

Executive Summary

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

1. Introduction

The world changed drastically in 2020 when the COVID-19 pandemic emerged and shut down many businesses, schools, and more, exacerbating many of the housing and non-housing related challenges and needs across Marana. Over the course of the pandemic, rents and housing costs increased substantially in Marana, putting more households, especially low- to moderate-income families, at risk of becoming homeless. In addition to the lack of affordable housing throughout Marana, the need for additional services increased. These services included home repairs, as well as rent and utility assistance.

Marana is an entitlement community, which means that it is eligible to receive Community Planning and Development (CPD) formula block grant programs. Previously, the Town of Marana received Community Development Block Grant (CDBG) funds through Pima County. Now, the Town of Marana is applying to receive CDBG funds on a formula basis annually from the U.S. Department of Housing and Urban Development (HUD). In order to receive these grants, the Town must complete a Consolidated Plan every five years.

The Consolidated Plan provides HUD with a comprehensive assessment of the Town's housing and community development needs and outlines the Town's priorities, objectives and strategies for the investment of CDBG funds to address these needs over the next five years, July 1, 2023 - June 30, 2028. The programs funded with CDBG provide eligible activities to benefit low- to moderate-income residents.

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

High priority needs for the 2023-2027 Five-Year Consolidated Plan were identified through focus group discussions, interviews, a community survey, and other relevant data. These high priority needs primarily included housing and non-housing related needs. Priority needs identified are: Affordable Housing, Homeless Prevention Programs, Public Facilities and Infrastructure, and Public Services. Marana has developed and administered a robust citizen participation process to solicit community input on priority needs, while at the same time leveraging secondary data research to integrate hard data on the scope of these needs into this plan.

3. Evaluation of past performance

Marana is a new entitlement community. The Town previously received CDBG funds through Pima County.

4. Summary of citizen participation process and consultation process

The Town of Marana consulted with representatives from multiple community service providers, town departments, advocacy groups, and organizations involved in the development of affordable housing, the creation of job opportunities for low- and moderate-income residents, and/or the provision of services to children, elderly persons, persons with disabilities, persons with mental health and/or substance use disorder, and homeless persons. To facilitate this consultation, the Town solicited feedback through the following methods:

- Townwide community survey
- Ten (10) Focus Group discussion opportunities with service providers and community residents;
- 30 stakeholder interviews;
- Four (4) Public Hearings; and
- Receipt of written comments.

To gather the most in-depth information, the Town consulted with a variety of community service providers, advocacy groups and organizations concerning the housing, community and economic development needs of the community. The input received from these consultation partners helped establish and inform the objectives and goals described in the Strategic Plan.

5. Summary of public comments

No comments from the public were received.

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

No comments from the public were received.

7. Summary

With the growing affordable housing crisis in Marana and across the United States, the Town's CDBG funds are more critical than ever to help at-risk populations, including low- to moderate-income persons. The Town conducted its citizen participation efforts through a variety of stakeholder interviews, focus groups, a survey, and public hearings to gather input from residents on the community needs and potential strategies to address the needs.

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	Town of Marana	
CDBG Administrator	Town of Marana	

Table 1 – Responsible Agencies

Narrative

The Town of Marana’s Community and Neighborhood Services Department (CNS) is the lead agency responsible for the administration of the CDBG program. CNS contracted with Crescendo Consulting Group, LLC to prepare the 2023-2027 Consolidated Plan.

In the development of this Consolidated Plan, Crescendo Consulting Group and CNS developed and implemented a comprehensive citizen participation and consultation process, which included conducting a needs assessment and market analysis to identify community needs regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

CNS shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and Town policy during the implementation of the 2023-2027 Consolidated Plan and each of the five Annual Action Plans.

Consolidated Plan Public Contact Information

Christine Byler, Community Outreach Coordinator

Community and Neighborhood Services Department

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(520) 382-1926

<https://www.maranaaz.gov/community-and-neighborhood-services>

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

1. Introduction

The Town of Marana consulted with representatives from multiple community service providers, town departments, advocacy groups, and organizations involved in the development of affordable housing, the creation of job opportunities for low- and moderate-income residents, and/or the provision of services to children, elderly persons, persons with disabilities, persons with mental health and/or substance use disorder, and homeless persons. To facilitate this consultation, the Town solicited feedback through the following methods:

- Townwide community survey
- Ten (10) Focus Group discussion opportunities with service providers and community residents;
- 30 stakeholder interviews;
- Four (4) Public Hearings; and
- Receipt of written comments.

To gather the most in-depth information, the Town consulted with a variety of community service providers, advocacy groups and organizations concerning the housing, community and economic development needs of the community. Each of the groups or organizations consulted is listed below. The input received from these consultation partners helped establish and inform the objectives and goals described in the Strategic Plan.

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

During the development of this Consolidated Plan, the Town consulted with several organizations that provide housing, health services and other community-focused programs. Outreach included invitations to community focus group discussions, one-on-one stakeholder interviews, community survey, and public hearings.

The Town recognizes the importance of continued coordination and alignment during the upcoming five-year Consolidated Plan period with organizations and providers. The Town will continue to look towards these organizations to assist in the implementation of projects using CDBG funds. The *Make Marana 2040 General Plan* describes several of the goals and underlying policies related to public and private coordination of health care and other services, including a specific aim that area medical facilities provide convenient access to health care for residents of all ages and needs through partnerships with Sun Shuttle paratransit services and Marana Health Center, which provides health care and behavioral health services throughout the community.

The Town also collaborates formally with other jurisdictions in Pima County, and with the County itself, on broader coordinated efforts aimed at addressing issues related to poverty, housing, and public health. Town of Marana CNS is represented on the Pima County Affordable Housing Commission, which makes recommendations to Pima County's Board of Supervisors to increase the supply of housing across Pima County that is affordable, sustainable, safe, and promotes individual and community prosperity. CNS also participates in the Prosperity Working Group, convened by Pima County and the City of Tucson in 2022 to research and develop a set of evidence-based policy options to guide long-term efforts to strategically address generational poverty, improve opportunity, and create community wealth, while also tactically addressing the immediate needs of those experiencing poverty.

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

Pima County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and nonprofit service providers that utilizes several federal, state and local resources to provide services for persons experiencing homelessness. At an institutional level, Pima County and underlying municipalities like Marana work with the Tucson Pima Collaboration to End Homelessness (TPCH), the region's Continuum of Care (CoC) in the administration and delivery of CoC services.

Three governments operate ESG Programs in the region: the City of Tucson, Pima County, and the Arizona Department of Economic Security. Each ESG recipient holds a seat on the CoC Board and engages in regular communication and collaboration with the CoC through its Collaborative Applicant, HMIS Lead, and Continuum of Services Committees, and Emergency Solutions Subcommittee. The City of Tucson-Pima County Consortium coordinates with the Arizona Department of Housing through various trainings and conferences, and with the Arizona Department of Economic Security to fill gaps in services.

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

In Pima County, the CoC provides local data in the form of Housing Inventory Count (HIC), Point-in-Time (PIT) Count, Gaps Analysis, and subrecipient performance reports to ESG recipients, which are used to inform service needs and resource allocation. The Gaps Analysis for the CoC and Comprehensive Needs Assessment for Youth are used to determine priorities for funding and services.

The CoC is represented on each recipient's funding panel and the CoC's Emergency Solutions Subcommittee meets monthly with ESG recipients to identify, plan for, and address opportunities to improve system performance through strategic resource allocation. The CoC and ESG recipients routinely engage in collaborative planning and co-host public, provider, and consumer input forums and feedback sessions.

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The CoC also works with the State Homeless Coordination Office to secure State ESG funding to address objectives that the CoC does not have the resources to address, and to develop reports and procedures that allow all funders to measure and monitor program recipients.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Town of Marana - Mayor and Council
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town's Mayor and Council Members provided insights and guidance with regards to overarching Town priorities specific to both housing and non-housing needs. The Mayor and two (2) Council Members participated in stakeholder interviews.
2	Agency/Group/Organization	Town of Marana Community and Neighborhood Services
	Agency/Group/Organization Type	Housing Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Director and staff of the Town's Community and Neighborhood Services Department provided a variety of resources on housing and non-housing services and resources throughout the community, including regional plans. The Director and staff also help to coordinate focus groups and interviews and publicized the community survey.
3	Agency/Group/Organization	Town of Marana Development Services
	Agency/Group/Organization Type	Housing Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Director of the Town's Development Services Department was consulted with regards to the Town's present and future residential and commercial development initiatives. The Development Services Director participated in one stakeholder interview and one focus group.
4	Agency/Group/Organization	Town of Marana Economic Development
	Agency/Group/Organization Type	Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Director of the Town's Economic Development Department was consulted on regional economic development planning and associated housing and service needs. The Director participated in a stakeholder interview.
5	Agency/Group/Organization	Town of Marana Town Manager
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town Manager and Deputy Town Manager were consulted regarding implementation of Town priorities specific to both housing and non-housing needs. Both the Town Manager and Deputy Town Manager participated in stakeholder interviews and one focus group.
6	Agency/Group/Organization	Town of Marana - Legal
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town Attorney and Deputy Town Attorney were consulted regarding legal and regulatory aspects of residential and commercial development, as well as non-housing service needs and public safety. The Town Attorney and Deputy Town Attorney each participated in stakeholder interviews and one focus group.
7	Agency/Group/Organization	Town of Marana - Planning
	Agency/Group/Organization Type	Housing Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Director of the Town Planning Department was consulted with regards to the present and future residential and commercial development initiatives. The Planning Director participated in one stakeholder interview.
8	Agency/Group/Organization	Marana Unified School District Family Resource Center
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Director of Students and Family Support Services, three present Family Resource Center staff and social workers, and one retired staff, were consulted regarding family and child/ adolescent needs among the public school population in the Town, including those eligible for McKinney-Vento services and those in foster care. Family Resource Center staff participated in five interviews and helped to coordinate one focus group among families served.

9	Agency/Group/Organization	Town of Marana Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Recreation Supervisor at the Town Senior Center was consulted regarding housing and non-housing needs specific to older adults, including veteran and housing unstable subpopulations. The Recreation Supervisor participated in an interview and helped to coordinate a focus group, as well as distribution of the community survey.
10	Agency/Group/Organization	Town of Marana Parks and Recreation
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Recreation Superintendent and Deputy Director of the Town Parks and Recreation Department provided insights into needs related to regional parks and recreational facilities, including those related to homelessness and use of public facilities. The Recreation Superintendent and Deputy Director each participated in an interview.
11	Agency/Group/Organization	Town of Marana Code Enforcement
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Chief Code Enforcement/Animal Control Officer provided insights into challenges and needs related to Town code and neighborhood-specific needs. The Chief Code Enforcement/ Animal Control Officer participated in an interview.

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12	Agency/Group/Organization	Marana Health Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Outreach Department Manager was consulted on health and behavioral health needs in the community, as well as challenges related to serving special needs populations in the region. The Outreach Department Manager participated in a stakeholder interview.
13	Agency/Group/Organization	Community Christian Church of Marana
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Pastor of the Community Christian Church of Marana was consulted regarding housing and non-housing needs in the community. The Pastor participated in a stakeholder interview.
14	Agency/Group/Organization	Disabled American Veterans
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Commander at the regional Disable American Veterans organization in the Town was consulted regarding housing and non-housing issues specific to veterans and their families in Marana. The Commander participated in a stakeholder interview.

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15	Agency/Group/Organization	Pima County Community Development Block Grant Program
	Agency/Group/Organization Type	Housing Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Division Manager of the CDBG Program at Pima County, and the CDBG Program Coordinator, were consulted regarding county-level CDBG planning and Marana's historical role in City-County planning related to CDBG. The Division Manager and Program Coordinator each participated in a stakeholder interview.
16	Agency/Group/Organization	Town of Marana - Finance
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Deputy Director of the Town of Marana Finance Department was consulted regarding housing and non-housing needs in the Town. The Deputy Director participated in a stakeholder interview.
17	Agency/Group/Organization	La Paloma Academy
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Administrative Assistant at La Paloma Academy was consulted regarding child and family needs related to educational services and other service need areas. The Administrative Assistant participated in a stakeholder interview.

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18	Agency/Group/Organization	Interfaith Community Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Program Outreach Coordinator at ICS, and several organizational staff, were consulted regarding service needs in the Marana area, including those related to job training and employment readiness, as well as emergency food. The Program Outreach Coordinator participated in an interview and coordinated a focus group with ICS staff.
19	Agency/Group/Organization	Pascua Yaqui Tribe
	Agency/Group/Organization Type	Tribal government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Program Manager at the Pascua Yaqui Tribe was consulted regarding the presence of tribe members in the Marana community, including tribe-owned housing in one of the Town's colonia neighborhoods. The Program Manager participated in a stakeholder interview.
20	Agency/Group/Organization	Adonis HOA
	Agency/Group/Organization Type	Homeowner Association Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several members of Adonis community HOA were consulted regarding housing needs in Adonis, one of Marana's designated colonia neighborhoods currently served by the Town's CDBG-funded home repair program. One Adonis HOA member participated in a stakeholder interview, and several HOA members participated in a focus group at one of the group's meetings.
21	Agency/Group/Organization	Town of Marana - Town Clerk
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town Clerk was consulting regarding housing and non-housing needs in Marana. The Town Clerk participated in a stakeholder interview and a focus group.
22	Agency/Group/Organization	Marana Chamber of Commerce
	Agency/Group/Organization Type	Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The President/CEO of the Marana Chamber of Commerce was consulted regarding economic development and associated community needs in Marana. The President/CEO participated in a stakeholder interview.
23	Agency/Group/Organization	Pima County - Prosperity Initiative
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Members of Pima County's Prosperity Initiative were consulted regarding countywide efforts, inclusive of Marana, to address broadband access and digital inclusion needs, as well as to account for planning considerations related to climate change.

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

All Agency Types were consulted during the preparation of the 2023-2027 Consolidated Plan and supportive documents, including the 2023-2024 Action Plan and Assessment of Fair Housing.

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?
Continuum of Care	Tucson Pima Collaboration to End Homelessness (TPCH)	As part of the Strategic Plan, the Town of Marana has a goal to "Increase access to homeless prevention programs for Low- to moderate-income residents." The TPCH mission is to prevent and end homelessness in Tucson and throughout Pima County. TPCH is the entity that collects data, such as the Housing Inventory Charts (HIC) and Point in Time (PIT) Counts for the county. While no PIT Count is conducted currently in Marana, town officials will work with TPCH to conduct a PIT Count in its jurisdiction in future years.
Assessment of Fair Housing	Town of Marana	As part of this Consolidated Plan, the Town of Marana developed the Assessment of Fair Housing (AFH). Contributing Factors identified in the AFH for Marana are incorporated into the Consolidated Plan's Strategic Plan.
Make Marana 2040 General Plan	Town of Marana	The goals of the Strategic Plan in this Consolidated Plan are directly responsive to Make Marana 2040 General Plan goals in the areas of Housing, Public Services and Facilities, and Community Preservation, Revitalization, and Redevelopment.
Strategic Plan 5	Town of Marana	The goals of the Strategic Plan in the Consolidated Plan are directly responsive to the Vibrant Community Focus Area and goal to support initiatives that enhance the quality of Marana neighborhoods.

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))

The Town works closely with Pima County and liaises with other adjacent municipalities on broad collaborative efforts towards common priorities on issues such as housing, poverty, and transportation, among others. In conjunction with implementation of the Consolidated Plan, the Town may provide input to the State regarding housing, homelessness, community development and public service needs in order to support projects and programs and coordinate actions to address the needs of Town

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residents and neighborhoods, particularly the Town’s designated colonias, which are areas where the majority of the residents are LMI.

Narrative (optional):

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

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

The Town established and followed a process for the development of this Consolidated Plan and the Assessment of Fair Housing that included broad participation from the community. These activities were coordinated and implemented by the Community and Neighborhood Services Department. CNS invited residents and stakeholders to attend any of ten focus group discussions and four public hearings to discuss the short- and long-term needs of the community and how federal CDBG funds, in addition to other local funds, may be used to meet those needs. Table 5 provides a summary of the date, time and location of these meetings including information on newspaper advertisements, postings and internet outreach.

CNS also prepared and disseminated the 2023-2027 Community Survey in hardcopy and web-based format from January 23, 2023, to February 24, 2023. The Survey form was available in English and Spanish. Community members were advised of the availability of the survey via email to stakeholders, posts on the Town’s website and social media pages, announcements at Town meetings, and during the community focus group discussion meetings. The purpose of the survey was to allow all residents the opportunity to provide their assessment of the level of need in Marana for a variety of housing, community and economic development activities. In total, approximately 326 Marana residents provided completed responses to the survey. Both the survey results and the English and Spanish survey forms are included in Appendix.

In accordance with the Town’s adopted Citizen Participation Plan, all public notices for public hearings were published in The Daily Territorial, a medium of general circulation in the Town, as well as on the Town’s website and social media pages. Public notices for community meetings and the availability of the resident survey were published on the Town’s website and social media pages.

