9 percent figure for single person households in the City to this figure yields 648 single person households who could need housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

We do not currently have data to address this issue. The City’s Police Department is the lead agency in addressing the issues of domestic violence and sexual assault.

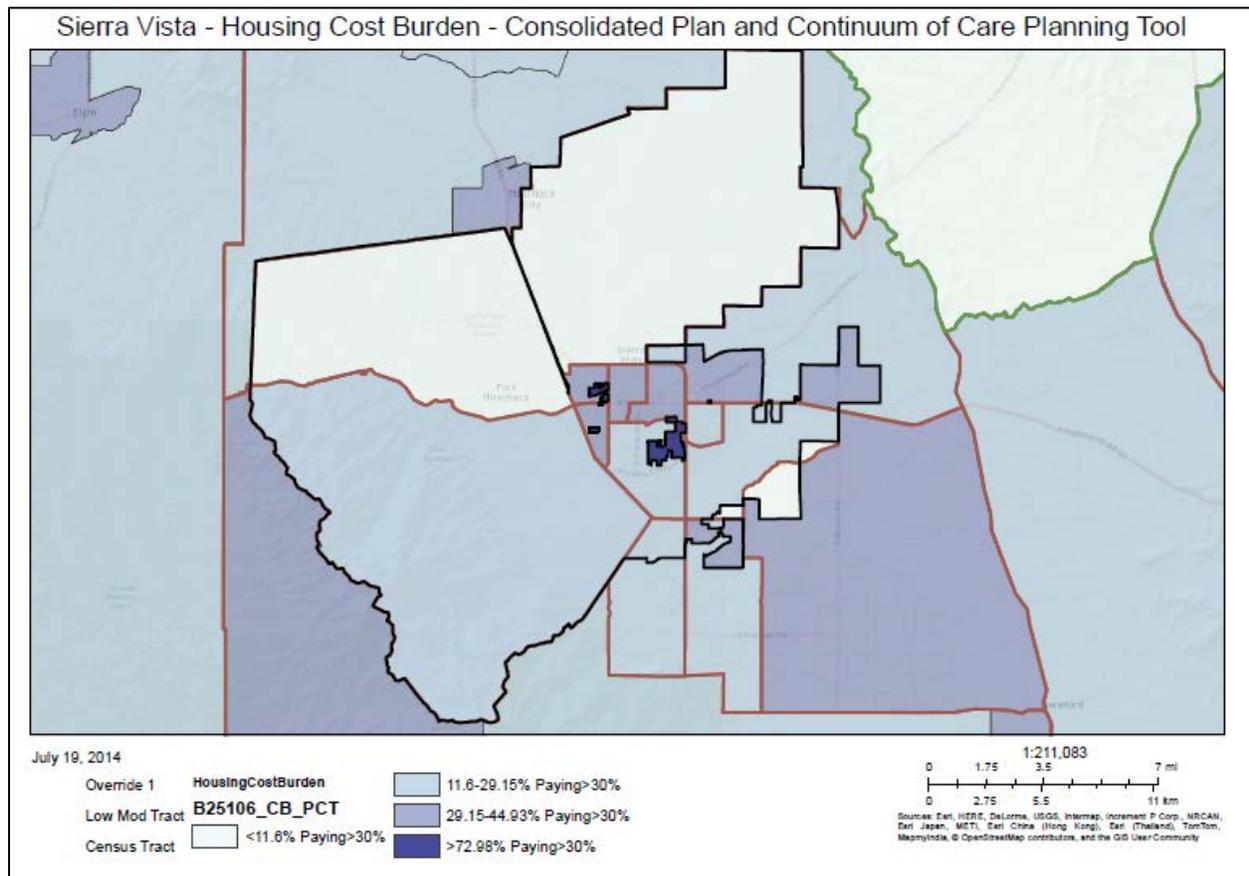
What are the most common housing problems?

HUD has identified four housing problems, which are (1) overcrowding, (2) lack of complete kitchen, (3) lack of complete plumbing, and (4) cost burden. Overcrowding means that more than one person per room lives in a housing unit. The lack of complete kitchen or lack of plumbing are straightforward.

By HUD’s definition, when households spend over 30 percent of their income on shelter they are “cost burdened,” and when they spend over 50 percent of their income for shelter they are “severely cost burdened.” Expenditures for shelter include rent or mortgage payments and utility costs.

An examination of the data presented above shows that “severe cost burden” is the most common housing problem in Sierra Vista. There are 665 extremely low-income renter households, 330 very low-income renter households, and 135 low-income renter households facing a cost burden of greater than 50 percent of income. At the same time there are 418 owner households facing a severe cost burden, and 52.6 percent of these households are elderly. These numbers far exceed the number of households affected by overcrowding or lack of kitchen or plumbing.

The following map shows the percent of cost burdened households in the City.



Source: CPD Maps

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

Extremely low-income and very low-income renters are the most severely affected by cost burden. At the same time, extremely low-, very low-, and low-income owner households all face severe cost burden.

In terms of household types, the data shows that Small Related Renter households constitute the largest number of households with a severe cost burden (475 which is 42.0% of severely cost burdened renters), while Elderly households constitute 24.3 percent of renter households with a severe cost burden. Among owner households facing a severe cost burden, Small Related and Elderly households constitute 85.8 percent of the total facing this problem.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

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

Households facing the termination of re-housing assistance are in a similar situation. In order to obtain a stable housing situation, they need full-time employment, affordable child care, affordable housing, and transportation. Access to healthcare, life skills training, and additional education and/or training are valuable, if not necessary, in most situations.

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

Persons at risk of homelessness are defined as individuals of families facing immediate eviction and who cannot relocate to another residence. Statistics on this population cannot be provided directly, but an examination of the data on overcrowding and upon cost burdened households provides some insight into the extent of the problem in Sierra Vista. Particular attention is accorded to households in the extremely low-income range as these represent the most stressed and vulnerable group.

The data indicate that there are 80 low-income renter households with overcrowding (more than 1.01 persons per room), or severe overcrowding (> 1.51 persons per room). The situation among owner households is not as difficult – there are 10 low-income Owner households with overcrowding or severe overcrowding. It is interesting to note that there are no overcrowded conditions reported among the extremely low- and very low-income categories.

However, the number of extremely low-income Renter households with severe cost burden is 665 and another 330 very low-income renter households face a severe cost burden. Extremely low-income Owner households facing a severe cost burden number 109, another 140 very low-income owner households, and 169 low-income owner households face a severe cost burden. The average household in Sierra Vista numbers 2.97 persons, so that 3,356 renters in the three low-income categories and 1,241 low-income owners could be on the edge of homelessness.