The citizen participation process informed the development of priority needs identified in the Consolidated Plan and added context to the goal-setting process by visioning the types of programs and projects where CDBG investments have the potential to improve neighborhood conditions and increase access to opportunity for all residents.

The Consolidated Plan is significantly informed by the Town’s 2023-2027 Assessment of Fair Housing (AFH). The AFH was prepared in accordance with HUD guidelines.

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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice published 12/28/22 in The Daily Territorial to announce four Community Meetings for purpose of receiving public input on the preparation of the Town's 2023-2027 Consolidated Plan.	No comments received.	No comments received.	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	On-site Posting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice published 12/28/22 in hard copy for at the Marana Municipal Complex and the Marana Operations Center to announce four Community Meetings for purpose of receiving public input on the preparation of the Town's 2023-2027 Consolidated Plan.	No comments received.	No comments received.	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Announcement of Community Meetings was placed on Town Website and was posted to the Town's 2023-2027 Consolidated Plan.	No comments received.	No comments received.	N/A

Demo

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)
4	On-site Posting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Seniors	Focus Group held January 23, 2023, 11:00 am to 12:30pm at Marana Senior Center. Seven members of the public attended.	Assistance with property and housing upkeep Lack of basic community amenities, such as grocery store Challenges associated with transportation Low-income housing	All comments were accepted.	N/A

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	On-site Posting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Focus Group held January 24, 2023, 3:00 to 4:00 pm via Zoom. Four service providers attended.	Affordable housingLack of accessible servicesChallenges associated with transportationFood insecurity	All comments were accepted.	N/A
6	On-site Posting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Focus Group held January 30, 2023, 5:30 to 7:00 pm at Sunflower Community Center. Nine community residents attended.	Lack of diverse types of housingInadequate infrastructure relative to housing growthConcerns regarding traffic and road safetyShortage of local medical providers	All comments were accepted.	N/A

Demo

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)
7	On-site Posting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Seniors	Focus Group held January 30, 2023, 5:30 to 7:00 pm at The Highlands at Dove Mountain community clubhouse. One member of the public attended.	Runaway housing development Affordable housing	All comments were accepted.	N/A

Demo

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)
8	On-site Posting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Seniors	Focus Group held January 31, 2023, 5:30 to 7:00 pm at the Town of Marana Town Office. Two members of the public participated.	Affordable housing Rental housing Lack of diverse types of housing Local job creation Challenges associated with transportation Need to link people to existing resources and assistance	All comments were accepted.	N/A

Demo

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)
9	On-site Posting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Focus Group held February 2, 2023, 11:00 am to 12:30 pm via Zoom. No members of the public attended.	N/A	N/A	N/A

Demo

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)
10	On-site Posting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Focus Group held February 2, 2023, 5:30 to 7:00 pm via Zoom. One member of the public attended.	Affordability of housing Need for zoning changes	All comments were accepted.	N/A
11	On-site Posting	Minorities Persons with disabilities Non-targeted/broad community	Focus Group held February 6, 2023, 8:30 to 9:30 am at the Town of Marana Town Office. 25 Town of Marana department directors and deputy directors participated.	Affordable and attainable housing units Public safety and need for police substation Local economic development opportunities	All comments were accepted.	N/A

Demo

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)
12	On-site Posting	Minorities Persons with disabilities Non-targeted/broad community Youth	Focus Groups held as part of Marana Unified School District Family Resource Center parent meeting on February 15, 2023, 5:30 to 6:30 pm. Five members of the committee participated.	Affordable housing Cost of living for single parents Lack of local health and behavioral health services Lack of basic community amenities, such as grocery store Lack of affordable programs for children and youth	All comments were accepted.	N/A

Demo

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)
13	On-site Posting	Persons with disabilities Non-targeted/broad community LMI Neighborhood	Focus Group held with the Adonis Neighborhood Board on February 15, 2023. Seven members of the community participated.	Concerns regarding traffic and road safety Assistance with property and housing upkeep Sustainable development and shade equity Affordable housing Mental health and substance use treatment Homeless facilities and services Health services Childcare	All comments were accepted.	N/A

Demo

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)
14	On-site Posting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Approximately 626 completed responses	Affordable housingMental health and substance use treatmentHomeless facilities and servicesHealth servicesChildcare	All comments were accepted.	N/A

Demo

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)
15	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public notice for a public hearing to present the draft 2023-2027 Consolidated Plan and Program Year 2023 Action Plan was published in The Daily Territorial on March 8, 2023.	N/A	N/A	N/A

Demo

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)
16	On-site Posting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public notice for a public hearing to present the draft 2023-2027 Consolidated Plan and Program Year 2023 Action Plan was posted in hard copy form at the Marana Municipal Complex and the Marana Operations Center on March 8, 2023.	N/A	N/A	N/A

Demo

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)
17	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public notice for a public hearing to present the draft 2023-2027 Consolidated Plan and Program Year 2023 Action Plan posted on the Town's web page and social media accounts (Nextdoor and Facebook).	N/A	N/A	https://www.maranaaz.gov/community-and-neighborhood-services

Demo

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)
18	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Hearing to present the draft 2023-2027 Consolidated Plan and Program Year 2023 draft Action Plan to be held on March 23, 2023, at 5:30 pm at the Town of Marana Town Office.	No comments were received.	N/A	N/A
19	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Hearing to present the draft 2023-2027 Consolidated Plan and Program Year 2023 draft Action Plan was held virtually on March 28, 2023, at 10:00 am via Zoom.	No comments were received.	N/A	N/A

Demo

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)
20	On-site Posting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A 30-day public comment period was open from March 21 through April 21, 2023. The public was able to submit comments by email or USPS to the Community and Neighborhood Services Department.	No comments were received.	N/A	N/A

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Town of Marana gathered information to determine priority needs from many sources. The Town has undertaken demographic and housing market research using U.S. Census, the 2017-2021 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates that number of households with one or more housing needs. The Housing Needs and Markets sections of the Plan were completed to provide a detailed analysis of affordable housing needs in Marana, including housing gaps for owners and renters. Public meetings were held during the development of the Housing Needs Assessment. The Town also conducted a series of Consolidated Plan Key Informant Interviews with Town leaders, industry specialists, Town staff, nonprofit organizations involved with serving low-income and special needs populations, and other stakeholders. A community survey was made available to all Marana residents on the Town's website and social media and was sent to community partners to disseminate to their clients, asking citizens to provide their insights into housing, homelessness, the needs of special needs populations, and community development needs within the community. All information has been considered in the drafting of this plan, and in the prioritization of needs and actions to meet needs.

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

Summary of Housing Needs

Between the years 2010 and 2021, the population of Marana increased 61.7% and households increased 65.6%. Median incomes rose 40.6% during this time period.

Demographics	Base Year: 2010	Most Recent Year: 2021	% Change
Population	31,443	50,834	62%
Households	11,487	19,020	66%
Median Income	\$67,542.00	\$94,983.00	41%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

American Community Survey 2021 5-Year Estimates

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	680	920	2,170	1,740	11,025
Small Family Households	330	410	1,190	1,075	8,200
Large Family Households	25	125	305	280	840
Household contains at least one person 62-74 years of age	124	285	450	440	2,830
Household contains at least one person age 75 or older	135	150	275	310	925
Households with one or more children 6 years old or younger	90	109	415	379	1,645

Table 6 - Total Households Table

Alternate Data Source Name:

2015-2019 HUD CHAS

Data Source Comments:

Housing Needs Summary Table Introduction

HUD provides the following tables which show households with Housing Problems by tenure and income range. These tables are created using US Census Bureau 2014-2018 American Community Survey (ACS) data. Housing problems are defined by HUD for the Consolidated Plan as:

1. Housing unit lacks complete kitchen facilities
2. Housing unit lacks complete plumbing facilities

Demo

3. Overcrowding (1.01–1.5 persons per room)
4. Severe overcrowding (greater than 1.5 persons per room)
5. Cost burden (households paying between 30% and 50% of their income for housing)
6. Severe cost burden (household pays 50% or more of their income for housing)

In Marana, HUD estimates there were 1,040 rental units and 1,765 owner occupied units without complete plumbing or kitchen facilities in 2019. There were few overcrowded or severely overcrowded households in Marana in 2019.

By far the largest housing problem experienced by households at 100% or less of AMI in Marana was cost burden or severe cost burden. Homeowners were more likely to be both severely cost burdened, or cost burdened than renters. HUD estimates that at 0-30% AMI there were 295 owner occupied households and 165 renters that were severely cost burdened in 2019.

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	170	320	490	60	1,040	365	395	720	285	1,765
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	0	0	0	4	0	0	0	60	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	0	0	30	0	0	20	65	85
Housing cost burden greater than 50% of income (and none of the above problems)	165	175	0	0	340	295	195	215	4	709

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	165	255	490	45	955	355	395	700	159	1,609
Zero/negative Income (and none of the above problems)	30	0	0	0	30	105	0	0	0	105

Table 7 – Housing Problems Table

Alternate Data Source Name:
2015-2019 HUD CHAS
Data Source
Comments:

Housing Problems 2 Introduction

The next HUD-provided table shows the number of households with one of the four housing problems, or none of the four housing problems, by tenure and AMI income range in 2019. There are more owners with housing problems than renters. Housing problems are experienced by moderate-income households or those with incomes above 80% AMI than among extremely low (0–30% AMI) and low-income (31–50% AMI) renters and owners.

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	170	320	490	60	1,040	365	395	720	285	1,765
Having none of four housing problems	35	45	285	435	800	115	160	680	955	1,910

Demo

	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
Household has negative income, but none of the other housing problems	30	0	0	0	30	105	0	0	0	105

Table 8 – Housing Problems 2

Alternate Data Source Name:
2015-2019 HUD CHAS
Data Source
Comments:

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	0	15	220	235	35	155	190	380
Large Related	0	30	35	65	0	4	130	134
Elderly	0	4	4	8	10	45	190	245
Other	4	10	25	39	0	10	50	60
Total need by income	4	59	284	347	45	214	560	819

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2015-2019 HUD CHAS
Data Source
Comments:

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	35	65	235	335	24	25	145	194
Large Related	0	39	4	43	25	50	130	205
Elderly	45	95	65	205	120	130	89	339
Other	60	55	155	270	60	45	105	210
Total need by income	140	254	459	853	229	250	469	948

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2015-2019 HUD CHAS
Data Source
Comments:

Overcrowding Introduction

Overcrowding is also most prevalent in single family owner households with moderate incomes. Overcrowding also can occur when a household must rent or purchase a home smaller than they need because the price is lower than larger units.

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	0	15	15	0	0	20	125	145
Multiple, unrelated family households	0	30	0	0	30	0	0	0	0	0
Other, non-family households	0	35	0	0	35	0	0	0	0	0
Total need by income	0	65	0	15	80	0	0	20	125	145

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
2015-2019 HUD CHAS
Data Source
Comments:

Households with Children Introduction

HUD requires grantees to estimate the number of households with children living in the household by tenure and AMI income range. This data has been provided through the HUD CPD Maps data system.

	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	30	79	85	194	60	30	330	420

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
2015-2019 HUD CHAS
Data Source
Comments:

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

The category “other” in the housing problem tables above include single person households and households of unrelated individuals. Of this category, Marana does not collect specific data on single-person households nor is this data provided by HUD in the eCon Planning Suite. To estimate the number of single person households in need of housing assistance, data was gathered from the American Community Survey (2017-2021). Data indicates that there are 2,844 single person owner-occupied housing units and 699 single person renter-occupied housing units in Marana. Applying an estimate of the number of lower-income households from an earlier table, it is estimated that there are approximately 186 low-income (0-50% AMI) single person owner households and 125 single person low-income (0-50% AMI) renter households.

Other factors can also be applied to this scenario, including cost burden. As a single person household, that individual is solely responsible for their rent or mortgage. If the individual was to lose their job for whatever reason, they could lose their ability to continue paying for their housing. Based on the 2021 5-Year ACS estimates, approximately 19.5% of owner-occupied households, regardless of income, are cost burdened and 36.5% of renter households are cost burdened regardless of income level. By these estimations, there are approximately 555 lower-income single person owner households and 255 lower-income single person renter households likely paying too much for housing.

Additionally, the ACS indicate that there are only 113 studio and one-bedroom owner-occupied housing units and 569 studio and one-bedroom renter-occupied housing units in Marana. As shown above, there are more single person owner and renter households than there are studio or one-bedroom housing units in the town. This indicates that these households may have difficulty finding homes typically occupied by individuals and that are naturally more affordable. Many single person households are likely living in larger housing units than they may need.

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

Households with disabled household members will be discussed in further detail in NA-40, Non-Homeless Special Needs Assessment. CHAS data analyzed for preparation of the Marana Consolidated Plan provides the estimated number of households at or below 80% AMI with household members with various disabilities. This data source does not break down which households are families, which are individuals, or which are seniors. Households could have more than one disability within their household. CHAS data (please see NA-40 for more detail) concludes the following in 2019:

- 2,160 households with a hearing or visually-impaired household member

Demo

- 2,285 households with a member who has an ambulatory limitation
- 1,680 households with a member who has a cognitive limitation
- 1,635 households with a member who has a self-care or independent living limitation

The most common assistance needed for households with a disabled household member are housing accessibility modifications, access to public transportation, and rent restrictions to reduce household housing costs.

While data on domestic violence in Marana are sparse, the University of Arizona Southwest Institute for Research on Women (SIROW) reported in a 2022 Domestic Violence Needs Assessment that Tucson Police Department logged 41,933 domestic violence responses in the 2020-2021 period.[1] Pima County is home to Emerge Center Against Domestic Abuse, which provides survivors with resources including emergency shelter, safety planning and education.

What are the most common housing problems?

The most common housing problems experienced by Marana households are lack of affordable housing options and lack of diversity in housing stock. Housing costs in Marana and the surrounding area are higher than prices affordable to low- and moderate-income households, with many being priced out of rental and for-sale units. Rising costs of rent in the region make it difficult for renters to find affordable rental housing. Stakeholders also report that available housing stock includes primarily single-family homes and rentals, with fewer affordable options for multi-generational families or those seeking options outside of these limited choices. See the Housing Markets section for more information on the cost of housing in Marana.

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

Homeowners and those with low to moderate incomes are more affected by these issues in Marana. Persons living on fixed incomes, especially those with disabilities, are also more affected by rising housing costs and less inventory of affordable rental units.

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

Households with severe cost burden and those with more than one family living in a unit are most in danger of becoming unsheltered and homeless. This is especially true for extremely low-income households. While some low-income students are included in these numbers, not all students respond to the Census where they reside for school, and not all are low-income. Many severely cost-burdened

households are low and very low-income families, elderly, and individuals with a disability. Marana has a relatively low vacancy rate for rental housing, with few public housing options for residents. Households who fall behind in rent payments may find it difficult to find a less costly rental unit within Marana due to the low vacancy rate and rising rent.

Formerly homeless families and individuals nearing the termination of rapid re-housing assistance in Pima County need extended case management or supportive services to ensure once financial assistance is no longer needed that they will have the support, resources, and skills required to retain their housing permanently.

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:

The Town of Marana does not provide estimates of any specific at-risk populations. The assessment of at-risk populations in this report is based on American Community Survey (ACS) and CHAS data using HUD definitions for household types and housing problems.

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

Housing cost and housing availability are the two housing characteristics most linked to housing instability in Marana. The costs of housing continue to rise, which concerns Town officials, community partners, and community residents. The Marana homebuyer and rental housing markets, and the gap between low wages and prevailing rents, is causing many households to be priced out of buyer and/or rental markets, potentially leading them to experience homelessness. The quality of housing units in parts of Marana, particularly in neighborhoods that are predominantly LMI, is often below standard. Stakeholders across the community identify mental and behavioral health issues, a lack of financial literacy and credit, and economic challenges such as low wages among individuals trying to find and secure affordable rental units or rental assistance as contributing factors to housing instability.

Discussion

Many low- and moderate-income households are experiencing cost burden and other housing problems. The following sections in the Needs Assessment will continue to outline the magnitude of need in Marana.

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

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

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at any income level experience housing problems at a greater rate (10 percentage points or more) than the income level. The data tables below show the number of households experiencing housing problems by income level and race/ethnicity.

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
White	395	135	0
Jurisdiction as a whole	0	0	0
Black / African American	10	10	0
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	4	0
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2015-2019 HUD CHAS

Data Source Comments:

*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	715	205	0
White	490	150	0

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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
Black / African American	0	10	0
Asian	45	25	0
American Indian, Alaska Native	39	0	0
Pacific Islander	0	0	0
Hispanic	95	25	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2015-2019 HUD CHAS
Data Source Comments:

*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	1,210	965	0
White	925	660	0
Black / African American	40	0	0
Asian	85	105	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	140	200	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2015-2019 HUD CHAS
Data Source Comments:

*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	345	1,390	0
White	265	860	0
Black / African American	0	40	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	375	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

2015-2019 HUD CHAS

Data Source Comments:

*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

Extremely Low Income - 0 to 30% AMI

An estimated 78.1% of the extremely low income households had one or more of the four housing problems, including 100.0% of the Asian population and 95.2% of the Hispanic population, as well as 74.5% of those identifying as White and 50.0% of those identifying as Black or African American.

Very Low Income - 30 to 50% AMI

An estimated 77.7% of the very low income households had one or more of the four housing problems, including 100.0% of the American Indian, Alaska Native population, as well as 79.2% of those identifying as Hispanic, 76.6% of those identifying as White, and 64.3% of those identifying as Asian. None of those identifying as Black or African American (n=10) had any of the four housing problems.

Low Income - 50 to 80% AMI

An estimated 55.6% of low income households had one or more of the four housing problems, including 100.0% of the Black or African American population. Fifty eight percent of White households, 44.7% of Asian households, 41.2% of Hispanic households, and zero of the American Indian Alaska Native households (n=4) had any of the four housing problems.

Moderate Income - 80 to 100% AMI

An estimated 19.9% of the moderate income households had one or more of the four housing

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problems, including 23.6% of those identifying as White and 17.6% of those identifying as Hispanic. None of those identifying as Black or African American (n=40) or Asian (n=25) experienced any of the four problems.

Summary

Housing problems in Marana are experienced at a higher rate by households with lower incomes. However, across income ranges, housing problems disproportionately affect Hispanic households at rates unequal to their overall representation in the Marana population.

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

A disproportionately greater need exists when the members of a racial or ethnic group at any income level experience housing problems at a greater rate (10 percent points or more) than the income level. Data tables below show the number of households experiencing housing problems by income level and race/ethnicity.

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	475	205	0
White	355	175	0
Black / African American	10	10	0
Asian	30	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	8	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2015-2019 HUD CHAS

Data Source Comments:

*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	435	485	0

Demo

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
White	270	370	0
Black / African American	0	10	0
Asian	45	25	0
American Indian, Alaska Native	4	35	0
Pacific Islander	0	0	0
Hispanic	80	40	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2015-2019 HUD CHAS

Data Source Comments:

*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	235	1,940	0
White	170	1,415	0
Black / African American	40	0	0
Asian	15	170	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	10	330	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2015-2019 HUD CHAS

Data Source Comments:

*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	145	1,595	0
White	80	1,045	0
Black / African American	0	40	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	385	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2015-2019 HUD CHAS
Data Source Comments:

*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

Extremely Low Income - 0 to 30% AMI

An estimated 69.9% of extremely low income households had one or more severe housing problems, including 89.7% of Hispanic households and 88.2% of Asian households. Percentages were lower among Black or African American households (50.0%) and White households (67.0%).

Very Low Income - 30 to 50% AMI

An estimated 47.3% of the very low income households had one or more severe housing problems, including 66.7% of Hispanic households and 64.3% of Asian households. Percentages were lower among American Indian and Alaska Native households (10.3%) and White households (42.2%).

Low Income - 50 to 80% AMI

An estimated 10.8% of low income households had one or more severe housing problems, including 100.0% of the Black or African American households. Percentages were lower among Hispanic (2.9%), Asian (8.1%), and White (10.7%) households. None of those identifying as American Indian and Alaska Native had any severe housing problem.

Moderate Income - 80 to 100% AMI

An estimated 8.3% of Marana’s moderate income households had one or more of the four severe housing problems, including 14.4% of the Hispanic households. Among moderate income White households, 7.1% had one or more severe housing problems. None of the Black or African American households, and none of the Asian households, had any severe housing problem.

Summary

Severe housing problems in Marana are experienced at a higher rate by households with lower incomes. Across income ranges, housing problems disproportionately affect Hispanic households, as well as extremely low and very low income Asian households, at rates unequal to their overall representation in the Marana population.

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:

Households that spend between 30 and 50 percent of their annual household income on housing costs are considered cost burdened while households that spend over 50 percent of their annual household’s income are considered severely cost burdened. Black/African American (14.9%) and Asian (11.3%) households have the highest percentage of households that are severely cost-burdened, while American Indian / Alaska Native (35.4%) households have the highest percentage that are cost-burdened.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,950	1,315	774	105
White	9,655	1,525	835	125
Black / African American	275	40	55	0
Asian	590	75	85	0
American Indian, Alaska Native	60	35	4	0
Pacific Islander	15	0	0	0
Hispanic	2,430	245	125	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2015-2019 HUD CHAS

Data Source Comments:

Discussion:

Black/African American, Asian, and American Indian/Alaska Native households have the highest percentage of households experiencing housing cost burden and severe cost burden in Marana. While this is not explained by differences in median income, it is likely driven in part by the high costs associated with housing in Marana, and more broadly, across Southern Arizona.

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?

Yes. Across income categories, Hispanic households have disproportionately greater housing problems than the needs of each category as a whole. For severe housing problems, Hispanic households, as well as extremely low income and very low income Asian households, have disproportionate needs. Black/African American, Asian, and American Indian/Alaska Native households have the highest percentage of households experiencing housing cost burden and severe cost burden in Marana.

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

Across racial and ethnic groups, the residents of Marana's seven colonia neighborhoods have elevated housing needs relative to other communities in Marana, as colonias generally lack infrastructure such as connections to municipal sewer systems. One of Marana's colonias, Yoem Pueblo, predominantly comprises members of the Pascua Yaqui tribe. Historically these neighborhoods have been referred to as Colonia Neighborhoods, but will be now be referred to as LMI Service Areas.

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

Individuals identifying as Black or African American alone, or Asian alone, represent small percentages of the total population of Marana. Comparatively, there are larger proportions of American Indian and Alaska Native individuals, residing in the Yoem Pueblo colonia and nearby in North Marana.

NA-35 Public Housing – 91.205(b)

Introduction

Marana does not have its own Public Housing Authority. However, the City of Tucson / Pima County Housing Authority provides housing choice vouchers for residents in Marana. There are 14 households in Marana that utilize tenant-based housing vouchers.

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 *

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

The City of Tucson

Data Source Comments:

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	0	0	0	0	0
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	4	0	4	0	0
# of Disabled Families	0	0	0	5	0	5	0	0
# of Families requesting accessibility features	0	0	0	865	0	798	0	26
# 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

Alternate Data Source Name:

The City of Tucson

Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	7	0	7	0	0	0
Black/African American	0	0	0	7	0	7	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	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

Alternate Data Source Name:

The City of Tucson

Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	6	0	6	0	0	0
Not Hispanic	0	0	0	8	0	8	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

The City of Tucson

Data Source Comments:

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

None of the voucher holders in Marana are currently identified as a person with a disability. Tucson Housing and Community Development, which administers the Pima County Section 8 program, states that approximately 21% of applicant families include a person with a disability. Marana does not currently have any public housing within its town limits.

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

Marana does not have its own Housing Authority. The Tucson Housing and Community Development department administers the Pima County Section 8 program. The City of Tucson did not provide any additional data on the demographics of their waiting list and how many of those households may live in Marana.

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

According to the Tucson Housing and Community Development, the most immediate needs of residents of public housing and Housing Choice Vouchers is decent affordable housing and housing for seniors.

The needs experienced by public housing residents are similar to the needs of extremely low and very low-income households throughout Marana.

Discussion

Marana does not have public housing within its jurisdiction. However, it does have residents utilizing housing choice vouchers.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness in Marana affects a variety of populations. In urban areas, river washes and vacant buildings may be utilized by some people experiencing homelessness. Couchsurfing, while not recognized by HUD as homelessness per the definition of 24 CFR 578.3 is also a common form of housing instability. In Southern Arizona, including Marana, people who are homeless often camp out in open areas, such as parks and washes, as well as remote parts of the town, which may make them harder to identify and provide outreach.

Data on the number of homeless people and families in Marana alone are not available. Per its 2022 Point-in-Time (PIT) Count, the Tucson Pima Collaboration to End Homelessness (TPCH) counted approximately 2,200 people experiencing homelessness in the greater Tucson/Pima County area. This includes single adults, unaccompanied, and families with children.

The Continuum of Care (CoC) is the coordinated approach that addresses physical, economic and social needs of the homeless population. Services organized within the Continuum of Care include emergency shelter, transitional and permanent housing and supportive services. The Tucson Pima Collaboration to End Homelessness (TPCH) convenes, manages and leads the Continuum of Care efforts in the greater Tucson and Pima County communities. TPCH comprises several committees, including: CoC Program Grant Committee; Coordinated Entry Committee; Diversity, Equity and Inclusion Committee; HMIS Committee; System Performance Evaluation Committee; and Youth Action Committee. Each committee has representation from agencies across Pima County.

Using PIT Count data, TPCH estimates that 2,227 people were experiencing homelessness on February 22, 2022. Of those, 1,649 were unsheltered and 397 were utilizing emergency shelter. There were also 168 people in transitional (temporary) housing during the survey.

The growing homeless population in the greater Tucson area has made headlines in the news regularly in recent years. The lack of housing stock, the rising costs of rents, and the impacts of the COVID-19 pandemic combined with other factors have contributed to a rise in housing instability and homelessness in the city, with ripple effects extending to outlying communities such as Marana.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	51	93	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	404	1,307	0	0	0	0
Chronically Homeless Individuals	126	672	0	0	0	0
Chronically Homeless Families	120	592	0	0	0	0
Veterans	86	96	0	0	0	0
Unaccompanied Child	1	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
 2022 Tucson/Pima County Point in Time Count
Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

Demo

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):

Data is not available regarding the number of persons becoming homeless each year, either in Marana or in Pima County. The 2022 PIT count identified 2,227 sheltered and unsheltered individuals experiencing homelessness on that night in Pima County.

Per the City of Tucson – Pima County Consortium’s 2020-2024 Consolidated Plan:

An estimated 338 people in families with children, 29 unaccompanied youth, 2,799 people in households with only adults, and 593 individuals in households that include a Veteran exit homelessness each year. Data regarding the number of chronically homeless families and individuals exiting homelessness is not available. Available data indicates that people in families with children experience homelessness for 123 days, unaccompanied youth for 12 days, people in households with only adults for 87 days, and Veterans and their families for 65 days. Self-reports suggest that individuals and families are experiencing multiple episodes of homelessness that extend the number of days they actually experience homelessness.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

Data on the number of homeless people and families in Marana alone are not available. Per its 2022 PIT Count, the Tucson Pima Collaboration to End Homelessness identified 144 homeless family households in Pima County, 93 of which (64.5%) were unsheltered and 51 of which were sheltered. These family households were households with at least one adult and one child. Of these family households, 10 were veteran households, of which eight were unsheltered and two were in transitional housing.

Given that Marana is one of several municipalities within Pima County, it is likely that a small number of families with children and/or families of veterans in Marana are homeless and in need of housing assistance.

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

The PIT Count estimates that there are a total of 69 non-Hispanic/non-Latino and 87 Hispanic/Latino adults and children in emergency and transitional housing and 183 non-Hispanic/non-Latino and 128 Hispanic/Latino adults and children who are unsheltered in Pima County. A total of 328 persons identify as White, 66 as Black or African American, 5 as Asian, 30 as American Indian or Alaska Native, five as Native Hawaiian or Other Pacific Islander, and 33 as Multiple Races.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Data on the number of homeless people and families in Marana alone are not available. Per insights from interviewees and community survey respondents, there is anecdotal evidence that people

experience homelessness in Marana. For example, stakeholders alluded to knowing of individuals and families without stable housing in Marana. Individuals and families are known to sleep in in their cars, live temporarily in hotels, and couch-surf with family and friends, among other living situations.

Discussion:

While data on the number of homeless people and families in Marana alone are not available, it is likely that a small number of families in Marana are homeless and in need of housing assistance. Outreach and services are particularly challenging in small municipalities of Pima County like Marana. Coordination with service providers including food banks, health clinics, local schools, and other providers of essential services is critical to ensuring that people experiencing homelessness have access to the services they may need.

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

Introduction:

The Town of Marana identifies several at-risk population groups that are served in a variety of settings. These populations include persons with physical disabilities, intellectual and developmental disabilities (IDD), mental health disabilities, substance use disorders (SUD), elderly, frail elderly, people with HIV/AIDS, victims of domestic violence, veterans, at-risk youth, migrant/seasonal workers and their families, and immigrant populations. At-risk communities often encounter financial barriers and access/availability of appropriate housing and services.

Describe the characteristics of special needs populations in your community:

See the appendix for this section.

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

Many at-risk populations in Marana need affordable housing and some may need affordable housing with supportive services. Transportation can often be a barrier for persons seeking services if the service site is not located nearby their housing or easily accessible by public transportation. Additionally, persons with a disability may need housing that can accommodate their seen or unseen disability.

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

According to the Centers for Disease Control (CDC) AIDS/HIV Surveillance Data, the rate of HIV prevalence was approximately 292 per 100,000 people in Pima County in 2018. Persons living in poverty and those without a high school education have a rate of HIV infection twice as high as other populations. This same source also shows that Black or African American individuals in Pima County have rates that are more than three times those among than Caucasian people. Housing needs for persons with HIV/AIDS often include subsidized housing units and medical and mental health case management services.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

The social safety net in Marana is composed of a combination of Town departments and community-based organizations that supply emergency services as well as long term supportive services, although the vast majority of these agencies are headquartered in the City of Tucson and broadly serve Tucson and/or Pima County. Often these nonprofit organizations and charitable groups do not have the resources to secure and maintain adequate facilities for their service activities. Critical health and safety improvements to community-based facilities is an ongoing challenge. The Town of Marana manages and operates a variety established public facilities that are utilized by residents, such as its parks and senior center. Some facilities are aging and may need improvements and renovations to meet the needs of programming and the community.

How were these needs determined?

Making sure that the Community Safety Net has a minimally functional platform from which to deliver services is an important component of this plan. Both through the needs assessment section of this plan and the public participation process including the key informant interviews, community survey, and community meetings, there is a clear consensus that the need to maintain and upgrade community facilities in order to meet growing demand is an important component for non-housing community development needs.

Describe the jurisdiction’s need for Public Improvements:

Marana encompasses seven designated colonia neighborhoods, now referred to as LMI service area, that lack basic infrastructure such as sidewalks, curb and gutter, drainage and sewer connectivity. All of these neighborhoods are located in North Marana. Community survey respondents indicated the need for street improvements, traffic signs, and streetlights to be extremely important. Several community partners and town officials have also voiced the need for infrastructural improvements related to road and pedestrian safety, including addressing traffic issues and adding pedestrian enhancements such as sidewalks and marked crosswalks at intersections. Additionally, town officials also discussed the need for future improvement on the state highway on and off ramps within the town limits to better manage traffic and traffic and pedestrian safety for all.

How were these needs determined?

Through the public participation process, including the key informant interviews, community survey, community meetings, and by reviewing Town assessments and plans, residents and Town officials believe that increased resources need to be applied to upgrade current aging public facilities and infrastructure throughout the Town, especially in the LMI service areas.

Describe the jurisdiction's need for Public Services:

Many households in Marana are priced out of the appreciating housing market. Buying a home is also challenging with the recent rise in mortgage interest rates. This economic stress on individuals and families is further exacerbated by the limited or lack of other services that also contribute to a positive living situation. Many households which are at the lower end of the income spectrum are also dealing with other challenges that make it more difficult to maintain stable housing. Medical challenges, substance abuse, domestic violence, nutritional needs, mental health, lack of affordable childcare, and support for elderly residents in poverty all contribute to conditions that tear at the fabric of independence and stability.

The Town, through its general fund and federal allocations, partners with local agencies and charitable groups to provide a level of basic services to assist those households in maintaining greater independence and stability. An essential aspect of this support system also involves making people aware they can obtain help when the need arises. Marana is served by a county-wide supportive service system that can assist people challenged by poverty in getting the necessary help they need to overcome a range of challenging situations.

Additionally, the Town of Marana currently funds a Colonia Clean-up project biannually to help prevent and eliminate slums and blights within the neighborhoods. Town officials have indicated that the need is much greater than they are able to currently fund through general funds.

How were these needs determined?

The challenges of living in poverty in Marana have been quantified and documented through community surveys, community focus groups, key informant interviews, the reporting documents provided by service agencies and the needs assessment section of this plan. Stagnant wage, lack of childcare, and declines in employment have influenced the number of households that do not have the income to provide for basic necessities in addition to any needed support services, such as child care, medical care, early education, elderly support services, support for victims of domestic violence, supportive services for those with special needs, nutrition assistance, and homeless support and prevention.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market across the United States changed dramatically over the course of the COVID-19 pandemic and its impact was felt locally in Marana. Rental vacancy rates have declined, rents are on the rise, and prices of units for sale have increased significantly in recent years, but now seem to have stabilized a bit. Community housing providers and community residents interviewed for the Consolidated Plan indicate a lack of affordable units for sale within Marana, especially for low- and moderate-income households. There are gaps in the inventory of housing units to meet existing and growing demand, as well as a lack of diversity in housing stock.