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

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

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

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	940	110	115
White	530	110	60
Black / African American	60	0	15
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	260	0	40

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2006-2010 CHAS
Source:

*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%

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	725	410	0
White	545	370	0
Black / African American	35	10	0
Asian	0	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	125	30	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2006-2010 CHAS
Source:

*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	1,150	810	0
White	670	575	0
Black / African American	75	70	0
Asian	35	35	0
American Indian, Alaska Native	15	4	0
Pacific Islander	25	0	0
Hispanic	330	90	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2006-2010 CHAS
Source:

*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%

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	580	870	0
White	345	600	0
Black / African American	35	0	0
Asian	65	130	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	130	110	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2006-2010 CHAS
Source:

*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

In the 0%-30% of Area Median Income (AMI) range 100.0 percent of Pacific Islander households have one or more housing problems.

In the 30% -50% AMI range and in the 50-80% range, 77.8 percent of African-American households have one or more housing problems, 100 percent of Native American and Pacific Islander households, and 80.6 percent of Hispanic households have one or more problems.

In each case, this represents a disproportionate need.

No households in the 50-80% AMI range have a disproportionate need.

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

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	775	270	115
White	445	195	60
Black / African American	45	20	15
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	220	40	40

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2006-2010 CHAS
Source:

*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	475	660	0
White	405	505	0
Black / African American	10	30	0
Asian	0	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	30	120	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2006-2010 CHAS
Source:

*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	395	1,560	0
White	185	1,060	0
Black / African American	15	125	0
Asian	20	50	0
American Indian, Alaska Native	15	4	0
Pacific Islander	25	0	0
Hispanic	140	280	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2006-2010 CHAS
Source:

*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	155	1,290	0
White	130	815	0
Black / African American	4	25	0
Asian	0	195	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	220	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2006-2010 CHAS
Source:

*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

In the 0-30% AMI range 100 percent of Asian households and 100 percent of Pacific Islander households have severe cost housing problems. These percentages are more than ten percent above the norm for this income range.

In the 30-50% AMI range, Native American households with severe housing problems are represented well beyond ten percent above the norm and thus are disproportionately represented.

In the 50-80% AMI range Native American, Pacific Islander and Hispanic households are disproportionately represented.

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: Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,350	1,590	1,650	115
White	9,110	1,760	1,185	60
Black / African American	820	165	75	15
Asian	490	150	40	0
American Indian, Alaska Native	145	10	40	0
Pacific Islander	50	0	35	0
Hispanic	1,625	510	335	45

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2006-2010 CHAS
Source:

Discussion:

All households in the extremely low-income category (<30% AMI) face a cost burden and are disproportionately represented. Pacific Islander households in the 50-80% AMI range are also disproportionately represented.

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?

For Housing Problems

- In the 0%-30% of Area Median Income (AMI) range 100.0 percent of Pacific Islander households have one or more housing problems.
- In the 30% -50% AMI range and in the 50-80% range, 77.8 percent of African-American households have one or more housing problems, 100 percent of Native American and Pacific Islander households, and 80.6 percent of Hispanic households have one or more problems.
- In each of these cases, this represents a disproportionate need.
- No households in the 50-80% AMI range have a disproportionate need.

For Severe Housing Problems

- In the 0-30% AMI range 100 percent of Asian households and 100 percent of Pacific Islander households have severe cost housing problems. These percentages are more than ten percent above the norm for this income range.
- In the 30-50% AMI range, Native American households with severe housing problems are represented well beyond ten percent above the norm and thus are disproportionately represented.
- In the 50-80% AMI range Native American, Pacific Islander and Hispanic households are disproportionately represented.

For Cost Burden

- All households in the extremely low-income category (<30% AMI) face a cost burden and are disproportionately represented. Pacific Islander households in the 50-80% AMI range are also disproportionately represented.

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

The identified needs are the principal housing needs of these groups.

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

Racial and ethnic groups are evenly distributed across the City and Hispanic households, which are most often disproportionately represented, typically constitute approximately 26 percent of the population of any given Census Tract. Minority races are present in Sierra Vista in relatively small numbers.

NA-35 Public Housing – 91.205(b)

Introduction Totals in Use

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

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	417	0	406	11	0	0
Black/African American	0	0	0	58	0	57	1	0	0
Asian	0	0	0	8	0	8	0	0	0
American Indian/Alaska Native	0	0	0	10	0	9	1	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	153	0	151	2	0	0
Not Hispanic	0	0	0	342	0	331	11	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

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:

Currently, there is no public housing authority located in the City of Sierra Vista and there are no low rent public housing authority units located in the City. There are two Place-based Section 8 complexes in the City: Mountain View Apartments (80 units of 2, 3, and 4 bedroom units) and Bonita Vista Apartment (99 one-bedroom units for seniors). However, the City does not have information about the need for accessible units.

The figures presented above indicate a substantial need for accessibility for households with Housing Choice Vouchers (HCV). There are 186 HCV families with disabilities and 125 elderly HCV families, many of whom likely have some disability. In addition, there are 495 families requesting accessibility features.

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

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

In broader terms, these households often need jobs, improved job skills, and support services, such as access to day care, health care, and transportation to improve their employment situation and prospects.

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

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

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

The needs of homeless persons are complex and require a wide range of specialized services. The City does not possess the resources to address this problem. The City continues to rely upon other entities and agencies to provide services such as housing, mental health counseling, employment training, and case work services. There is a homeless shelter for men and a domestic crisis program in Sierra Vista, as well as a children's crisis center in Huachuca City.

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):

There currently is no accurate count of the number of homeless persons in Sierra Vista. The Balance of State counts included in the Department of Economic Security Annual Reports do not break out numbers for Cochise County or Sierra Vista.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

According to the *Homelessness in Arizona 2011 Annual Report* rural counties account for 25 percent of the state's population but only 15 percent of individuals experiencing homelessness. Efforts to serve the homeless population in this area are hampered by the lack of transportation and available services. As mentioned above, reliable, detailed figures for the City are not readily available.

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

Introduction:

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

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

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

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

While the City's resources are not sufficient to address the needs of all these groups, the City is committed to supporting other entities in their efforts to provide needed resources.

At this time, as a new entitlement community, the City is developing relationships with community service organizations, not-for-profit service providers, housing developers, and other state and regional agencies to determine how the City can best assist in providing needed resources to the special needs population.

**Describe the characteristics of special needs populations in your community:
What are the housing and supportive service needs of these populations and how are these needs determined?**

The Elderly and Frail Elderly

The elderly, 65 and over, constituted 10.4 percent of the total population in City of Sierra Vista in the 2012 ACS.

The elderly, especially in very low-income households, face housing difficulties based upon their particular housing needs (size of units, and types of fixtures and amenities), and on the basis of the cost burden they bear for housing and the fact that most are limited by fixed incomes. The Frail Elderly, those 75 and over, may need additional assistance to live independently and have additional requirements for their housing, such as elevators, grab bars in the bathroom, and special types of kitchen and bathroom fixtures.

Disabled Persons

The 2012 figures for disability indicate that 14.2 percent of the City's population has some disability. This represents 5,774 persons. This percentage is above both the national figure of 12.0 percent, and the State percentage of 11.5 percent. Information about specific types of disability is not available.