While a substantial fraction of Marana's housing stock has been built in the relatively recent past, deferred maintenance and disrepair are an issue for some of the housing stock, particularly in the older pockets of the community. Continuance of Marana's existing home repair program for low- and moderate-income owners in its LMI service areas may be helpful for ensuring that the existing housing stock is maintained. Older rental housing properties in some areas of Marana are in need of upgrades and repairs, including housing in Marana's LMI service areas.

The most significant HUD "housing condition" experienced in Marana is cost burden, which is the result of a lack of affordable units.

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

Introduction

More than 90% of the housing stock in Marana is single family homes, with few other options for residents. During consultations for the Consolidated Plan, key stakeholders identified the homogeneity of Marana’s housing stock as a limitation in terms of enabling different types of residents to identify housing that meets their specific needs in Marana (beyond single-family homes). Development continues to occur at a rapid pace, with challenges continuing to include building affordable, diverse housing options that allow Marana residents to find affordable rental or ownership opportunities.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,236	91%
1-unit, attached structure	157	1%
2-4 units	294	2%
5-19 units	153	1%
20 or more units	673	4%
Mobile Home, boat, RV, van, etc	507	3%
Total	19,020	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

American Community Survey 2021 5-Year Estimates

Data Source Comments:

Unit Size by Tenure Introduction

In 2021, a majority of owners (58.9%) lived in homes with two to three bedrooms, and a larger share of renters (71.1%) lived in 2-3-bedroom units. Two in five homeowners live in homes with four or more bedrooms. In 2020, the average household size was 2.64 persons for owners and 2.61 for renters. However, during stakeholder interviews, community stakeholders discussed the need for larger rental and ownership options to accommodate needs, such as multi-generational households.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	35	0%	19	1%
1 bedroom	78	0%	550	17%
2 bedrooms	9,329	59%	2,269	71%
3 or more bedrooms	6,387	40%	353	11%
Total	15,829	99%	3,191	100%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
American Community Survey 2021 5-Year Estimates
Data Source Comments:

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

Marana does not have any public housing within its jurisdiction. However, it does have residents utilizing Housing Choice Vouchers through the City of Tucson Pima County Section 8 program. Most Marana residents do not utilize any federal, state, or local assistance programs.

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

Marana Apartments located on North Lon Adams Road contains 80 units financed with Low Income Housing Tax Credits (LIHTC). However, the property was recently sold and the tax credits will expire in 2024.

The El Memorial De Don Frew Apartments has 18 units for low income, elderly, and special needs housing. The property participates in both the project-based assistance and subsidized housing programs defined by HUD.

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

Crescendo Consulting Group used HUD income limit data, 2021 American Community Survey, and current housing authority utility allowance information to estimate the number of renter households needed in Marana. The analysis shows a lack of renter units available for the lowest income residents and the highest income residents. However, residents who can afford rent of \$2,000 or more are likely to be homeowners.

The homeowner gap analysis for renters who would like to become owners shows that those at 50% AMI or less will need subsidies to afford the median priced home in Marana, as will those with incomes just under 80% AMI. Down payment assistance programs, interest rate subsidies and lower cost units constructed by affordable housing developers are all potential strategies for meeting demand from this population. (Please see the appendix for the table.)

Describe the need for specific types of housing:

There is a need for rental housing for individuals and families at 50% AMI or less. The need is especially acute for those at 0–30% AMI. Persons on fixed incomes and persons with special needs, such as disabled individuals, need deeply subsidized units accessible and close to public transportation and

service enriched housing. There is also an additional need for homeownership opportunities for those at 80% AMI or less.

Discussion

As Marana continues to grow rapidly, there is a growing need for more affordable or "entry-level" housing in the community.

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

Introduction

Rental housing costs in Marana have been rising, and prices for units for sale have also increased significantly largely due to the impacts of the pandemic. The following section of the plan provides an analysis of current housing costs in Marana and recent cost trends, while also presenting all required Consolidated Plan tables and analysis of housing costs.

The following HUD-provided Consolidated Plan table shows an 11-year trend in Marana housing costs. The median home value between 2010 and 2021 rose 12.4%, although home value does not equate to home sales price. The median contract rent rose 20% during this period.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2021	% Change
Median Home Value	259,600	291,900	12%
Median Contract Rent	1,143	1,373	20%

Table 29 – Cost of Housing

Alternate Data Source Name:

American Community Survey 2021 5-Year Estimates

Data Source Comments: The base year data is from the 2010 American Community Survey 5-Year Estimates.

Rent Paid	Number	%
Less than \$500	56	0.0%
\$500-999	472	0.0%
\$1,000-1,499	1,516	0.0%
\$1,500-1,999	865	0.0%
\$2,000 or more	107	0.0%
Total	3,016	0.0%

Table 30 - Rent Paid

Alternate Data Source Name:

American Community Survey 2021 5-Year Estimates

Data Source Comments:

Rent Paid Narrative

The HUD-provided table above shows the number and percentage of renters in Marana in 2021 paying rents by rent range. The data shows that 17.5% of Marana renters paid less than \$999 in rent. Half of renters pay between \$1,000 and \$1,499 for rent.

Housing Affordability Introduction

HUD creates an estimate of the number of units on the market that are affordable to households at each HUD income range, using 2019 American Community Survey data. The analysis estimates there were a total of 495 rental and 395 owner occupied units affordable to households at 100% AMI or less in Marana.

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	30	No Data
50% HAMFI	90	15
80% HAMFI	135	145
100% HAMFI	No Data	235
Total	255	395

Table 31 – Housing Affordability

Alternate Data Source Name:
2015-2019 HUD CHAS
Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	786	893	1,175	1,670	1,955
High HOME Rent	665	761	1,001	1,262	1,389
Low HOME Rent	665	719	863	997	1,112

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No, there is not enough price-restricted or fair market rental housing for renter households of all incomes, but especially for those extremely low renter households at 30% AMI or less given the lack of low-income housing options in Marana. Community stakeholders noted the lack of affordable rental and owner housing alike as a principal challenge in Marana’s development.

Additionally, with the increasing median sales prices of single-family houses in Marana coupled with the sharply rising interest rates, homeownership is even further for many low- to -moderate households that would like to purchase a home. Without the ability to transition from renting to ownership, the rental supply continues to be limited with very little vacancy.

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

With the limited supply of housing at all levels, but especially affordable units for low- to -moderate income, home values, and rents are likely to continue to rise. The rising interest rates for mortgages are also going to make homeownership more expensive, especially for lower-income households. This all has the potential to further exacerbate housing problems such as cost burden, severe cost burden, and overcrowding, especially for low- to moderate-income households.

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

The median contracted rent, according to 2017-2021 ACS data, was \$1,373, which is nearly \$500 more than the Fair Market Rate for a one-bedroom unit. While there have been no recent rent surveys conducted in the past few years in Marana, multiple community stakeholders have expressed concern about the continued rise in rent during the pandemic.

Discussion

The cost of housing in Marana is continuing to rise, leading to low and moderate households unable to afford to rent or own in the town unless more affordable housing is built across the city.

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

Introduction

In addition to analyzing housing costs, it is essential to also study the condition of the housing stock within a community. Older housing units may need rehabilitation or upgrades to make them safe and habitable. Older units may also have lead-based paint or other hazards that need to be mitigated. The following information provides an analysis of the condition of housing units in Marana.

HUD calculates the number of occupied housing units with one or more “selected conditions” by tenure. These conditions include:

- Lack of complete plumbing
- Lack of complete kitchen facilities
- More than one person per room
- Cost burden greater than 30%

Most households with a housing condition in Marana only have one housing condition. Lack of complete plumbing or kitchen facilities, cost burden and severe cost burden were the most common housing problems, especially among extremely low (0-30% AMI) and very low (30-50% AMI) households. Renters had disproportionately more housing problems than owners. Units with substandard housing conditions, such as lack of complete plumbing or kitchen facilities, may be candidates for any local housing rehabilitation programs.

Definitions

Definitions

Marana will employ the following definitions and standards to units which may be under consideration for Home Repair services within the Rehabilitation Program:

Standard Unit (s) not suitable for Rehabilitation: Dwelling units that meet minimum local, state and federal code requirements adopted by the Town of Marana and are in good condition requiring only cosmetic work, correction of minor livability problems, or maintenance work.

Substandard, Suitable for Rehabilitation: Dwelling units that do not meet minimum local, state and federal code requirements adopted by the Town of Marana but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems, or maintenance work.

Substandard, Unit not Suitable for Non-Substantial Rehabilitation: Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation, such as instances where the majority of a unit is structurally unstable and thereby unsafe for habitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,804	18%	1,073	34%
With two selected Conditions	68	0%	30	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,957	82%	2,088	65%
Total	15,829	100%	3,191	100%

Table 33 - Condition of Units

Alternate Data Source Name:

American Community Survey 2021 5-Year Estimates

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,240	77%	1,985	62%
1980-1999	3,119	20%	848	27%
1950-1979	466	3%	352	11%
Before 1950	4	0%	6	0%
Total	15,829	100%	3,191	100%

Table 34 – Year Unit Built

Alternate Data Source Name:

American Community Survey 2021 5-Year Estimates

Data Source Comments:

Lead-based Paint Introduction

HUD calculates the number of housing units that may be at-risk for lead-based paint hazards. Units built before 1980 may have lead-based paint, which is dangerous to children if not properly encapsulated or remediated.

HUD estimates of the units built before 1980, 470 owner-occupied units and 358 renter-occupied units may contain a lead hazard.

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	470	3%	358	11%
Housing Units build before 1980 with children present	35	0%	19	1%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:
 American Community Survey 2021 5-Year Estimates
Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The age and condition of Marana’s housing stock is an important indicator of potential rehabilitation needs. Housing over 25-20 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating/cooling systems, hot water heaters, and finish plumbing fixtures. Additionally, housing over 25-30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Due to housing costs outpacing the rise in income, housing in Marana’s older neighborhoods, and its designated colonias in particular, tends to have high instances of maintenance issues.

Despite having sizable equity in their homes, homeowners, especially seniors may have limited incomes and may have difficulty maintaining their homes. Combined with the supply chain challenges from the COVID-19 pandemic, lack of qualified trades people, and inflation, more people may be delaying minor and major home renovations and repairs.

A small proportion of housing in Marana was built before 1980. The following map shows the percent of rental housing units in each Marana census tract constructed before 1980. These units are more likely than newer units to contain lead-based paint, lack complete plumbing and kitchens, and to need upgrades to major systems, including heating, cooling, roofs, electrical and plumbing. Units in these areas of Marana, such as the designated colonias or LMI service areas, are most likely to benefit from an owner-occupied housing rehabilitation program than units in areas of town with higher concentrations of units constructed since 1980.

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

Any housing built before 1978 may contain lead-based paint. If ingested, lead may cause severe damage to young children including decreased growth, learning disabilities, impaired hearing, hyperactivity, nerve and brain damage. Children are more susceptible to the effects of lead because their growing bodies absorb more lead, and young children often put their hands and other objects in their mouths. Most children do not have any symptoms, even if a blood test shows that they have an elevated blood lead level.

The most common source of child lead poisoning is exposure to lead-based paint and lead-contaminated dust in the child's home. Since the amount of lead pigment in the paint tends to increase with a home's age, older housing is more likely to have lead-based paint hazards. There are 828 housing units in Marana built before 1980 that may contain lead-based paint, of which 470 are owner-occupied units and 358 are renter-occupied units. According to the 2015-2019 CHAS data, 41% of Marana households are low- to -moderate income (0-80% AMI), which means approximately 339 housing units with lead-based paint hazards may be occupied by low- and moderate-income households.

Discussion

As noted in the Needs Assessment, a large percentage of owner and renter households experience at least one substandard housing condition. Based on the results of the Needs Assessment and supported by the qualitative research, the most prevalent condition is cost burden. This indicates that the housing stock is generally suitable for habitation, however, it is just expensive. However, based on the age of housing stock in older neighborhoods in Marana, and particularly in Marana's designated colonias, it is estimated that a significant need exists for the preservation of older housing units occupied by low- and moderate-income households. The Town of Marana will continue to address this need through its attempts to repair and preserve the community's limited stock of affordable housing.

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

Introduction

There is no public housing available in Marana. The closest public housing is located in Tucson and managed by the City of Tucson. The City of Tucson Housing and Community Development Department (HCD) manages 1,505 public housing units and 5,675 project- and tenant-based vouchers. Of the tenant-based vouchers, HCD manages 877 on behalf of Pima County. The public housing portfolio includes over 800 scattered site units throughout Tucson. There are no public housing units in Marana. HCD manages 234 project-based vouchers and 4,578 tenant-based vouchers, including 636 Veterans Affairs Supportive Housing (VASH) vouchers and 150 Family Unification Program vouchers.

Current Marana residents are able to apply to be on the waitlist if the household meets the eligibility requirements. However, there are 14 households utilizing Housing Choice Vouchers (HCVs) in Marana.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			0			14	0	0	
# of accessible units			0						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

The City of Tucson

Data Source Comments:

Describe the supply of public housing developments:

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:

Marana does not have any public housing within its town limits. The closest public housing developments are located in Tucson and managed by the City of Tucson. The City of Tucson Housing and Community Development Department (HCD) manages 1,505 public housing units and 5,675 project- and tenant-based vouchers. Of the tenant-based vouchers, HCD manages 877 on behalf of Pima County. Of the 877 Pima County vouchers, 14 voucher holders live in Marana. There are approximately 800 scattered site public housing units in Tucson owned and managed by HCD.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

Marana does not have any public housing units in its jurisdiction. The nearest public housing units are within the city of Tucson. According to the City of Tucson Consolidated Plan, the condition of public housing units is variable. A physical needs assessment was completed in 2021 and HUD provided technical assistance to develop an Asset Repositioning Plan. The Board of Commissioners is currently reviewing the plan.

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

HCD has invested in updating air conditioning and furnaces, increasing curb appeal through preventive maintenance such as repainting, and increasing energy efficiency and privacy through window shades in its public housing stock in Tucson. As previously stated, there is no public housing units currently in Marana.

Discussion:

Marana does not have any public housing developments within its jurisdiction. However, 14 Pima County Housing Choice Vouchers currently live in Marana at units owned by private landlords.

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

Introduction

There are no emergency shelters, transitional housing beds, or permanent supportive housing beds located in Marana. The Continuum of Care reports 2,846 beds are available for individuals and families experiencing homelessness in Pima County, located primarily in Tucson. For individuals and families experiencing homelessness in Marana, they must seek shelter and services in Tucson.

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)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

In Marana, MHC Healthcare offers various mental health services like outpatient therapy, case management, parenting groups, employment services and housing assistance. Other services include Medication Assisted Therapy (MAT) and a work adjustment program. For children, teens, and families, MHC Healthcare provides support and education to foster a strong family dynamic, helping to improve communication and relationship skills, resolve family conflicts, promote the emotional development of each family member, and encourage a positive home environment. These services include individual therapy, group therapy, family therapy, trauma-focused therapy, parent-child therapy, psychiatric services, in-office, home-based, and community-based services, and parenting education and guidance.

Interfaith Community Services (ICS) provides emergency assistance and self-sufficiency programs to people in the greater Tucson area, including Marana. Emergency assistance includes emergency financial assistance for housing, utilities, medications and other living necessities, along with short-term case management, as well as food bank and mobile food bank services. Self-sufficiency programming includes Workforce Development Centers, which support clients on the path to develop skills and confidence needed to secure a job and stay employed. ICS also administers the longer term RESET Program, a long-term support program that provides individuals and their families with guidance, life skills, and support over a 12-24 month period.

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.

Resources for individuals and families experiencing homelessness in Pima County include:

- Tucson Pima Collaboration to End Homelessness' Coordinated Entry system
- Sullivan Jackson Employment Center – Responds to the employment and training needs of homeless men and women seeking to enter the workforce, helping clients to consistently obtain and retain full-time, unsubsidized employment above minimum wage.
- Salvation Army Hospitality House – Provides emergency shelter for men, women, women with children, and families for seven consecutive nights every 30 days.
- Casa Paloma Women's Program – Provides daytime drop-in center and residential housing services for women who are homeless.
- Church on the Street Mission – Provides emergency shelter for adults who are homeless.
- Sister Jose Women's Center – Provides a day center and overnight shelter for women who are homeless.
- Primavera Men's Shelter – Provides emergency shelter for up to seven consecutive nights for adult males who are homeless.

Gospel Rescue Mission at the Center of Opportunity – Provides faith-based services for men, women, and families who are homeless.

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

Introduction

The Town of Marana identifies several at-risk populations within the town. They include: persons with physical disabilities, intellectual and developmental disabilities (IDD), mental health disabilities, people with Substance Use Disorders (SUD), elderly, frail elderly, people with HIV/AIDS, victims of domestic violence, veterans, at-risk youth, and the immigrant community. The primary housing need of many of households is affordable inventory and services. Many people with special needs require supportive housing and services to allow them to live in the least restrictive environment and to avoid homelessness.

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

To determine the magnitude or need and types of supportive services needed by special needs populations, the Town consulted with community service providers and residents during stakeholder interviews, focus group discussions, public hearings, and a community survey along with reviewing American Community Survey and CHAS data. Supportive services needed for special populations include case management, housing navigation, medical or mental health counseling, childcare, transportation, and job training and education.

Please see the appendix for the detailed information on the subpopulations.

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

The Tucson Pima Collaboration to End Homelessness was developed knowing that people who are experiencing homelessness often do not always enter the system at a set point and institutional discharge planning is an important component of prevention. Inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or public systems of care without having an appropriate mainstream or supportive housing option available upon discharge from an institutional setting.

Historically, Old Pueblo Community Services (OPCS) has partnered with Pima County to implement Housing First programming. Per OPCS, Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before

attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.

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)

See below.

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

The Town of Marana plans to undertake several activities to address identified housing and supportive services needs among persons who may have other special needs, including seniors, at-risk youth, those who have experiencing domestic violence, among others. The largest investment towards one-year goals will target the need for renovation and/or updates to the area's limited supply of affordable housing units through home repairs, including (but not limited to), roof repairs or replacements, water heater replacements, heating or air conditioner repairs or replacements, and structural repairs. A second program will provide utility and rent/mortgage assistance to prevent service shutoff and/or eviction among households at risk for housing instability due to costs associated with housing. A third program will continue another existing CDBG-funded program, funding neighborhood cleanup efforts in the Town's LMI service areas to remove blight and maintain neighborhood health and home safety. A small portion of funding will also be designated for administration of CDBG-funded programming.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

Introduction

The US Census Bureau American Community Survey (ACS) produces data that makes it possible to estimate labor force dynamics for the Town of Marana, which show the unemployment rate for younger Marana residents is much higher than the overall rate. This analysis has most likely included many high school students who are not employed.

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	2,587	2,632	2	3	1
Arts, Entertainment, Accommodations	19,069	17,069	15	17	2
Construction	8,012	6,984	6	7	1
Education and Health Care Services	26,352	18,440	21	19	-2
Finance, Insurance, and Real Estate	7,582	4,354	6	4	-2
Information	2,471	781	2	1	-1
Manufacturing	13,318	16,642	11	17	6
Other Services	5,004	4,457	4	5	1
Professional, Scientific, Management Services	11,403	9,850	9	10	1
Public Administration	0	0	0	0	0
Retail Trade	19,094	12,101	15	12	-3
Transportation and Warehousing	3,937	3,292	3	3	0
Wholesale Trade	4,838	2,176	4	2	-2
Total	123,667	98,778	--	--	--

Table 40 - Business Activity

Data Source Comments: The data in the table above is for Pima County.

Unemployment Rate

The unemployment rate for Marana has returned to relatively normal rates after reaching an all-time high during the early days of the COVID-19 pandemic. During interviews and focus groups, stakeholders expressed that many of those who live in Marana work outside of Marana, largely in Tucson or Pima County. Outside of education and health care services, the top industries are retail trade, which are generally lower wage jobs, and professional, scientific, and management, and administrative and waste management services.

Labor Force

Total Population in the Civilian Labor Force	24,314
Civilian Employed Population 16 years and over	23,103
Unemployment Rate	4.10
Unemployment Rate for Ages 16-24	16.30
Unemployment Rate for Ages 25-65	2.00

Table 41 - Labor Force

Alternate Data Source Name:

American Community Survey 2021 5-Year Estimates

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	11,194
Farming, fisheries and forestry occupations	0
Service	3,410
Sales and office	4,998
Construction, extraction, maintenance and repair	1,495
Production, transportation and material moving	2,006

Table 42 – Occupations by Sector

Alternate Data Source Name:

American Community Survey 2021 5-Year Estimates

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,493	49%
30-59 Minutes	9,087	47%
60 or More Minutes	814	4%
Total	19,394	100%

Table 43 - Travel Time

Alternate Data Source Name:

American Community Survey 2021 5-Year Estimates

Data Source Comments:

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	710	12	448
High school graduate (includes equivalency)	2,851	134	1,059
Some college or Associate's degree	6,096	129	1,824
Bachelor's degree or higher	9,453	114	1,505

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:
American Community Survey 2021 5-Year Estimates
Data Source Comments:

Educational Attainment by Employment Status

American Community Survey (ACS) data from 2021 shows there were just above 710 persons age 25 or older in the Marana labor force with a high school degree or less. For those with only a high school education, the poverty rate (6.1%) was over twice the rate for those with a college education (2.8%). Job training and placement programs for these residents could reduce the unemployment rate for less educated workers and thus the poverty rate.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	25	78	303	215	292
9th to 12th grade, no diploma	175	178	185	211	212
High school graduate, GED, or alternative	1,783	872	1,147	2,035	2,142
Some college, no degree	1,262	1,119	1,555	2,656	2,833
Associate's degree	133	356	871	1,590	799
Bachelor's degree	206	2,428	1,996	2,699	2,680
Graduate or professional degree	0	546	1,423	2,075	2,177

Table 45 - Educational Attainment by Age

Alternate Data Source Name:
American Community Survey 2021 5-Year Estimates
Data Source Comments:

Educational Attainment by Age

Many of the residents without a high school diploma are older than 24-years-old and have limited job options that will pay a living wage. Job training programs must target residents in all age groups.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	28,077
High school graduate (includes equivalency)	39,148
Some college or Associate's degree	51,142
Bachelor's degree	60,928
Graduate or professional degree	68,067

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
 American Community Survey 2021 5-Year Estimates
Data Source Comments:

Educational Attainment - Median Earnings

The 2021 ACS data finds that residents with the most education also earn the most in Marana. Persons with a bachelor’s degree earned more than double the median income than someone with less than a high school diploma.

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

The major employment sectors in Marana are education and health care services, retail trade, and professional, scientific, and management, and administrative and waste management services.

Describe the workforce and infrastructure needs of the business community:

Some community residents expressed the desire for there to be more locally based livable wage jobs, as many Marana residents must travel to Tucson for work. In the recent years, Marana has attracted some major businesses, including Amazon, although plans to staff a 220,000 square foot Amazon warehouse that was constructed in Marana in 2022 have been scaled back from initial plans. A number of the new businesses create higher wage jobs, which often require employees with a higher education.

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.

Commercial and residential development are ongoing in Marana and are accompanied by workforce development, business support and infrastructure demands. For example, in addition to the Amazon warehouse referenced above, Southern Arizona Logistics is constructing (as of March 2023) two large-scale warehouse facilities in Marana constituting nearly one million square feet of industrial development space, likely to be used for light manufacturing and/or distribution. Additionally, Tucson Medical Center purchased a 37-acre parcel of land in Marana in August 2022 to hold for a future hospital site. These private sector investments reflect the trajectory of commercial growth in Marana in the coming years, and will be accompanied by a variety of job opportunities across sectors. Accommodation of this type of develop also requires infrastructural support in conjunction with the Town of Marana and area utilities.

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

Per historical data for Pima County, number of workers generally aligned with numbers of available jobs across sectors, with worker shortfalls realized most distinctly for Manufacturing – see Table 46. Conversely, there were more workers than jobs in a variety of sectors, including Retail Trade, Wholesale Trade, Arts, Entertainment, Accommodations, Education and Health Care Services, and Finance, Insurance, and Real Estate. This alignment has likely shifted over the course of the pandemic, and the correspondence of the skills and education of Marana’s workforce to jurisdictional employment opportunities are unique, in that Marana residents have greater work opportunities in adjacent jurisdictions, namely the City of Tucson.

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.

Marana’s Strategic Plan 5 references workforce development strategies fostered collaboratively with academic institutions to meet current and future workforce and community needs.[1] These efforts also include assessment of the feasibility of attracting post-secondary educational institutions to locate in Marana itself. Several other workforce development efforts are administered by community organizations such as MHC Healthcare and Interfaith Community Services (ICS). MHC Healthcare’s Employment Services Program offers various supports, from career exploration and mock interviews to computer skills training and Work Adjustment Training at its Copper Café and Cotton Blossom retail store. ICS offers self-sufficiency programming across Pima County, including through its Workforce Development Centers, which support clients on the path to develop skills and confidence needed to secure a job and stay employed.

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

No

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.

See appendix for details.

Discussion

Marana is a rapidly growing town and the town is committed to evaluating and implementing economic development within its jurisdiction.

MA-50 Needs and Market Analysis Discussion

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

Marana does not have any R/ECAP census tracts within its jurisdiction.

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

While there are no R/ECAP census tracts, Marana is home to seven colonias, which is where most of the low-income families live in Marana. These neighborhoods include Adonis, Berry Acres, Honea Heights, Marana Estates, Marana Vista Estates, Price Lane, and Yoem Pueblo/Sandario. Yoem Pueblo is home to a majority of the American Indian population in Marana as the land is owned by the Pascua Yaqui tribe.

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

Many of the colonia neighborhoods in the LMI service areas are home to the oldest housing units in the town. The infrastructure is old, and many units are septic. Over the years, the Town has worked on connecting housing units to the town sewer system as septic systems begin to fail.

Are there any community assets in these areas/neighborhoods?

Honea Heights area has a small town park in its community.

Are there other strategic opportunities in any of these areas?

Yes, there are opportunities for revitalization, housing rehabilitation and housing construction, particularly in Marana's designated LMI service areas.

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

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

As a participant in the Prosperity Initiative – an intergovernmental effort to develop wealthier communities across Pima County through policies that reduce generational poverty and improve opportunity – the Town of Marana recognizes the importance of expanding broadband services and addressing barriers so all residents have access, equipment, and skills for digital inclusion. To this end, the Town supports efforts to improve access to affordable internet subscriptions, internet-enabled devices, high-quality technical support, and the development of digital skills to improve the economic, social, and civic participation of residents, including prioritizing populations who have been historically and negatively affected by the digital divide.

Internet access varies across Marana, with some areas that have three internet provider options and others with no options. Most commonly, one or two providers are available, however there are areas in which maximum internet speeds available are 30 Mbps. Small households with one to two individuals need download speeds of at least 25 Mbps. For larger households of four or more or individuals looking to work from home, speeds of at least 100 Mbps are ideal. For lower income families, such as those residing in Marana’s Low Mod Area (LMA), infrastructure may be available, but they can’t afford broadband service or the required technology. In rural areas, infrastructure may be absent or limited, regardless of income.

In developing this plan, the Town of Marana consulted with community members, as well as with other members of the Prosperity Initiative, to identify and describe the access and affordability issues presented above. Moving forward, the Town will continue to work in concert with these partners to identify and address barriers to digital inclusion through collaborative policymaking and implementation of novel solutions to bridge identified “digital divides” in the community.

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

Marana has 18 internet providers, with as many as three offering residential and business services to each shaded area of the community in the map above. In areas where internet services are available, there is generally one DSL, cable, and/or fiber option. Minimum price plans range from \$45 to \$50 per month, depending on service provider.

Even where options among service providers exist, awareness of such options may be limited. Awareness and information-sharing among multi-dwelling unit owners regarding tenant choice and competition considering broadband service agreements is one area identified by the Prosperity

Initiative. Similarly, there is an identified need to avert discriminatory behaviors that result in or sustain digital discrimination and redlining. To this end, the Town is committed to working with its Pima County partners to ensure that appropriate and affordable consumer broadband options exist to the fullest degree possible.

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

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

Urban heat occurs in areas with large amounts of asphalt and concrete that absorb the sun's energy, radiates it out as heat, and raises surrounding air temperatures. This can affect residents outside and inside their homes. Urban heat is a product of historic and traditional urban planning that ignored the importance of green space and quality of homes. Climate change is not the cause of urban heat, but it can make conditions worse. Given its proximity to the urban sprawl of Tucson, there are relevant concerns for Marana residents.

Relatedly, in consultation with community members during focus group discussions, the topic of shade equity was mentioned as an emerging concern related to sustainable and climate-resilient development in Marana. In communities like Marana that have a juxtaposition of older communities and newer housing developments, landscape design can vary considerably, often along socioeconomic lines. Attentiveness to the equitable distribution of tree shade and associated homeowner or renter benefits is one example of how community interests can inform Marana's development planning to address natural hazard risks in the region.

Water, too, is associated with regional hazard risks, in the form of both shortage and excess. Limited access to water is a reality for landlocked and drought-prone communities in the Sonoran Desert, with regional drought and unpredictable monsoon patterns increasingly influenced by a variety of factors, including climate change. Water access issues also pose a challenge to sustainable development (see further description of Marana's development plans below). On the other hand, excess water in the form of monsoon-initiated floods poses hazard risks to low-lying areas in the community where heavy rains may be unable to permeate dry surfaces quickly enough.

'Resources and Sustainability' is one of several cornerstone thematic areas of the Make Marana 2040 General Plan. The five elements required by Arizona Revised Statute in this area are Open Space, Water Resources, Environmental Planning, Conservation, and Energy. Plans to address each of these areas relative to the Town's growth include balancing development with preservation of the unique natural environment and accompanying resource demands, including water and energy use. The Town is also supporting Pima County-led pollution reduction planning focused on greenhouse gas emissions, to be funded through the federal government via the Inflation Reduction Act.

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

The impacts from urban heat and climate change extreme heat events may disproportionately impact certain populations more than others. According to the National Integrated Health Heat Information System (NIHHIS, 2021) the following factors put individuals at risk during extreme heat conditions:

- Household composition (e.g., children under 5 or over 65)
- Chronic health conditions (e.g., diabetes, asthma, cardiac problems)
- Economic status (e.g., low income, fixed income, health care)
- Housing and transportation (e.g., substandard housing)
- Exposure, (e.g., outdoor workers, athletes, individuals experiencing homelessness; and
- Ethnicity (language barriers, cultural practices).

Homes with minimal insulation, single pane windows, concrete construction, limited cross ventilation, old or poorly maintained evaporative coolers, and leaking ducts are just some of the many factors that interfere with thermal comfort and ultimate safety. From a targeted survey (LaRocque, unpublished) of one inner city LMI neighborhood (with a 26 % response rate), several heat experiences were described:

- 77% were bothered by extreme heat.
- 67% sweated heavily; 50% had headaches; 45% felt weak; 45% had muscle cramps.
- 43% attribute the above symptoms to the house not being cool; 38% to working outside; and 25% to health issues.
- 34% rent their home.
- 75% of the households used evaporative coolers.
- 33% went to another place to cool off such as a shopping mall or grocery store for 1-4 hours.
- 79% reported that they had 0 (39%) or 1-2 (40%) family members or friends in the neighborhood that they could call if they needed help.
- 20% of potential households that may be at risk due to household composition, (7% with children under 5; 6% with couples over 65 years old; and 7% of households with adults over 65 years old living alone.)

Much of the above data is accompanied by anecdotes and observations that encourage further concern. Evaporative coolers perform best in arid conditions; however, summer extreme heat events can occur during the monsoon season, limiting the efficiency of coolers to just a 10°F drop in temperatures. With unreceptive landlords, renters must work with legal aid delaying response time by three months. During the pandemic, cool centers and commercial operations were either closed or not conducive to gathering. Neighborhoods with limited social cohesion are more likely to be impacted by extreme weather events than neighborhoods that have strong connections.

Given this initial evidence climate change projections, and clean energy technologies must be incorporated in low- to moderate-income housing and neighborhood planning to address the increasing vulnerabilities and inequities that Marana low- to moderate-income populations continue to face.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Town of Marana’s Strategic Plan identifies the priority needs in the town and describes strategies the Town will undertake to address those needs. The priority needs will be addressed through affordable housing, homeless prevention, public services, and improving public facilities and infrastructure.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Townwide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The target area is Marana town limits.
	Include specific housing and commercial characteristics of this target area.	Housing in Marana is largely single-family homes. However, in the recent year, the Planning Department has received plans for new construction of townhomes and apartment buildings adding more diversity to the housing stock.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The stakeholder interviews, focus groups, and the community survey findings revealed that needs varied across the town and are not concentrated in one specific area.
	Identify the needs in this target area.	The citizen participation process and consultation revealed that there is a need for preserving current and building new affordable housing within the town, homeless prevention programs to help residents remain in their homes, and also to prevent and eliminate slums or blight in all neighborhoods across the town.
What are the opportunities for improvement in this target area?	There is an opportunity to eliminate slums and blight in the LMA within the town limits and preserve affordable housing options within the LMA and across the town. There is a high percentage of older adults in the town and many of these older adults may live on fixed incomes. As cost-of-living increases, these older adults along with low- to -moderate-income residents may be at risk of becoming unhoused.	