The Developmentally Disabled

The Association for Retarded Citizens (ARC) indicates that the base definition of developmentally disabled is an IQ score less than 70. ARC indicates that the nationally accepted percentage of the population that can be categorized as developmentally disabled is 2.5 to 3.0 percent of the population. By this calculation, there are an estimated 432 developmentally disabled persons in Sierra Vista.

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

The Physically Disabled

The number of persons under the age of 18 with disabilities is 350, while the number of persons aged 18 to 64 with disabilities is 2,767, or 11.9 percent of the persons in that age group. The number of persons 65 and over with disabilities is 2,657 or 39.8 percent of that age group. These figures, based upon the Census Bureau definition of disability, include a wide range of disabilities and a precise figure for persons with physical disabilities is difficult to determine.

Deducting the number of developmentally disabled persons from the census figure for disabled persons gives an approximate figure of 5,342 persons who may be physically disabled.

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

Persons with Alcohol and Drug Dependencies

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

The National Institute of Alcohol Abuse and Alcoholism estimates that 16 to 17 percent of the male population over the age of 18 has a drinking problem and that six percent of women over the age of 18

have this problem. These estimates mean that in Sierra Vista an estimated 2,622 males and 1,068 women are in need of supportive services for alcohol alone.

According to the 2012 *National Survey on Drug Use and Health (NSDUH)*, conducted by the Substance Abuse and Mental Health Services Administration (SAMHSA), an estimated 23.9 million Americans in 2012 had substance dependence or abuse (9.2 percent of the total population aged 12 or older). Applying these statistics to Sierra Vista’s population, approximately 3,298 persons aged 12 and older had substance dependence or abuse in 2012.

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

Figures for HIV/AIDS are not available for Sierra Vista specifically. However, data from the Arizona Department of Health Services provides information about the prevalence and incidence of HIV/AIDS at the County level. The prevalence has been climbing steadily since 2004.

Cochise County	Prevalence	Incidence
2004	115	3
2005	115	10
2006	133	12
2007	146	17
2008	170	4
2009	179	6
2010	189	5
2011	197	9
2012	209	6

Source: Arizona Department of Health Services, 2012

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

Describe the jurisdiction’s need for Public Facilities:

The **primary objective** of the City’s non-housing community development activities is the provision of a suitable living environment and the provision of services for low- and moderate-income persons. This definition includes a wide range of programs and activities, focusing on housing conditions and infrastructure improvements. The City possesses a number of relatively new public facilities and parks. Some of these facilities do require improvements to make them ADA compliant and this will be one of the City’s initial focal points for CDBG activities. However, the City does not have a pressing need or the resources for the development of new public facilities.

How were these needs determined?

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

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

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

Describe the jurisdiction’s need for Public Improvements:

The City has been active in developing and maintaining public improvements in light of the many needs of the City and the limited resources available. Public Improvements and Infrastructure receive a High ranking here because they are a means to make significant improvements in the quality of life in the distressed neighborhoods. With proper planning and coordination the City can leverage CDBG funds with both the State and other federal programs to provide the funds needed for these projects.

How were these needs determined?

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

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

Describe the jurisdiction's need for Public Services:

The City wishes to do all that it can to improve the quality of life for its most vulnerable low- and moderate-income populations, including the elderly, the disabled, and the homeless. As noted in the meeting, hearings, and the MindMixer discussion, there is a significant need for programs and assistance for youth (training, activities) and for the elderly (housing assistance, activities) in particular.

However, such programs will not be supported in Year One until the proper mechanisms are in place, and the City has developed a pool of interested and capable organizations and agencies.

How were these needs determined?

Discussions at the Public Hearings and in the meeting noted the wide range of needs for different segments of the population and relatively small amount of funds to work with. Leveraging of resources was a common theme in many of the meetings, but even with that it was difficult for the groups to determine priorities.

As a new entitlement community, the City does not yet possess the network of contacts or the administrative apparatus and methodology to solicit and evaluate applications and monitor projects from community development entities. The necessary policies and procedures, as well as the establishment of the necessary knowledge about these providers will be developed over the next year or two.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

Labor Market figures for the City are not available, but the Bureau of Labor Statistics does have data about the Sierra Vista-Sierra Vista Micropolitan Statistical Area. The size of the Area's labor force has declined steadily since 2010, according to these figures. The workforce was 63,067 in 2010, 61,506 in 2011, 58,683 in 2012, and was 55,637 in 2013. The average number of persons employed also declined, as did the number of unemployed. However, because all of the figures were declining the unemployment rate has remained steady over the period dropping to 8.3 percent in 2012, but remaining at a yearly average of 8.8 percent for the other years.

The implication for the housing market is that the combination of slow population growth and employment decline has not created any increased demand for housing. Though housing prices are low, stagnant wages, persistent unemployment, and even modest inflation continue to make housing less affordable for potential purchasers. The same situation applies to renters, especially for low wage renters, who will be forced to pay more for the limited supply of rental units, a substantial portion of which are older and sometimes in deteriorated condition.

The following market analysis will demonstrate that low incomes and limited job opportunities for "living wage" jobs keep household incomes low in the face of increasing rents. Sierra Vista, like the rest of the nation, has seen stagnant income levels over the past decade, so that even those working in "good" jobs are losing ground financially. The rent figures continue to increase as the population grows and the supply of units remains stable. At the same time, demands for increased down payment and stricter lending criteria keep many households from purchasing homes, which also increases the pressure on the rental market.

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

Introduction

A basic premise of all housing markets is that there should be a spectrum of housing choices and opportunities for residents. This concept recognizes that housing choice and needs differ in most communities because of factors such as employment mix, household income, the age of the population, proximity to employment, and personal preference. Local housing markets and labor markets are linked to one another, and local housing markets provide choices and opportunities for current and future workers.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,305	64%
1-unit, attached structure	1,075	6%
2-4 units	912	5%
5-19 units	1,941	10%
20 or more units	1,564	8%
Mobile Home, boat, RV, van, etc.	1,495	8%
Total	19,292	100%

Table 26 – Residential Properties by Unit Number

Data 2006-2010 ACS
Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	26	0%	152	2%
1 bedroom	169	2%	1,279	18%
2 bedrooms	1,293	13%	2,544	35%
3 or more bedrooms	8,237	85%	3,333	46%
Total	9,725	100%	7,308	101%

Table 27 – Unit Size by Tenure

Data 2006-2010 ACS
Source:

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

At this time, as a new entitlement community, the City is developing relationships with community service organizations, not-for-profit service providers, housing developers, housing lenders, and other state and regional agencies to determine how the City can best assist in providing needed housing assistance and programs to the City's low/mod population.

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

The City has approximately 50 percent of Cochise County's 493 Housing Choice Vouchers as well as 58 VASH vouchers. However, the City does not have any data or estimate about the potential loss of units.

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

The percentages of units by property type in Sierra Vista are very close to national figures, though Sierra Vista has a slightly higher percentage of one-unit structures – 70% compared to the US 67.5 %.