<p>Are there barriers to improvement in this target area?</p>	<p>Marana received limited CDBG funding and the current demand for programs and services may be more than the supply of funding. Waitlists of programs, such as home repairs and utility assistance may limited the Town’s ability to meet the needs of residents. Additionally, Marana does not receive HOME funding and is limited in its ability to build new affordable housing in the community.</p>
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General Allocation Priorities

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

The Town of Marana will not target fundings or programs to specific geographics within the town limits. Funds are allocated based upon priorities, goals, and need.

The Town allocates CDBG dollars in order to assist low to moderate income persons and special populations. To the extent that specific geographic areas have greater needs than other areas in the town and/or is services are in certain areas, they will receive a larger proportionate share of the funding. For example, while low to moderate income households are scattered throughout Marana, a higher concentration of low to moderate income households are located in Marana’s LMI neighborhoods and may receive more funding for projects.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Elderly Chronic Homelessness Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Townwide
	Associated Goals	Affordable Housing Homeless Prevention
	Description	<p>Goal: Low- to moderate-income residents will have access to safe, decent, and affordable housing.</p> <p>Potential strategies include, but are not limited to:</p> <ul style="list-style-type: none"> • Rehabilitation of housing occupied by LMI owners, including energy-efficient, necessary maintenance and accessibility improvements.

	Basis for Relative Priority	One of the most common needs expressed by community members in interviews, focus groups, and community survey responses was the need for more affordable housing for Marana residents of varying income levels. In addition, beneficiaries of the Town’s current CDBG-funded home repair program (through Pima County funds) expressed desire for expansion of the program to more households, specifically those throughout the Town’s seven designated colonias. The NA-15 section of the Cons Plan indicates that 78.1% of extremely low-income (0-30% AMI) households have one or more housing problems per HUD’s definition. This indicates that some of the housing stock in Marana is substandard and potentially not providing safe and sanitary housing for low- and moderate-income residents in the town. Additionally, Table 37 in MA-20 shows that 18% of owner -occupied housing has at least one housing condition and 34% of renter-occupied housing has at least one housing condition.
2	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Townwide
	Associated Goals	Public Services
	Description	Goal: Improve access to public services for low- to moderate-income residents. Potential strategies include, but are not limited to: Services for low- to moderate-income persons and at-risk populations, including but not limited to youth and senior services.

	Basis for Relative Priority	Interviewees, focus group participants, and survey respondents expressed support for continuation of existing CDBG funded neighborhood cleanup programming focused in Marana’s seven designated colonia neighborhoods. Marana currently operates a similar program using its general funds, but the CDBG funding would allow the program to expand the neighborhood clean-up program to help remove blight and maintain health and safety in the Town's LMI service areas. As outlined in the data tables in NA-15 and MA-20, there is housing stock within the town with housing conditions defined by HUD. Additionally, NA-50 describes public service needs findings from the citizen participation process and consultation.
3	Priority Need Name	Homeless Prevention
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Townwide
	Associated Goals	Homeless Prevention
	Description	Goal: Increase access to homeless prevention programs for low- to moderate-income residents Potential strategies include, but are not limited to: Increased access to homeless prevention programs, including utility assistance, to help reduce the risk of homelessness.

	Basis for Relative Priority	Participants in stakeholder interviews, focus groups, and the community survey identified an ongoing need for short-term support to help individuals and families to afford housing and/or utility costs, some stemming from ongoing challenges exacerbated by the COVID-19 pandemic. Representatives from the Town’s Water Department said that water turn off occurs on day 40 of unpaid water bills. The Town also indicated that there is a high percent of households behind on their water and sewer bills. The NA-10 and MA-15 sections show that cost burden and severe cost burden households, especially in the extremely low- and low-income categories is common. With the increasing cost of living and inflation, which was discussed often during consultation with stakeholders and community residents, more households may experience housing instability in the future.
4	Priority Need Name	Public Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Frail Elderly Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Townwide
	Associated Goals	Public Facilities and Infrastructure

	Description	<p>Goal: Enhance the quality and use of the public facilities and infrastructure in Marana.</p> <p>Potential strategies include, but are not limited to:</p> <ul style="list-style-type: none"> • Improve Town public facilities using CDBG funding, including community centers, senior or multi-generational centers, fire stations and other public buildings. • Improve Town infrastructure, including sidewalks and street improvements, lighting and flood drainage and water/sewer improvements.
	Basis for Relative Priority	Town residents described a variety of desired non-housing community improvements, including augmenting public facilities and infrastructure to accommodate regional population growth. NA-50 describes public facilities needs in community. As town officials discussed during the consultation process, Marana is rapidly growing and while some of its public facilities and infrastructure is new, some of its systems and buildings are old. There is also a need for better drainage and water/sewer improvements, especially in the older neighborhoods.
5	Priority Need Name	Program Administration
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Townwide
	Associated Goals	Program Administration
	Description	Goal: Efficiently administer and manage the program funding and reporting.
	Basis for Relative Priority	Effectively and efficiently managing and administering the CDBG funding program is important to meeting the above four goals and helping low to moderate households across Marana. Town Officials discussed during the consultation process for the need to effectively manage its limited CDBG funds to ensure that a majority of the funding helps the residents in the most need in the community.

Narrative (Optional)

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)	The Town of Marana does not currently offer Tenant Based Rental Assistance (TBRA). However, non-profit service organizations based in Tucson and Pima County may provide TBRA to eligible households in Marana. Marana does not currently have any services for people experiencing housing instability or homelessness. All service providers are located in Tucson. As the cost of housing continues to increase in Southern Arizona and Marana, TBRA may be needed in Marana to help prevent homelessness. Maintaining housing stability is less costly than stabilizing individuals or families experiencing homelessness.
TBRA for Non-Homeless Special Needs	HUD Special Needs Populations include elderly persons, persons with disabilities (seen and unseen), and persons with HIV/AIDS. Older adults are the largest special needs population in Marana with 21.9% of the population over the age of 65. While Marana is largely an affluent town, older adults and persons with disabilities are more likely to live on a fixed income due to social security and/or SSI. Retired [ep];e and other households on a fixed income may be particularly vulnerable to housing instability as rents, property taxes, home insurance, and utilities increase and monthly assistance payments stay the same.
New Unit Production	The Town of Marana does not receive HOME funding to develop new affordable housing units. However, the State of Arizona receives HOME funds that are allocated to municipalities through competitive RFP. The Town of Marana may submit a proposal for funding in the future. As the town continues to grow over the coming decades, the Town of Marana will review its zoning and development priorities to include housing type diversity and affordable housing projects.
Rehabilitation	While almost 75% of the housing stock in Marana was built after the year 2000, there is a small percentage of housing that is much older. Many of the oldest housing units are located in the town’s Colonias, where the highest percentage of low- to moderate-income households resides. Rehabilitation and accessibility improvements to aging affordable housing unit will help preserve existing affordable housing in Marana.
Acquisition, including preservation	CDBG funds may be used in the future to acquire land for affordable housing development.

Table 49 – Influence of Market Conditions

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

Introduction

During the 2023-2027 Consolidated Plan, the Town anticipates the availability of the following resources by funding type, inclusive of HUD fund program income, prior year(s) and local resources: CDBG - \$208,691.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	208,691	0	0	208,691	834,764	The annual allocation of CDBG funds is subject to Federal appropriations and changes in demographic data used in HUD's formulas for each respective program.

Table 50 - 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

Depending on the financing structure of a given project, it may be advantageous for the Town to use CDBG funds to leverage appropriate state, local, and private resources, including but not limited to those listed below.

State Resources from the Arizona Department of Housing and Economic Security include:

- Low-income Housing Tax Credit financing for developers of affordable rental housing serving households with income below 60% of the area median income.
- HOME funds for housing development.
- Homelessness prevention funding targeted to preventing eviction and maintaining housing stability.

Local and Private Resources include:

- Outside Agency Program. Funded by the Pima County General Fund, the Outside Agency Program allocates funds to nonprofit agencies that provide overarching services, emergency food and clothing, senior support, services for vulnerable and at-risk children, youth and families, temporary shelter, support services, and homelessness prevention programs.
- Pima County GAP Funding. Pima County allocated \$5 million for the purpose of improving housing affordability across the county in FY2023. Of the total amount, \$4 million has been prioritized to offer gap funding for the development and/or preservation of affordable housing. The County is proposing to continue to allocate additional gap funding for FY2024.
- Community Services, Employment and Training (CSET) programs. CSET administers workforce investment and other programs to improve the economic and social sustainability of the County. CSET programs develop skilled workers for quality jobs, assist employers to address workforce and recruitment needs, mitigate the impact of layoffs, assist households in financial crisis, and help persons with barriers, such as homelessness and lack of literacy, to transition in the County’s economic talent pool.
- MHC Healthcare. MHC Healthcare has 16 health centers and serves over 50,000 patients annually with primary care, dental care, some specialty care, WIC program, and behavioral health. MHC Healthcare has a Sliding Fee Scale (SFS) program for eligible households and takes Medicaid, as well.
- Federal Home Loan Bank resources that support savings for homeownership and provide financing for affordable housing development and preservation.

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

N/A

Discussion

The Town of Marana is expected to receive \$208,691 of CDBG funding annually from HUD for the next five years.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Town of Marana	Government	Economic Development Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

- CDBG funds are available to provide activities that benefit low to moderate income persons.
- Stakeholders and Marana residents are involved in the CDBG process through the Annual Action Plan public hearings and citizen participation plan process.
- The public is given the opportunity, through a series of public meetings and notifications, to receive information about CDBG programs, eligible projects and activities, as well as how non-profit organizations may apply for grant funding in the future.

Gaps

- Services to help the most vulnerable populations in Marana are largely only available in Tucson.
- Limited CDBG funds can only go so far with the continued increase in construction and staffing costs.
- Land use, zoning, permitting, environmental, other project development, and “Not in My Backyard” mentality issues can slow progress of construction projects, increase project costs, or result in project termination.
- Public and community resident apathy.

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			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement		X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

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

Services targeting people experiencing homelessness are primarily located in Tucson. The service delivery system addresses the needs of people experiencing homelessness through coordinating homeless prevention services such as rent and utility assistance with outreach services and supportive services. Coordinated supportive services include behavioral health and health services, substance use services, employment and employment training services and services for people living with HIV/AIDS. Numerous programs in Tucson and Pima County are in place to seamlessly deliver coordinated services to people experiencing homelessness including coordinated law enforcement outreach programs designed to reduce lethality risk for victims of domestic violence and decrease incarceration of individuals with mental illness by serving as an entry portal into mental health treatment.

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

The strengths of the service delivery system include coordination between Medicaid, HUD and privately funded housing resources; direct engagement of workforce, healthcare, behavioral healthcare, and substance abuse providers and resources with housing providers and resources; and the diversity of housing resources and pathways to assistance. In addition to these strengths, the service delivery system for people experiencing homeless also has near 100% participation in HMIS.

The gaps in the service delivery system include limited capacity of many nonprofit agencies to provide the case management necessary to effectively stabilize households or help households maintain their stability. In addition, an insufficient number of permanent supportive housing units, and insufficient homelessness prevention resources, family shelter, and low-demand shelter resources are gaps in the service delivery system for people at risk of or experiencing homelessness.

In addition to the above gaps, Marana does not currently have any services and infrastructure designed to provide services to persons experiencing homelessness. While the true extent of homelessness in Marana is unknown, there are likely some people experiencing housing instability in Marana. As the town continues to grow, the number of people experiencing homelessness is likely to grow as well so there will be a need for services within the town. In order for people to access services today, they would need transportation to Tucson to access services.

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

To overcome gaps in institutional structure and service delivery system, the Town of Marana will continue to connect with service providers and Pima County to identify resources and services to help Marana residents in need. The Town will connect and work with the Tucson Pima Collaboration to End Homelessness to participate in future Point-in-Time Counts and other initiatives to help Marana residents who are experiencing housing instability and potentially homelessness.

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	Public Services	2023	2027	Non-Housing Community Development	Townwide	Public Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
2	Affordable Housing	2023	2027	Affordable Housing Non-Housing Community Development	Townwide	Affordable Housing	CDBG: \$678,250	Homeowner Housing Rehabilitated: 45 Household Housing Unit
3	Homeless Prevention	2023	2027	Affordable Housing Homeless	Townwide	Affordable Housing Homeless Prevention	CDBG: \$106,515	Homelessness Prevention: 150 Persons Assisted
4	Program Administration	2023	2027	Program Administration	Townwide	Program Administration	CDBG: \$208,690	Other: 1 Other
5	Public Facilities and Infrastructure	2023	2027	Non-Housing Community Development	Townwide	Public Facilities and Infrastructure	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services
	Goal Description	Goal: Improve access to public services for low- to moderate-income residents. Programs funded under this goal are services for low- to moderate-income persons and at-risk populations, including but not limited to youth and senior services.
2	Goal Name	Affordable Housing
	Goal Description	Goal: Low- to moderate-income residents will have access to safe, decent, and affordable housing. CDBG funding for rehabilitation of housing occupied by LMI owners, including energy-efficient, necessary maintenance and accessibility improvements.
3	Goal Name	Homeless Prevention
	Goal Description	Goal: Increase access to homeless prevention programs for Low- to moderate-income residents Increased access to homeless prevention programs will help reduce the risk of homelessness. Programs funded under this goal may include utility assistance and emergency rental assistance.
4	Goal Name	Program Administration
	Goal Description	Funds will be used for administrative costs to support the administration of HUD Community Planning and Development Programs.
5	Goal Name	Public Facilities and Infrastructure
	Goal Description	Goal: Enhance the quality and use of the public facilities and infrastructure in Marana. Improve Town public facilities using CDBG funding, including community centers, senior or multi-generational centers, fire stations and other public buildings. Improve Town infrastructure, including sidewalks and street improvements, lighting and flood drainage and water/sewer improvements.

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 Town of Marana does not receive HOME funding and does not currently have any funding sources to build new affordable housing or provide any other typical affordable housing programs designed specifically for HOME dollars in the community per the §92.252 and §92.254 definitions in the Federal Registrar.

However, with its limited CDBG funding, the Town of Marana will utilize some of its CDBG funding for its home rehabilitation program for homeowners. Households eligible for its home rehabilitation program To be eligible to participate in the program, households must meet the annual household income qualifications. Based on current estimated funding, the Town estimates that it can assist 45 households over the course of the next five years.

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)

Not applicable

Activities to Increase Resident Involvements

Tucson Housing and Community Development (HCD), which is the PHA designated for Marana, currently has an active council at Tucson House and is working to restart resident councils at all its public housing developments, with the goal of engaging families in more activities and programs and providing a forum to address resident concerns. HCD will also continue to invite residents and participants to meetings to discuss changes to the Public Housing Admissions and Continued Occupancy Plan, HCV Administrative Plan, Annual and 5-Year Agency Plans, and any related policies.

With its recent ConnectHomeUSA grant, HCD is coordinating increased access to affordable internet services, devices, and digital literacy training among public housing residents. Case management and health screening and referrals services are offered to Tucson House residents by community partners.

For HCV voucher holders, the City of Tucson has housing navigators that can provide assistance to recipients of HCV vouchers to help find housing in the community.

The Town of Marana will encourage any HCV households in Marana to participate in any programs administered by HCD.

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

No

Plan to remove the ‘troubled’ designation

Not applicable

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

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Town of Marana has identified four Fair Housing Goals to address over the next five years.

1. Increase the number of affordable housing units and preserve existing units
2. Increase community education about affordable housing
3. Increase understanding of housing discrimination and Fair Housing
4. Develop fair housing monitoring and reporting policies in Marana

SP-60 Homelessness Strategy – 91.215(d)

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

The Continuum of Care (CoC), administered regionally by the Tucson Pima Coalition to End Homelessness, is the coordinated approach that addresses physical, economic, and social needs of the homeless population. Services organized within the Continuum of Care include emergency shelter, transitional and permanent housing, and supportive services. While resources for homeless individuals and families in Marana are limited, organizations such as Marana Unified School District work with families experiencing homelessness or housing instability to identify, assess, and address individual needs as possible, such as through McKinney-Vento accommodations.

Additionally, if Marana Police Department (MPD) officers and staff encounter a person experiencing homelessness within Marana town limits, they provide a one page “Services and Resources” sheet that provides contact information to the resources and also transportation information on how to get to the services.

The Town of Marana does not currently conduct a Point in Time (PIT) Count within its town boundaries. Town officials will start to partner with TCEH to conduct a PIT Count in Marana going forward to better understand the extent of homelessness (by HUD’s definition) in Marana. Based on this information, the town may work to identify or develop new programs and services to help residents in Marana who are homeless.

Addressing the emergency and transitional housing needs of homeless persons

Ultimately, bringing an end to homelessness demands the stewarding of unhoused persons through the transition to permanent housing closely aligned with supportive services that ensure housing stability. While homeless services are not provided by the Town of Marana, a network of organizations and service providers across Pima County meet individual emergency and transitional housing needs of homeless persons, through provision of housing itself to other resources and supports aimed at building individual and family sufficiency, from emergency food to employment services. Marana PD and Town of Marana employees provide information on services and resources to Marana residents who may be experiencing homelessness in the community. While there are no immediate plans to build emergency and transitional housing within Marana at the moment, if PIT Counts indicate that there is a need in the community for such housing, then the Town will work to find solutions within the community. In the meantime, the Town refers residents to services and resources in nearby Tucson, which is a regional hub for resources and services for people experiencing housing instability and homelessness within Pima County.