However, ACS figures indicate that the ratio of owner-occupied units to renter-occupied units varies from the national figures in that the percentage of renter units in Sierra Vista is ten percent more than the national figures of 34.5%. This may reflect the presence of the military base and the presence of off-base personnel and of contractors and consultants for the base operations.

Overcrowding is not a major concern for either renter or owner households.

Thus, the availability of unit appears to meet the needs of the population.

Describe the need for specific types of housing:

In light of the apparent balance, there is no need for any specific types of housing.

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

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	100,000	200,300	100%
Median Contract Rent	460	774	68%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,486	20.3%
\$500-999	4,241	58.0%
\$1,000-1,499	1,230	16.8%
\$1,500-1,999	207	2.8%
\$2,000 or more	144	2.0%
Total	7,308	100.0%

Table 29 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	180	No Data
50% HAMFI	810	275
80% HAMFI	2,940	805
100% HAMFI	No Data	1,310
Total	3,930	2,390

Table 30 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

A recent study by the Cochise College Center for Economic Research notes that “there is not a universal shortage of affordable rental housing” in Sierra Vista, but that there is a shortage for certain household sizes and low-income levels. Specifically, extremely low-income households seeking studio and one-bedroom units and low-income households of four or more persons both face significant shortages of appropriate, affordable units.

Figures from the tables below corroborate these findings. According to the figures from these tables, there are 990 units available to households in the extremely low- and very low-income categories and there are about 3,084 households in the two lower income ranges. Thus, there is a significant shortage of units affordable to those households in the extremely low-, very low-income ranges.

More recent ACS figures are also telling. The median rent in Sierra Vista was \$917 in 2012, which was above the national median rent of \$889. The impact of this level of expense is that **40.5 percent of households** spent 35.0 percent or more of their income for rent, a figure that places them in the “severely cost burdened” category.

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

According to data from Trulia, home sales prices have slowly declined since 2009, though there has been a modest increase in early 2014. Figures from Trulia for the first half of 2014 indicate a median sale price of \$145,000, which is \$10,000 lower than the sales price a year earlier, and the \$145,000 figure is well below the \$199,999 median sales price in 2009.

Using the rule of thumb that a house should cost no more than two and one-half times one’s income, a median income family could afford a home costing \$129,750. Thus, the median income family faces a gap of \$15,250 in acquiring a median priced home. However, an analysis of the income ranges presented above reveals that 35.2 percent of households in Sierra Vista have incomes below the \$51,900 figure, making a home purchase less likely.

These income figures mean that it is more difficult for low-income households to meet monthly expenses, especially when housing costs more than 30% of their income, more difficult to save for a down payment for a home, and more difficult to qualify for a mortgage to purchase home, especially in light the current tight lending market.

Figures from the National Low Income Housing Coalition indicate that the Fair Market Rent in Cochise County for a two-bedroom apartment is \$1,021 per month. According to the Coalition’s figures, the monthly rent affordable to the mean renter wage (\$19.63 per hour) is \$600, which is \$421 less than the Fair Market Rent figure. A minimum wage worker would need 2.5 jobs to afford the apartment.

Despite a “soft” housing market, affordability remains a concern for low-income renters and the purchase of a home is difficult for many households.

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

These figures are not currently available.

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

Introduction

In the decade between 2000 and 2010, the City saw 5,608 housing units constructed, 28.5 percent of the City’s current total, the largest number in any decade. It should be noted, however, that according to ACS data, construction after 2010 has been modest with only 202 units having been built. The period between 1970 and 1990 saw a significant increase in the housing supply as 41.9 percent of the stock (8,245 units) was constructed. Only 1.1 percent of the City’s housing was built before 1950. The median age of the City’s housing stock is approximately 1988, meaning that half of the City’s housing is less than 25 years old.

Definitions

Substandard condition refers to a dwelling unit that does not meet acceptable conditions per the City’s Building Code and is structurally in need of significant renovation or rehabilitation, or in worst cases, demolition/condemnation. Substandard condition but suitable for rehabilitation means a structure is in poor condition and may have one or more housing code violations, however it is financially and physically feasible to rehabilitate it and return it to a condition that satisfies City code. This definition does not include units that require only minor cosmetic work or maintenance work.

HUD has identified four housing problems, which are 1) overcrowding, 2) lacks complete kitchen, 3) lacks complete plumbing, or 4) cost burden. Overcrowding means that there is more than one person per room living in a housing unit. The lack of complete kitchen or lack of plumbing is self-apparent.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (extent of housing overcrowding). The U.S. Census defines “complete plumbing facilities” to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness.

Another factor to consider when discussing the condition of housing stock is the age of the housing stock. For the purposes of this analysis, any rental property located in a low income neighborhood older than 30 years as “older housing stock”.

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,859	19%	2,664	36%
With two selected Conditions	20	0%	130	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,846	81%	4,514	62%
Total	9,725	100%	7,308	100%

Table 32 - Condition of Units

Data 2006-2010 ACS
Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,694	28%	2,149	29%
1980-1999	3,537	36%	2,800	38%
1950-1979	3,453	36%	2,243	31%
Before 1950	41	0%	116	2%
Total	9,725	100%	7,308	100%

Table 33 – Year Unit Built

Data 2006-2010 CHAS
Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,494	36%	2,359	32%
Housing Units build before 1980 with children present	880	9%	1,360	19%

Table 34 – Risk of Lead-Based Paint

Data 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

The overall need for rehabilitation is modest. As noted, the housing stock is young with only about 5,700 units (owner and renter) older than 30 years. There are 4,673 units (owner and renter) that have problems, a figure that is 27.4 percent of the total number of units, though 59.7 percent of these units are renter-occupied. **Anecdotal information from the public meetings and focus group sessions indicates that many rental units are in poor to very poor condition, however.**

ACS data indicates that 177 units (1.0%) lack complete kitchens and 71 units (0.4%) lack complete plumbing.

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

The 2012 ACS indicated that in Sierra Vista there were 19,666 housing units. Studies have shown that the lead-based paint hazard lessens with newer construction. That is, a unit constructed between 1960 and 1979 has a 62 percent chance of having this hazard; units built from 1940 to 1959 have an eighty (80) percent chance; units built prior to 1940 have a ninety (90) percent chance. Using this formula, the City has approximately 4,087 housing units with the presence of lead-based paint in them, but it should be noted that the bulk of these units were constructed after 1960 and have the lowest possibility of lead-based paint. However, the data provided in the table indicates that there are 2,240 pre-1980 housing units with children present.

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

Introduction

Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project - based	Tenant - based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available				518				93	0	0
# of accessible units										
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The City does not have any public housing developments. The Housing Authority of Cochise County administers the Housing Choice Vouchers in the City, including 93 Veterans Affairs Supportive Housing vouchers.

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:

Not Applicable

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

Not Applicable

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

Not Applicable

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

Introduction

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

The City has one homeless shelter for men and families, one shelter for victims of domestic abuse, but other services for the homeless are located in Bisbee and Benson.