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.

Per the City of Tucson Pima County Consortium, the CoC piloted an active byname list approach that removes individuals/families from the housing referral list after 90 days with no contact, reducing the frequency at which housing referrals are made for households that cannot be located or that have self-resolved through other resources. The CoC also assesses other progressive engagement strategies and changes to its case conferencing procedures to increase ongoing contact with people awaiting housing referral and to obtain necessary documents so that move-ins can occur swiftly. While strategic efforts will help to shorten the time that individuals and families experience homelessness, the shortage of supportive and affordable housing throughout Pima County, including in the Town of Marana, will continue to limit the ability of the CoC to quickly house individuals and families.

The Town of Marana will help homeless persons make the transition to permanent housing and independent living within Marana by ensuring landlords understand Fair Housing laws and policies within the town and state and address any stigma issues that landlords or residents may feel about people who may have experienced homelessness. The Town will also work with HCD and local landlords to inform local landlords about various voucher programs that HCD and other community partners offers to encourage voucher holders to move to available housing in Marana.

Additionally, the Town of Marana will support any community organization, either locally or regionally, that is interested in helping persons experiencing homelessness to transition into permanent housing and independent living.

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

People in Pima County are able to access homelessness prevention resources across the CoC based on numerous factors, such as the acuity of their risk, current housing situation, and family resources. The nature of accessible services varies by funding source, from rent and/or utility assistance to a wider variety of assistance, including transportation, vehicle repair, and childcare, designed to help people remain housed. People being discharged from publicly funded institutions of care have access to these resources, together with specialized and coordinated services provided by agencies that address the risk of homelessness among the re-entry population. Further, families can receive assistance from schools through McKinney Vento. These accommodations may include funding for transportation, school supplies, free breakfast and lunch, case management/advocacy, and various other services.

With its limited CDBG funding, the Town of Marana plans to create a new utility assistance program that will help aid low- to moderate-income households in Marana with utility bills if they are facing shut-off to help prevent homelessness in the community. In the future, as funding increases, the Town hopes to expand this to include rent assistance.

The Town of Marana currently refers anyone who is currently at risk of becoming homeless to services and resources in nearby Tucson and Pima County. TPCH maintains an updated list of resources on their website with pages that can be printed and handed to residents.

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

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

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the Town to implement programs that protect children living in older housing from lead hazards.

Overall, the Town has a relatively new housing stock, with 3.0% of owner housing units and 11.2% of rental housing units having been built before 1980 according to the 2021 American Community Survey 5-Year Estimates. The large portion of units constructed prior to January 1, 1978 has the potential to contain lead-based paint. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested. A typical “full lead-based paint risk assessment and report” costs between \$400 and \$600.

To reduce lead-based paint hazards, the Town of Marana takes the following actions:

- Include lead testing and abatement procedures, if necessary, in all residential rehabilitation activities for units built prior to January 1, 1978.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through the Town’s residential rehabilitation programs.

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

The actions listed above will promote greater awareness of the hazards of lead-based paint to children and will also address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

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

HUD requires the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Any unit receiving CDBG or HOME assistance that was built prior to January 1, 1978 is addressed appropriately based on the level of rehabilitation hard costs for the project. If lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

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

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

The Town of Marana has established strategic goals, policies, programs, and services that directly or indirectly assist families in poverty to improve their economic circumstances and become financially independent. The Town also partners with several organizations that provide services and programs for low-income families.

Town staff participate in the Prosperity Working Group, which is a Pima County-wide initiative with a mission to “research and develop a set of evidence-based policies that will guide long-term efforts to strategically address generational poverty, improve opportunity, and create community wealth, while also tactically addressing the immediate needs of those experiencing poverty.” The Town of Marana regularly participates in countywide initiatives to help develop collaborative, regional strategies and programs that will benefit county residents, which include Marana. Based on the recommendations at a county-level, the Town of Marana will work to adopt initiatives and programs within its town based on the need at the local town level.

Additionally, Town staff participate in the Pima County Regional Affordable Housing Commission. Town officials also work with local developers and potential developers on alternative housing (other than the typical single-family home commonly found in Marana) developments. The Town does not currently have any regulatory requirements for affordable housing development, but as the town continues to grow, it will likely implement some requirements as needed. The new Comprehensive Plan noted below has identified new strategies for diverse and more dense housing, such as multi-family developments, that will allow lower rents or mortgages for low- to moderate-income households.

The new Comprehensive Plan, Make Marana 2040, outlines a plan to allow Marana to grow in a sustainable way over the next several decades. The Town of Marana Planning Department estimates that the town’s population is likely to triple in the next 20 years. With rapid growth comes intentional design and development of safety net and supportive programs and services for the town’s more vulnerable populations, which tend to be low- to moderate-income residents. Make Marana 2040 outlines many goals and strategies to improve the economic vitality of the community and increase necessary services within the community as it continues to grow.

The CDBG funding that the Town received as a new entitlement community will also help assist the Town in developing more robust programs and policies to aid in reducing the number of poverty-level families. A housing rehabilitation program will help LMI households improve the health and safety of their homes and help them remain in their affordable housing units. A new utility assistance program will help LMI households at the brink of utility cutoff and potential homelessness remain in their homes as well. As the Town continues to grow in the coming years, it will continue to identify and develop new programs and policies to meet the needs of its residents.

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

The Town is committed to coordinating its affordable housing plan with the jurisdiction poverty reducing goals, programs, and policies listed above that is currently offered by the Town and other services and programs offered by community partners.

The Consolidated Plan seeks above all to address the most pressing need among low- and moderate-income Marana residents. All investments, including those directed toward housing instability, public service programs, infrastructure improvements, and economic opportunity programs, are intended to engender the self-sufficiency and mobility that can lead to a safe, affordable, stable, and accessible living environment for all Marana residents.

As discussed above, Town staff sit on several regional committees that are working to develop new regional policies and programs to help the area's most vulnerable residents. Strategies and recommendations from those regional committees will be brought back and discussed at the town-level for potential implementation.

The Town recognizes that poverty reducing goals, programs, and policies are often directly correlated to affordable housing. A "roof over a person's head" is not just a basic need, but provides stability while the individual is working on other aspects of their life where they may be struggling, such as health, employment, education, childcare, and more.

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

The Town monitors funded activities to ensure that CDBG funds are used efficiently and in compliance with all applicable regulations. All monitoring activities are completed in compliance with the respective grant policies and procedures as well as the Town's Grant Management Manual.

Technical Assistance

The Town will administer CDBG funds directly to beneficiaries and will not distribute said funds to subrecipients, to whom technical assistance would be provided.

Program / Project Monitoring

The Town's Consolidated Plan is utilized as the basis for compiling the Consolidated Annual Performance and Evaluation Report (CAPER) and measuring progress towards 5-year goals. The CAPER includes information about programmatic activities and outcomes. The Town conducts regular meetings to discuss issues and develop plans to mitigate problems, achieve stated goals, and comply with regulations. Project-specific meetings will be conducted to mitigate issues associated with specific projects.

Expected Resources

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

Introduction

During the 2023-2027 Consolidated Plan, the Town anticipates the availability of the following resources by funding type, inclusive of HUD fund program income, prior year(s) and local resources: CDBG - \$208,691.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	208,691	0	0	208,691	834,764	The annual allocation of CDBG funds is subject to Federal appropriations and changes in demographic data used in HUD's formulas for each respective program.

Table 54 - 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

Depending on the financing structure of a given project, it may be advantageous for the Town to use CDBG funds to leverage appropriate state, local, and private resources, including but not limited to those listed below.

State Resources from the Arizona Department of Housing and Economic Security include:

- Low-income Housing Tax Credit financing for developers of affordable rental housing serving households with income below 60% of the area median income.
- HOME funds for housing development.
- Homelessness prevention funding targeted to preventing eviction and maintaining housing stability.

Local and Private Resources include:

- Outside Agency Program. Funded by the Pima County General Fund, the Outside Agency Program allocates funds to nonprofit agencies that provide overarching services, emergency food and clothing, senior support, services for vulnerable and at-risk children, youth and families, temporary shelter, support services, and homelessness prevention programs.
- Pima County GAP Funding. Pima County allocated \$5 million for the purpose of improving housing affordability across the county in FY2023. Of the total amount, \$4 million has been prioritized to offer gap funding for the development and/or preservation of affordable housing. The County is proposing to continue to allocate additional gap funding for FY2024.
- Community Services, Employment and Training (CSET) programs. CSET administers workforce investment and other programs to improve the economic and social sustainability of the County. CSET programs develop skilled workers for quality jobs, assist employers to address workforce and recruitment needs, mitigate the impact of layoffs, assist households in financial crisis, and help persons with barriers, such as homelessness and lack of literacy, to transition in the County's economic talent pool.
- MHC Healthcare. MHC Healthcare has 16 health centers and serves over 50,000 patients annually with primary care, dental care, some specialty care, WIC program, and behavioral health. MHC Healthcare has a Sliding Fee Scale (SFS) program for eligible households and takes Medicaid, as well.
- Federal Home Loan Bank resources that support savings for homeownership and provide financing for affordable housing development and preservation.

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

N/A

Discussion

The Town of Marana is expected to receive \$208,691 of CDBG funding annually from HUD for the next five years.

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	Public Facilities and Infrastructure	2023	2027	Non-Housing Community Development	Townwide	Public Facilities and Infrastructure	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
2	Public Services	2023	2027	Non-Housing Community Development	Townwide	Public Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
3	Affordable Housing	2023	2027	Affordable Housing Non-Housing Community Development	Townwide	Affordable Housing	CDBG: \$135,649	Homeowner Housing Rehabilitated: 9 Household Housing Unit
4	Homeless Prevention	2023	2027	Affordable Housing Homeless	Townwide	Homeless Prevention	CDBG: \$21,303	Homelessness Prevention: 30 Persons Assisted
5	Program Administration	2023	2027	Program Administration	Townwide	Program Administration	CDBG: \$41,738	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure
	Goal Description	Goal: Enhance the quality and use of the public facilities and infrastructure in Marana. Improve Town public facilities using CDBG funding, including community centers, senior or multi-generational centers, fire stations and other public buildings. Improve Town infrastructure, including sidewalks and street improvements, lighting and flood drainage and water/sewer improvements.
2	Goal Name	Public Services
	Goal Description	Goal: Improve access to public services for low- to moderate-income residents. Programs funded under this goal are services for low- to moderate-income persons and at-risk populations, including but not limited to youth and senior services.
3	Goal Name	Affordable Housing
	Goal Description	Goal: Low- to moderate-income residents will have access to safe, decent, and affordable housing. CDBG funding for rehabilitation of housing occupied by LMI owners, including energy-efficient, necessary maintenance and accessibility improvements.
4	Goal Name	Homeless Prevention
	Goal Description	Goal: Increase access to homeless prevention programs for Low- to moderate-income residents Increased access to homeless prevention programs will help reduce the risk of homelessness. Programs funded under this goal may include utility assistance and emergency rental assistance.
5	Goal Name	Program Administration
	Goal Description	Goal: Efficiently administer and manage program funding and reporting.

Projects

AP-35 Projects – 91.220(d)

Introduction

To address priority needs identified in the Strategic Plan, the Town of Marana will invest its CDBG in projects that develop preserve affordable housing units, develop or improve public facilities and infrastructure and provide services to low-and moderate-income residents. In addition to addressing the priority needs in the Strategic Plan, the projects in the 2023 Action Plan will further HUD’s national goals for the CDBG programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income Marana residents.

Projects

#	Project Name
1	2023 Program Administration
2	Home Repairs
3	Subsistence Payments / Utility Assistance
4	Neighborhood Cleanup in LMI Areas

Table 56 – Project Information

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

The Town of Marana is receiving limited CDBG funds from HUD as an entitlement community. It previously received funding through Pima County and used the funding for its home repair program and Colonia cleanups. With its own CDBG funding, Marana is expanding both programs to meet the growing need in the community and also creating a new utility assistance program that will help LMI residents with utility assistance as needed.

AP-38 Project Summary
Project Summary Information

1	Project Name	2023 Program Administration
	Target Area	Townwide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$41,738
	Description	Funds will be used for administrative costs to support the administration of HUD Community Planning and Development Programs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low to moderate income individuals will benefit from CDBG programs townwide.
	Location Description	Townwide
	Planned Activities	General Program Administration (21A).
2	Project Name	Home Repairs
	Target Area	Townwide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$135,650
	Description	Funds will be used to provide home repairs to eligible residents who qualify for the program. Home repairs may include, but are not limited to, roof repairs or replacements, water heater replacements, heating or air conditioner repairs or replacements, and structural repairs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 9 affordable housing units will be renovated and/or updated.
Location Description	Townwide	

	Planned Activities	Funding will be used for rehabilitation: single-unit residential (14A) and rehabilitation: energy efficiency improvements (14F). These planned activities will meet at least two of three national objectives: 1) benefit to low- and moderate-income persons, and 2) aid in the prevention or elimination of slums and blight.
3	Project Name	Subsistence Payments / Utility Assistance
	Target Area	Townwide
	Goals Supported	Affordable Housing Homeless Prevention
	Needs Addressed	Affordable Housing Homeless Prevention
	Funding	CDBG: \$21,303
	Description	Funds will be used to provide utility assistance to prevent shutoff to eligible households.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	30 LMI households receiving direct financial assistance will benefit from this activity.
	Location Description	Townwide
	Planned Activities	Funds will be used for Subsistence Payments (05Q) to create a utility assistance program to help LMI households who are at risk of utility cut-off. The fund activities meet the national objective of benefit to low- to moderate-income persons.
4	Project Name	Neighborhood Cleanup in LMI Areas
	Target Area	Townwide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Funds will support biannual dumpsters in the neighborhoods where a majority of households are LMI to help remove blight and maintain health and safety of homes and the neighborhood. An estimated 300 people will be assisted in the neighborhoods.
	Target Date	6/30/2024

Estimate the number and type of families that will benefit from the proposed activities	Funds will support biannual dumpsters in the LMI service areas throughout Marana and provide addressing on homes so that first responders can locate homes quicker in case of emergency.
Location Description	LMI service areas, including the following: Honea Heights, Adonis, Marana Vistas, Marana Estates, Price Lane, Berry Acres, and Yoem Pueblo.
Planned Activities	The funds will be used to conduct Neighborhood Cleanups (05V). The funded activities support the LMA national objective as it will benefit all residents of the LMI service area to help remove blight and maintain health and safety of homes and the neighborhoods.

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

At present, the Town of Marana is not implementing any official HUD designated and non-HUD designated geographic based priority areas such as investment and reinvestment areas, Empower Zones, or Brownfields. Allocations and program activities are funded townwide in accordance with eligibility and program priorities set through sub-recipient department policies.

Geographic Distribution

Target Area	Percentage of Funds
Townwide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Town’s primary method of allocating CDBG dollars is to assist low- to moderate-income and special needs populations. To the extent that specific geographic areas have greater needs than other areas in the town and/or if service and housing organizations are in certain areas, they will receive a larger proportionate share of the funding.

Discussion

All priority needs, goals, and projects are designed to serve the geographic distribution area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Town of Marana has identified that there is a shortage of affordable housing options within the town. The 2023-2027 Consolidated Plan, along with other housing-related studies and initiatives, promotes the need for affordable housing for a variety of households. During PY 2023, the Town will address the shortage by preserving the current affordable housing units that are currently affordable for low- to moderate income households through the home repair programs and assist households with subsistence payments to prevent utility shutoff and/or eviction and provide security deposit assistance for eligible households. Households assisted through these programs include homeless, non-homeless, and at-risk populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	339
Special-Needs	0
Total	339

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

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

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

Discussion

The Town of Marana is committed to improving the availability of affordable housing options for all residents, especially low to moderate households, in Marana.

AP-60 Public Housing – 91.220(h)

Introduction

Marana does not have any public housing located within its town limits. However, The City of Tucson administers the Pima County Section 8 program, which does include Marana. The City of Tucson Housing Authority's public housing and other affordable rental housing units are administered by property management offices regionalized throughout the city. The property management team at each office is responsible for residential property management activities associated with its assigned projects including property maintenance and modernization work.

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

In 2021, the PHA completed a Physical Needs Assessment and received HUD Technical Assistance to develop an Asset Repositioning Plan. The Asset Repositioning Plan will include strategies on modernization, disposition, and purchasing of units in Tucson.

There is currently no public housing in Marana nor any current plans to build public housing in Marana. However, the Town of Marana will work with the City of Tucson HCD if the PHA is interested in building public housing in Marana in the future as the town continues to grow.