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)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

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

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

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

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

Introduction

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

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Please see the response above.

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

Neither the City nor any of the organizations mentioned above are involved in supportive housing for discharged persons.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

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

For entitlement/consortia 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))

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

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

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

Introduction

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

Economic Development Market Analysis

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	102	24	1	0	-1
Arts, Entertainment, Accommodations	1,668	1,996	16	15	0
Construction	423	512	4	4	0
Education and Health Care Services	1,995	2,379	19	18	0
Finance, Insurance, and Real Estate	527	618	5	5	0
Information	341	490	3	4	1
Manufacturing	167	46	2	0	-1
Other Services	333	325	3	2	-1
Professional, Scientific, Management Services	1,977	3,028	19	23	5
Public Administration	0	0	0	0	0
Retail Trade	1,487	2,059	14	16	2
Transportation and Warehousing	222	189	2	1	-1
Wholesale Trade	234	154	2	1	-1
Total	9,476	11,820	--	--	--

Table 39 - Business Activity

Data 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	18,403
Civilian Employed Population 16 years and over	17,042
Unemployment Rate	7.40
Unemployment Rate for Ages 16-24	19.55
Unemployment Rate for Ages 25-65	3.59

Table 40 - Labor Force

Data 2006-2010 ACS
Source:

Occupations by Sector	Number of People
Management, business and financial	4,713
Farming, fisheries and forestry occupations	891
Service	2,002
Sales and office	4,118
Construction, extraction, maintenance and repair	1,125

Occupations by Sector	Number of People
Production, transportation and material moving	764

Table 41 – Occupations by Sector

Data 2006-2010 ACS
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,941	89%
30-59 Minutes	1,454	8%
60 or More Minutes	679	4%
Total	19,074	100%

Table 42 - Travel Time

Data 2006-2010 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	821	15	665
High school graduate (includes equivalency)	2,254	189	1,382
Some college or Associate's degree	5,921	518	1,931
Bachelor's degree or higher	4,702	52	1,210

Table 43 - Educational Attainment by Employment Status

Data 2006-2010 ACS
Source:

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	124	21	134	350	441
9th to 12th grade, no diploma	528	350	211	435	621
High school graduate, GED, or alternative	1,922	1,039	857	2,105	1,720
Some college, no degree	2,244	2,258	1,818	2,250	1,652
Associate's degree	245	1,055	743	1,187	686
Bachelor's degree	202	1,357	1,172	1,985	658
Graduate or professional degree	24	399	433	1,403	825

Table 44 - Educational Attainment by Age

Data 2006-2010 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	11,587
High school graduate (includes equivalency)	26,792
Some college or Associate's degree	39,841
Bachelor's degree	51,402
Graduate or professional degree	52,432

Table 45 – Median Earnings in the Past 12 Months

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

Table 39 indicates that Professional, Scientific, and Management Services provides the greatest number of jobs to the economy (3,028 - 23%), followed by Education and Health Care Services (2,379 – 18%), Retail Trade (2,059 – 16%), and Arts, Entertainment and Accommodations (1,996 – 15%). The percentage of Professional and Scientific jobs is twice that of the national figure, and both Retail and Art, and Entertainment percentages are above national norms.

Describe the workforce and infrastructure needs of the business community:

The greatest need for the City in terms of economic development is the creation or attraction of new jobs for City residents that pay a living wage. However, these jobs can only be created if there is an adequate, trained workforce in place to fill them. To this end the City supports education and job training programs, and the assisting young persons in the development of life skills, though the City lacks resources to undertake or financially support such programs.

The City’s infrastructure is relatively new and not in need of major upgrades.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City is engaged in two economic development programs – the West Sierra Vista Master Plan, aimed primarily at improving commercial activity in the West End, and the Storefront Improvement Program.

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

The skills and education of the workforce match well to the economic structure of the City in that there is a good supply of educated workers for the Professional and Scientific and Management positions in the City. At the same time there is also a supply of workers whose education and skills are suited for positions in the retail and arts and entertainment sectors.

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

The Arizona workforce Connection provides assistance to persons seeking employment in Sierra Vista, and the Small Business Development Center of Cochise College as recently received a grant to provide

cyber-security training to youth. These programs are the key element in the City's efforts to eliminate poverty and create jobs.

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

The Southeast Arizona Government Organization has prepared and updates a CEDS for the Southeast Arizona Economic Development District. Sierra Vista is a member of the organization and provides input for the CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City's revitalization efforts, while focusing on the needs of the City, are in consonance with the objectives of the CEDS.

The City is in the process of hiring an economic development person who will focus on business retention, expansion, and recruitment.

The Sierra Vista Development Foundation focuses its efforts on the attraction of large businesses and industry to the area.

MA-50 Needs and Market Analysis Discussion

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

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

Because poverty is spread throughout the City, it may be reasonably asserted that households with multiple housing problems are not concentrated in any particular area. There is a need for reinvestment through owner and rental housing rehabilitation. It should be noted though that the West End of Sierra Vista has a higher percentage of housing problems because of the age of the housing in this area.

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

There are no concentrations of low-income racial or ethnic minorities, though Hispanic persons constitute as much as 30 percent of the population in several Census Tracts.

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

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

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

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The key aspects of the Strategic Plan are as follow:

The target areas in the City are those which have the highest levels of poverty and greatest need for infrastructure improvements, housing rehabilitation, and services.

The highest priority needs for these target areas and the city's low/mod population are: Public Facilities and Improvements, Rental Assistance, Homeowner Repair, Homeless Assistance and Prevention, and Rental Rehabilitation. There is also a need for Public Service programs

Market conditions, especially increasing rental costs, low incomes, and stagnant wages create the needs for the rental programs, while high down payment requirements and stringent loan standards create a need for home buyer assistance programs.

The City's resources from federal, state, and local sources are limited and expected to remain the same in the coming years, which will diminish the amount available even with modest inflation. The City is working to find sources and organizations to leverage these dollars.

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

The program goals, as described in detail below, address the objectives of providing affordable housing, a suitable living environment, preventing homelessness, and providing needed services and programs.

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

The City's homelessness strategy will be an approach that emphasizes homelessness prevention, immediate assistance and re-housing to those who do become homeless; support for persons and families as they transition to economic and housing stability; and efforts to prevent those persons from returning to homelessness.

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

The City of Sierra Vista will develop and implement a set of procedures to monitor all of its federal activities, programs, and projects and to ensure long-term compliance with applicable program requirements and comprehensive planning. The goal of the monitoring procedures set forth by the City is to enhance performance of the federally funded activities in order to maximize their benefit the City's low- and moderate-income community. The Housing Department will work to ensure that approved projects meet the purpose of the Consolidated Plan and that available funds are distributed in a timely manner. Monitoring includes programs operated directly by the City and those carried out by any sub-recipients.

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

Geographic Area

1. Area Name:

The target areas in the City are those which have the highest levels of poverty and greatest need for infrastructure improvements and services.

Identify the neighborhood boundaries for this target area.

Because poverty is spread throughout the City, it may be reasonably asserted that households with multiple housing problems are not concentrated in any particular area. There is a need for reinvestment through owner and rental housing rehabilitation. It should be noted though that the West End of Sierra Vista has a higher percentage of housing problems because of the age of the housing in this area.

Include specific housing and commercial characteristics of this target area.

In each of these neighborhoods the housing stock is typically older, often in need of repair or renovation. In general, there are few businesses or amenities.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of public meetings, focus group discussions, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.

Identify the needs in this target area.

The needs in these target areas are numerous and varied. The principal needs are: 1) housing rehabilitation for both owner and renter units, 2) rental assistance for extremely low-income households threatened with homelessness, 3) public improvements to improve/revitalize neighborhoods, 4) programs for youth and elderly, and 5) assisting the homeless.

What are the opportunities for improvement in this target area?

The opportunities are significant. First, the City can keep residents in safe, affordable housing and prevent additional persons and families from becoming homeless. Second, the City can improve the quality of life by revitalizing these neighborhoods economically and in their appearance.

Are there barriers to improvement in this target area?

The barriers are significant because of the amount of effort and resources needed to provide the necessary assistance.

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

As noted above, these areas emerged in the course of examining the data, but were also mentioned in public meetings, focus group meetings, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.

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

Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Public Improvements/Infrastructure	High	Extremely low, very low, and low-income neighborhoods	Neighborhood Revitalization Improve Quality of Life ADA Compliance
Provide Affordable Housing Opportunities, including Rental Assistance, Homeowner Rehabilitation	High	Extremely low-income Elderly Families Chronic Homeless Disabled persons	Affordable Housing Homeless Prevention
Homeless Activities, including Homeless Prevention, Emergency Shelters, and Transitional Housing	Medium	Chronic Homeless Persons threatened with homelessness Families with children Elderly Youth The Disabled Mentally Ill Persons with HIV/AIDS Victims of domestic violence Persons with Alcohol or other addictions	Affordable housing Homeless prevention Services for at-risk populations Improved quality of life
Public Service Programs, especially for the Elderly, and for Healthcare	Medium	Extremely low, very low, and low-income Families with children Elderly Youth The Disabled Mentally Ill Persons with HIV/AIDS Victims of domestic violence Persons with Alcohol or other addictions	Quality of Life Provide Services
Rental Acquisition and Rehabilitation; New Rental Construction	Low	Extremely low-income Elderly Families Chronic Homeless Disabled persons Persons with HIV/AIDS	Affordable Housing Homeless Prevention And Housing Neighborhood Revitalization Lead based Paint abatement

Economic Development, including job training	Low	Extremely low, very low, and low-income Youth	Increase employment opportunities Strengthen local economy Develop new businesses
Public Facilities	Low	Extremely low, very low, and low-income Elderly Youth	Neighborhood Revitalization Improve Quality of Life Means to provide services
Fair Housing	Low	All residents	Fair Housing

Table 47 – Priority Needs Summary

Narrative (Optional)

The needs in the target areas are numerous and varied. The principal needs are: 1) public improvements to improve/revitalize neighborhoods, 2) housing rehabilitation for both owner and renter units, 3) assisting the homeless, 4) rental assistance for extremely low-income households threatened with homelessness, and 5) programs for youth and the elderly.

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

The City believes that rehabilitation of both rental and owner housing units is a High priority, as these efforts keep people in affordable housing and, especially for extremely low-income and elderly homeowners may serve to prevent homelessness. The City will focus on multiple efforts including rental assistance and homeowner repair to provide affordable housing and in many instances prevent homelessness.

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

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

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

Economic Development receives a Low ranking as funding for economic development projects or programs has not been possible in light of other, pressing needs, and the existence of other programs funded from other sources.

Public Facilities receives a Low ranking. Spending in this area makes it possible to have good, well located facilities to provide services and have community activities, but at this time Public Facilities are not a priority item.

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

Influence of Market Conditions

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

Table 48 – Influence of Market Conditions

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

The City is faced with the difficult task of meeting increasing needs with limited resources.

The figures shown below in the table are estimates. First year figures are based upon the known HUD allocation. The figure for “Expected Amount Available Remainder of ConPlan” multiplies the current figures by four to arrive at an estimate for the remainder of the ConPlan.

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 Program Administration	Federal	Administration	\$41,266	\$0	\$0	\$41,266	\$165,064	
CDBG Public Improvements, Infrastructure,	Federal	Public Improvements Infrastructure,	\$165,064	\$0	\$0	\$165,064	\$660,256	
CDBG Housing	Federal	Housing Rehabilitation, Rental Assistance, Homeownership	TBD	\$0	\$0	TBD	TBD	
CDBG Public Services	Federal	Community Services Special Needs Homeless Services	\$TBD	\$0	\$0	TBD	TBD	

Table 49 - Anticipated Resources

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

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

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

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

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

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.

As noted the Community Development Department is the lead agency for Consolidated Plan activities. However, as the program develops, program delivery will be conducted through government agencies and private sector organizations. The Community Development Department will prepare and distribute the application for funding, conduct outreach efforts to the community about the programs, provide technical assistance to applicants in the competitive application process, and evaluate applications and make recommendations for activity funding for City Council approval. The outreach efforts targets to both organizations and institutions that have previously received funding, and those that have not. The Community Development Department will make a conscious effort to avoid duplication of services and delivery systems. The Department will seek to strengthen its service providers and to build capacity so that these organizations can become more financially independent and better leverage and use resources.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Wells Fargo Home Mortgage	Financial services	Program Support	Citywide
American Southwest Credit Union	Financial Services	Program Support	Citywide
Castle and Cooke	Housing Developers	Program Support	Citywide
KE&G Construction and Southeastern Arizona Contractors Association	Housing Developers	Program Support	Citywide
R & R Express and Southeastern Arizona Contractors Association	Construction	Program Support	Citywide
Commission on Disability Issues	Commission	Program Support	Citywide
Adult Protective Services	Government Agency	Service Provider	Citywide
Sierra Vista Mall	Area Business	Program Support	Citywide
Cochise County	Government Agency	Program Support	Citywide
Sierra Vista Parks and Recreation Commission	City Commission	Program Support	Citywide
Sierra Vista Unified School District	Educational System	Program Support	Citywide
University of Arizona	Higher Education	Program Support Potential Service Provider	Citywide
Sierra Vista Police Department	Government Agency	Program Support	Citywide
Arizona Workforce Connections	Government Agency	Program Support	Citywide
Small Business Development Center of Cochise College	Government Agency	Program Support	Citywide
Sierra Vista Department of Leisure Services	City Department	Program Support	Citywide
Habitat for Humanity	Community Service Provider - Housing	Service Provider	Citywide
St. Vincent DePaul Society	Community Service Provider	Service Provider	Citywide
Sierra Vista Lutheran Church	Community Service Provider	Service Provider	Citywide
Community Partnership of Southern Arizona	Community Service Provider	Service Provider	Citywide
St. Stephen's Episcopal Church	Community Service Provider	Service Provider	Citywide
Southeast Arizona GO	Agency	Program Support	Citywide

Prestige Living	Assisted	Community Provider	Service	Service Provider	Citywide
SEABHS		Community Provider	Service	Service Provider	Citywide
Shiloh Ministries	Christian	Community Provider	Service	Service Provider	Citywide
Direct Access to Independence		Community Provider	Service	Service Provider	Citywide
Housing Authority of Cochise County		Government Agency		Program Support	Citywide
Sierra Vista Dream Center		Community Provider	Service	Service Provider	Citywide
Good Alliance	Neighbor	Community Provider	Service	Service Provider	Citywide
Cochise County Re-entry Coalition		Community Provider	Service	Service Provider	Citywide
Sierra Housing Resource		Community Provider	Service	Service Provider	Citywide
Sierra Vista EAC		Community Provider	Service	Service Provider	Citywide
Potter's Outreach Center	Hands	Community Provider	Service	Service Provider	Citywide
N.A.M.I. of SE Arizona		Community Provider	Service	Service Provider	Citywide

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 51 - Homeless Prevention Services Summary

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

At present the City is does not directly support or coordinate the local homeless program delivery system. Going forward, the City will use a variety of programs and partners to first prevent low-income persons from becoming homeless and, second, to support homeless persons and families in obtaining safe, affordable and sustainable housing. These efforts will include a continuum of programs ranging from emergency shelters to transitional housing to permanent supportive housing services. The extent of activity will be dependent upon the level of funding available in the face of many competing needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure Improvements	2014	2019	Public Improvements, ADA Improvements, and Infrastructure	Low/Mod Areas	Improve Quality of Life	CDBG	Number of Street/Sidewalk Improvements, Accessibility Improvements
2	Owner Housing Rehabilitation, Emergency Repairs, Rental Assistance	2015	2019	Housing Rehabilitation, Rental Assistance, Homeownership	Low/Mod Areas	Affordable Housing, Homeless Prevention	CDBG	Number of Households Assisted
3	Provision of Needed Services Primarily for Youth and Elderly	2016	2019	Community Services Special Needs Homeless Services	Low/Mod Areas	Improve Quality of Life	CDBG	Number of Persons Served

Table 52 – Goals Summary

Goal Descriptions

The first year program will focus on ADA and accessibility improvements Citywide and street improvements as these are a priority for the City’s low/mod neighborhoods. Improvements will be made on a number of streets that much in need of curbing, sidewalks, and gutters.

As the City develops policies and procedures for administering housing rehabilitation and emergency repair programs, these programs will be added to the list of potential uses for CDBG funds, likely in program year two.

By program year three it is anticipated that the City will have the capacity to administer community service programs and these will be added to the potential uses of CDBG funds.

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 does not currently directly have any affordable housing programs. As the CDBG program develops, affordable housing will be included as a priority element, but the number of families that can be assisted will be limited because of competing needs, limited resources in general, and the cost of these programs specifically.

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)

Currently, there is no public housing authority located in the City of Sierra Vista and there are no low rent public housing authority units located in the City.

The HCV program is administered by the Housing Authority of Cochise County. The figures in the Needs Assessment section of this Plan indicate a need for an increased number of accessible HCV units, but it is beyond the City’s capability to increase this number.

Activities to Increase Resident Involvements

Not Applicable

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

Not Applicable

Plan to remove the ‘troubled’ designation

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

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

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

SP-60 Homelessness Strategy – 91.215(d)

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

Addressing the emergency and transitional housing needs of homeless persons 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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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

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

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

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

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

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

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

Using the HUD formula for assessing the extent of lead-based paint in homes, the City has approximately 4,087 housing units with the presence of lead-based paint in them, but it should be noted that the bulk of these units were constructed after 1960 and have the lowest possibility of lead-based paint. However, the data provided in the HUD-provided data indicates that there are 2,240 pre-1980 housing units with children in them.

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

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

However, as the City develops its housing rehabilitation programs, it will take a number of steps to meet lead based paint requirements including:

- distributing the “Protect Your Family From Lead in Your Home” pamphlet to homeowners receiving housing rehabilitation services or homebuyer assistance
- identification of potential lead hazards for all houses which were built before 1978 which receive HUD-funded rehabilitation/homebuyer assistance
- treatment of lead hazards on HUD funded rehabilitation projects as mandated by HUD and Environmental Protection Agency (EPA) regulations and requirements and
- ensuring that all contractors are in compliance with the most recent regulatory changes

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

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

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

The City of Sierra Vista recognizes that the core of many social and housing problems relate to poverty. The objective of poverty reduction requires programming for broad areas including increased accessibility of resources, job training and placement, public services, education, and basic skills development. It is only through comprehensive, coordinated strategies that nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life that people can improve their situation.

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

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

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

As a new entitlement community, the City of Sierra Vista is developing its monitoring standards and procedures. The City has access to models from other jurisdictions and has begun to develop its own set of monitoring procedures. The following description outlines the policies, standards and procedures that the City will employ to ensure compliance with program requirements.

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

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

Overview

Non-profit organizations that receive CDBG funds will be required to submit monthly financial and performance reports prior to reimbursement of expenditures. These reports will provide sufficient information to document compliance with timely expenditures and performance objectives. Performance objectives and outcomes will be required of all nonprofits receiving funding and will be incorporated in the contract agreement with the City. Monthly reports will allow for monthly "desk monitoring" throughout the program year. The Community Development Department will review these reports on a monthly basis.

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

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

Review Processes

In selecting an area to review, the monitoring will include an analysis to identify the specific program areas to review and the depth of the review. Certain types of activities will be selected as appropriate for monitoring.

The following are samples of areas that will be considered for monitoring:

- A. Compliance with regulations and contract requirements,
- B. Compliance with OMB circulars,
- C. Performance goals,
- D. Operating costs,
- E. Recordkeeping, and
- F. Utilization of minority business for purchasing and procurement.

It is essential that each review be adequately documented and that the documentation supports the conclusions reached. Each program will have a monitoring form or checklist. These forms and checklists permits monitors to use their judgment in determining which specific issues will be covered in greater detail.

Preparation of On-Site Reviews

The monitor will review the following types of in-house data prior to the visit:

- A. Sub-recipient application for funding,
- B. Written agreement,
- C. Progress reports,
- D. Draw-down requests,
- E. Correspondences,
- F. Previous monitoring reviews, and
- G. Copies of audits.

When conducting a monitoring visit, the following steps will be followed:

- Notification letter contacting sub-recipients to explain the purpose of the visit, to agree upon a date, and submit a formal notification letter,
- Meet with appropriate staff and explain the purpose, scope, and schedule of the visit,
- Review as necessary appropriate material generated which provides more detailed information on project description, budget, eligibility status, and national objectives,
- Review pertinent files for required documentation and verify the accuracy of information provided, particularly in monthly reports,
- Interview appropriate staff,
- Visit project sites for a sample of activities being monitored, and
- Hold an exit conference or other form of consultation to present preliminary conclusions resulting from the visit to assure that the conclusions are based on accurate information.

The standards and procedures that the City will use in monitoring activities under the Consolidated Plan are incorporated in the City's monitoring procedures. Follow-up will occur as early as possible,

particularly if there are major findings. In no case will the time between the last day of the visit and the date of the letter exceed thirty (30) calendar days.

In the event that the monitoring findings are not answered at the target date for corrective action, a telephone call, along with a follow-up letter, will be made and documented for the files. The follow-up will also identify and recognize successes. If the corrective action has not been satisfied within thirty (30) calendar days, a warning is given in writing of the possible consequences of failure to comply as provided under the contract and applicable regulations.

When the responses have been received, the appropriate staff member reviews the corrective action proposed or taken. The reviews are completed within fifteen (15) calendar days. If the reviews indicate that the action is less than satisfactory, a letter is sent which specifies needed additional action and the due date. The letter is written with the concurrence of the Executive Director or staff responsible for the follow-up.

A new due date may be established subject to good faith efforts to resolve the finding. A follow-up may be necessary to verify corrective action or to provide the technical assistance when the findings are unable to be resolved or corrected. When the Community Development Department determines that a corrective action is satisfactory, a letter is sent stating that the finding is closed.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG Program Administration	Federal	Administration	\$41,266	\$0	\$0	\$41,266	\$165,064	
CDBG Public Improvements, Infrastructure,	Federal	Public Improvements, Infrastructure,	\$165,064	\$0	\$0	\$165,064	\$660,256	
CDBG Housing	Federal	Housing Rehabilitation, Rental Assistance, Homeownership	TBD	\$0	\$0	TBD	TBD	
CDBG Public Services	Federal	Community Services Special Needs Homeless Services	\$TBD	\$0	\$0	TBD	TBD	

Table 53 - 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 will cultivate funding partners who can match the City's investment of CDBG funds. The City administration recognizes that the City's annual entitlement and formula allocations are not sufficient to meet all of its needs. Additional funds need to be raised to insure that more infrastructure improvements, affordable housing, and community services are available for those in need.

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

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

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

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	Infrastructure Improvements	2014	2019	Public Improvements, ADA Improvements, and Infrastructure	Citywide	Improve Quality of Life	CDBG	Number of Street/Sidewalk Improvements, ADA Improvements Citywide
2	Owner Housing Rehabilitation, Emergency Repairs, Rental Assistance	2015	2019	Housing Rehabilitation, Rental Assistance, Homeownership	Low/Mod Areas	Affordable Housing, Homeless Prevention	CDBG	Number of Households Assisted
3	Provision of Needed Services Primarily for Youth and Elderly	2016	2019	Community Services Special Needs Homeless Services	Low/Mod Areas	Improve Quality of Life	CDBG	Number of Persons Served

Table 54 – Goals Summary

Goal Descriptions

The first year program will focus on street improvements as these are a priority for the City’s low/mod neighborhoods. Improvements will be made on a number of streets that much in need of curbing, sidewalks, and gutters.

As the City develops policies and procedures for administering housing rehabilitation and emergency repair programs, these programs will be added to the list of potential uses for CDBG funds, likely in program year two.

By program year three it is anticipated that the City will have the capacity to administer community service programs and these will be added to the potential uses of CDBG funds.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name
1	ADA Accessible Playground at Veterans Memorial Park
2	ADA Sidewalk Ramps at Locations Around the City

Table 55 – Project Information

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

The first year program will focus on ADA improvements as these are a priority Citywide. ADA improvements will be made to create an ADA accessible playground at Veterans Memorial Park. Needed ADA sidewalk ramps will be constructed at various locations around the City..

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
ADA Accessible Playground at Veterans Memorial Park	Citywide	- ADA and Public Improvements and Infrastructure	-Improved Quality of Life	CDBG
ADA Sidewalk Ramps	Citywide	- ADA and Public Improvements and Infrastructure	-Improved Quality of Life	CDBG

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

The target areas in the City will be those areas and locations which have the greatest need for ADA and infrastructure improvements.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 56 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically
Discussion**

The needs in these target areas are numerous and varied. The principal needs are: 1) housing rehabilitation for both owner and renter units, 2) rental assistance for extremely low-income households threatened with homelessness, 3) public improvements to improve/revitalize neighborhoods, 4) programs for youth, and 5) assisting the homeless.

The City has worked closely with the public and civic leaders to ascertain the priority needs within the targeted areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For the current program year, the City does not plan to directly support any affordable housing efforts because the necessary procedures and policies are not in place. Affordable housing programs will likely be initiated in program year two.

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

Table 57 - One Year Goals for Affordable Housing by Support Requirement

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

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Currently, there is no public housing authority located in the City of Sierra Vista and there are no low rent public housing authority units located in the City.

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

Not Applicable

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

Not Applicable

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

Not Applicable

Discussion

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

Introduction

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

Introduction:

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

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

The City will develop programs to deal with other aspects of CDBG activities.

Actions planned to address obstacles to meeting underserved needs

The greatest challenge to meeting underserved needs in the coming year will be meeting the increased need for program activities with a limited amount of funding. To overcome this significant challenge, the City will work more efficiently, seek a greater level of collaboration with other agencies and organizations, and aggressively seek opportunities to leverage funds.

Actions planned to foster and maintain affordable housing

As noted above, the City could in later program years provide rental assistance and seek to develop affordable housing projects. The latter efforts will be limited because of the amount of funds available and the many competing needs.

Actions planned to reduce lead-based paint hazards

The City will incorporate all HUD requirements concerning lead-based paint abatement into its housing rehabilitation programs, will see that program participants are informed about lead-based paint hazards and will see that all abatement work is undertaken by qualified contractors who have completed US HUD and EPA lead training courses.

Actions planned to reduce the number of poverty-level families

Because the nature of poverty is complex and multi-faceted, the City will attempt to allocate CDBG funds for services to very low-income households. CDBG can provide funding for meeting these critical basic needs, but these efforts will be constrained by the amount of funds available and competing priority needs.

Actions planned to develop institutional structure

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

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

The City maintains a close relationship with state, regional, and county organizations that provide assistance to low- and moderate-income persons as well as the homeless.

The City will work closely with local non-profit organizations to actively encourage housing programs for low- and moderate-income persons. Also, the Community Development Department will develop and maintain a positive relationship with the builders, developers, and financial institutions in the region. This collaborative approach will assist in the creation and delivery of effective service delivery programs and affordable housing projects.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	\$0
---	-----

Appendix - Alternate/Local Data Sources

Data from the 2012 American Community Survey was used to augment the data provided by HUD in a number of instances.