If low-income residents in need of affordable housing are identified in Marana, the Town of Marana will provide information about the Pima County Section 8 Program and how to apply to be on the wait list.

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

The PHA continues to expand the efforts of establishing resident councils across all the AMP offices. Resident councils work in collaboration with PHA staff to support public housing operations and resident quality of life. Public housing residents are also represented on the City of Tucson Commission on Equitable Housing and Development which provides guidance and direction to the City of Tucson HCD and elected officials. The PHA encourages public housing residents to participate in homeownership through the Family Self Sufficiency (FSS) Program. The FSS program provides financial literacy, budgeting, skill development, and supportive services to promote homeownership readiness. Participants establish an escrow savings account during participation which can be used for down payment and/or closing costs; and is often supplemented by down payment assistance programs administered by HCD and other homeownership programs.

There are currently 14 households in Marana that utilize the Housing Choice Voucher (HCV) program and may participate in the FSS programs. However, participation in the programs are not required.

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

provided or other assistance

The City of Tucson and Pima County PHAs are not designated as troubled. Not applicable.

Discussion

N/A

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

Introduction

The key solution to ending homelessness is the stewarding of persons experiencing homelessness through the transition to permanent housing closely aligned with supportive services that ensure housing stability. Marana does not have any direct services for people experiencing homelessness in Marana. Services are primarily located in nearby Tucson.

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

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

The Tucson Pima Collaboration to End Homelessness (TPCH) is a coalition of community and faith-based organizations, government entities, businesses, and individuals committed to the mission of ending homelessness and addressing the issues related to homelessness in Pima County. The CoC currently coordinates outreach activities through partnerships between the City of Tucson, Pima County, behavioral health entities, and local non-profit outreach programs. These efforts have proven effective in reaching out to unsheltered homeless people. Outreach workers are trained to conduct VI-SPDAT screening in the field and use progressive engagement strategies with unsheltered individuals toward the aim of engaging them in shelter, supportive housing, and/or other available housing subsidies.

The TPCH is the organization in Pima County that conducts the annual Point in Time (PIT) Count. The Town of Marana has not previously participated in the PIT Count for many years. As part of its one year goals, the Town of Marana will collaborate with the TPCH and other local community partners to conduct a PIT Count within Marana to better understand the extent of homelessness within the town's jurisdiction. Once the extent of homelessness is better understood, the Town can work on developing strategies to assess and address individual's needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Marana does not currently offer emergency shelter and/or transitional housing within its town limits. The nearest shelters are located in Tucson. Pima County uses its ESG funds to support emergency and transition housing for people experiencing homelessness within the county. However, Marana Police Department officials provide information of regional resources to individuals they encounter who may be experiencing homelessness. Until the extent of homelessness is understood within Marana, Marana cannot address the emergency shelter and transition housing needs of homeless persons within its jurisdiction.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CoC is the lead organization in Pima County that addresses the needs of homeless persons and helps them make the transition to permanent housing.

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

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

Individuals and families are able to access homelessness prevention resources across a continuum based on the immediacy of their risk, current housing situation, and family resources in Pima County. The type of services varies by funding source ranging from rent/utility assistance only to a broad range of prevention assistance (transportation, vehicle repair, daycare, etc.) designed to help people remain stably housed. People being discharged from a publicly funded institution of care also have access to these resources along with specialized coordination of services through nonprofit agencies that address the risk of homelessness among the re-entry population. Additionally, families are able to receive assistance from their child(ren)'s school through McKinney-Vento funds providing transportation, school supplies, free breakfast and lunch, case management/advocacy, and other services.

Pima County's Housing First pilot program is a collaborative effort of the Pima County and City of Tucson Criminal Justice systems, the City of Tucson Housing and Community Development Department and Old Pueblo Community Services. The program is designed to coordinate housing and services for people that cycle between shelters, hospitals, jails, treatment programs, and the streets and may be overlooked by traditional approaches. The program accepts referrals from the collaborating organizations and provides employment services, parenting/coaching life skills, health and behavioral health services, substance use treatment and case management services. The program addresses the underlying systemic problems that result from criminalization of homelessness, arrests and rearrests for minor infractions, and other

barriers that limit access to housing and increase the likelihood of recidivism.

The Town of Marana plans on using some of its CDBG dollars to create a new utility assistance program to help LMI households who are at risk of utility shutoff pay their utility bills. This program is the first step in helping prevent homelessness in the community. As the program grows and more money to fund the initiative grows, the Town hopes to expand to rental and/or mortgage payment assistance as well.

Discussion

As a new entitlement community, Marana will work to improve its resources and services for people experiencing homelessness within its town limits. The town currently has limited services to help people currently experiencing homelessness, but there are many services and resources located in Tucson and Pima County that Marana residents can access.

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

Introduction:

As part of the Consolidated Plan process, an Assessment of Fair Housing was conducted for Marana. The Assessment for Fair Housing (AFH) is a review of barriers that prevent people from choosing their preferred housing, including an assessment of the availability of affordable, accessible housing. MA-40 of the Consolidated Plan also addresses barriers to affordable housing. The primary barriers to affordable housing identified in the AFH and MA-40 are summarized below.

Housing Costs and Cost Burden. With a median household income of \$94,983, Marana is a relatively affluent community compared to other towns in Southern Arizona. Despite a higher median household income, 2,564 households (23.3%) in Marana are considered cost burdened by spending more than 30% of their income on housing costs. Households that are considered cost burdened are more likely to experience housing instability.

Development Costs. The cost of developing affordable housing, inclusive of land, material, and labor costs, has outpaced inflation in recent years. Development fees, often referred to as impact fees, also contribute to the increased cost of development and are gaining more attention as a barrier to construction. However, the Town does have a program, “Marana Affordable Housing Support Program,” for Impact Fee assistance for those earning at or below 80% AMI.

Zoning. The Town has fairly flexible zoning policies that allows for a variety of development options. However, developers tend to develop subdivisions that are similar to what has been successful in prior years. In the past few years, the Town has seen some new development of apartments and rental homes.

Education and Outreach. Educational opportunities regarding fair housing and affordable housing are not widely available in Marana. While the community survey revealed that many residents were familiar with Fair Housing laws, there is likely a large population of residents who don’t understand their rights. Thus, fair housing and affordable housing education has been identified as an effective strategy for furthering fair housing and mitigating “Not in my backyard (NIMBYism).” As a new entitlement community, the Town of Marana will develop Fair Housing educational tools available on the town website and within the Community & neighborhood Services Department.

Housing Options for At-Risk Populations. Housing that is accessible for special populations, such as seniors or persons with seen or unseen disabilities, is limited in Marana. Universal design principles in new development and retrofit programs for existing housing would allow for more accessible housing options allowing people to age in place and remain safely in their homes.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the

return on residential investment

The Town of Marana has identified four Fair Housing Goals to address over the next five years.

1. Increase the number of affordable housing units and preserve existing units
2. Increase community education about affordable housing
3. Increase understanding of housing discrimination and Fair Housing
4. Develop fair housing monitoring and reporting policies in Marana

Discussion:

As part of the 2023-2027 Consolidated Plan, the Town will implement the goals and supported strategies identified in the 2023 Assessment of Fair Housing to continue to affirmatively further fair housing in Marana.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses Marana’s efforts to address underserved needs, expand and preserve affordable housing, reduce lead-based paint hazards, develop institutional structure for delivering housing and community development activities, and address identified impediments to fair housing choice.

Actions planned to address obstacles to meeting underserved needs

In prior years, the Town of Marana received CDBG funding through Pima County. The Town used the limited funds for Colonia cleanup and home repair program for eligible households. With more funding, the Town of Marana would like to develop strategies to prevent homelessness in addition to expanding their current home repair and Neighborhood cleanup programs.

Actions planned to foster and maintain affordable housing

The Town of Marana only receives CDBG funding as an entitlement community making affordable housing development a challenge without HOME or other funding. However, the Town of Marana recognizes that affordable housing is one of the biggest needs in the community. The Town can preserve its limited affordable housing stock through its home repair program to help keep LMI households in safe and affordable housing.

Additionally, the Town will continue to review its planning and zoning policies to ensure that affordable housing and housing type diversity is present in the town as it continues to grow. The Town does not currently have any affordable housing development requirements. Town staff will also continue to serve on the Pima County Regional Affordable Housing Commission and the Prosperity Working Group.

Actions planned to reduce lead-based paint hazards

To reduce lead-based paint hazards, the Town of Marana takes the following actions:

- Include lead testing and abatement procedures, if necessary, for residential rehabilitation activities for units built prior to January 1, 1978.
- Educate residents on the health hazards of lead-based paint through the use of brochures as well as encouraging the use of online resources moving forward.
- Encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through the Town’s residential rehabilitation programs.

HUD requires the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Units receiving CDBG or HOME assistance that were built prior to January 1, 1978 are addressed in accordance with the Lead-Safe

Housing Rule. If testing is required and lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

In an effort to meaningfully address families living in poverty, the goals of the 2023-2027 Consolidated Plan are aligned to support activities that provide access to affordable housing, prevent homelessness, and improve the quality of life for Marana residents.

The Town will, therefore, prioritize funding for activities that will most effectively address those goals over the next five years. This strategy will use CDBG funds to help individuals and families rise out of poverty through programs that implement accessibility to affordable, safe and stable housing, in order to reach long-term self-sufficiency.

The Program Year 2023 Action Plan will address the most pressing need among low and moderate-income Marana residents, namely, housing safety and quality and housing instability. All other investments, including those directed toward public service programs, and infrastructure improvements are intended to promote self-sufficiency and mobility that can only be the outgrowth of a safe, affordable, stable, and accessible living environment.

Additionally, the Town provide referrals to other resources and services offered by local community service providers and Pima County.

Actions planned to develop institutional structure

The institutional structure identified in the Consolidated Plan (see SP-40) includes a formal and informal network of various agencies of local government, non-profit organizations, and private entities involved in carrying out a range of housing and supportive services programs.

As a new entitlement community, Marana is identifying and building its network of community service providers and others in Marana and Pima County. Town staff participate in the Pima County Regional Affordable Housing Commission and the Prosperity Working Group and will look into other opportunities to serve on relevant committees and working groups that serve the greater needs of Marana residents.

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

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the Town of Marana supports the

efforts of Tucson Pima Collaboration to End Homelessness, the region's lead agency for the Continuum of Care (CoC), and its member organizations that address homelessness throughout Pima County. To help prevent homelessness more locally in Marana, the Town will allocate a percentage of CDBG to fund subsistence and security deposit assistance programs. The Town will also welcome opportunities to partner or collaborate with any public or private housing and social service agencies in Marana on programs and projects that enhance the coordination between services.

Discussion:

With limited affordable housing within Marana and a rise in housing costs, the Town continues to dedicate funds to help address the housing and non-housing needs of at-risk and low- to moderate-income households.

Program Specific Requirements

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

Introduction:

In the implementation of programs and activities under the PY 2023 Action Plan, the Town of Marana will follow all HUD regulations concerning the use of program income, forms of investment, overall low and moderate-income benefit for the CDBG program..

Marana certifies that it will pursue all resources indicated in this Plan and will not willingly or knowingly hinder the implementation of any planned activities. This document is also located on the Department’s website.

Grant-specific CDBG requirements are addressed on the following pages.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Attachments

Citizen Participation Comments

Appendix A: Citizen Participation Plan Virtual Public Hearing Notice

Appendix B: Citizen Participation Plan Town Council Public Hearing Notice

Appendix C: Consolidated Plan Focus Groups

Appendix D: Article from Marana News

Appendix E: Consolidated Plan Community Survey

Appendix F: Consolidated Plan Public Hearing Notice

Appendix G: Consolidated Plan Town Council Public Hearing Notice

Appendix H: Citizen Participation Comments

Appendix A
Citizen Participation Plan Virtual Public Hearing Notice



**FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027
CITIZEN PARTICIPATION PLAN
PUBLIC HEARING NOTICE**

The Town of Marana will be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) starting in 2023. As a requirement for receiving this funding, the Town of Marana is conducting a Five-Year Consolidated Plan for 2023-2027. As part of this process, the Town of Marana must develop a Citizen Participation Plan outlining the community engagement process involved in completing the Five-Year Consolidated Plan. The Town of Marana is seeking your input on the Citizen Participation Plan. A virtual public hearing will be held via Zoom on December 28th at 6:00pm. The Town will be accepting public comment through December 29th at 5:00pm. Please visit <https://www.maranaaz.gov/community-and-neighborhood-services> for more information and to view the Citizen Participation Plan draft.

Please contact the Community and Neighborhood Services Department at (520) 382-1926 or cbyler@maranaAZ.gov if you need accommodations for physical mobility, sensory impairment or language needs to participate in the meeting. Notification 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

Comuníquese con el Departamento de Servicios Comunitarios y Vecinales al (520) 382-1926 o cbyler@maranaAZ.gov si necesita adaptaciones para la movilidad física, discapacidad sensorial o necesidades lingüísticas para participar en la reunión. Una notificación 72 horas antes de la reunión permitirá al Pueblo hacer arreglos razonables para garantizar la accesibilidad a la reunión.

Published: December 13, 2022_The Daily Territorial

Posted by: December 13, 2022 various locations

GENERAL



FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027 CITIZEN PARTICIPATION PLAN PUBLIC HEARING NOTICE

The Town of Marana is pleased to announce that it is currently in the process of developing its Five-Year Consolidated Plan for 2023-2027. This plan will outline the Town's vision, goals, and strategies for the next five years. The Town is seeking input from its citizens to ensure that the plan reflects the community's needs and priorities. The public hearing will be held on Tuesday, October 11, 2022, at 6:00 PM at the Town of Marana Community Center, 10000 N. Oracle Road, Marana, AZ 85648. The hearing will be held in Spanish and English. The Town will provide accommodations for individuals with disabilities. For more information, please contact the Town of Marana at (520) 287-3333.

For more information, please contact the Town of Marana at (520) 287-3333 or visit www.maranaaz.gov. If you need accommodations for physical, mobility, sensory, or language needs to participate in the hearing, notification is required at least 10 business days before the hearing. The Town will make reasonable accommodations to ensure accessibility to the hearing.

Consultación con el Departamento de Servicios Comunitarios y Vecinales al (520) 287-3333 o en www.maranaaz.gov en caso de necesitar adaptaciones para la reunión física, discapacidades sensoriales o necesidades lingüísticas para participar en la reunión. Una notificación de 10 días hábiles antes de la reunión permitirá al Pueblo hacer arreglos razonables para garantizar la accesibilidad a la reunión.

Printed: December 17, 2022 7:10 AM Central

Printed by: User: 11111111111111111111111111111111

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TOWN OF MARANA
CITY OF ORANGE

We respect your privacy.

PUBLIC HEARING NOTICE FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027 CITIZEN PARTICIPATION PLAN

The Town of Marana will be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) starting in 2023 as a requirement for receiving the funding. The Town of Marana is conducting a Technical Consultation for 2023-2027. The purpose of this process is to gather the input of Marana residents and staff on the Consolidated Plan for 2023-2027. The process will include a public hearing on December 13th at 6:00pm. The Town will be accepting public comments through December 28th and through the Citizen Participation Plan. Please visit www.maranaaz.gov/development/consolidated-plan for more information and to view the Citizen Participation Plan draft.

Please contact the Community and Neighborhood Services Department at (520) 562-9222 or community@maranaaz.gov if you need accommodations for a public hearing. Sensory impairment or language needs to participate in the meeting. Notification of these needs to the meeting will enable the Town to make accommodations to ensure accessibility to the meeting.

Community and Neighborhood Services Department will be available to assist with accessibility needs for the public hearing. The Town will be providing sign language interpretation services for the public hearing. The Town will be providing sign language interpretation services for the public hearing. The Town will be providing sign language interpretation services for the public hearing.

Published: December 13, 2022 | The Daily Sentinel
 Posted by: December 13, 2022, 4:00 PM Eastern

 **Town of Marana** 
 Community & Neighborhood Services Director Lisa Snafar • 13 Dec

Public Hearing for Citizen Participation Plan (HUD/CDBG). The Town of Marana will be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) starting in 2023. As a requirement for receiving this funding, the Town of Marana is conducting a Five-Year Consolidated Plan for 2023-2027. As part of this process, the Town of Marana must develop a Citizen Participation Plan outlining the community engagement process involved in completing the Five-Year Consolidated Plan. The Town of Marana is seeking your input on the Citizen Participation Plan. A virtual public hearing will be held via Zoom on December 28th at 6:00pm. The Town will be accepting public comment through December 29th at 5:00pm. Please visit <https://www.maranaaz.gov/community-and-neighborhood-services> for more information and to view the Citizen Participation Plan draft.

Please contact the Community and Neighborhood Services Department at (520) 382-1926 or cbyler@maranaAZ.gov if you need accommodations for physical mobility, sensory impairment or language needs to participate in the meeting. Notification 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

Comuníquese con el Departamento de Servicios Comunitarios y Vecinales al (520) 382-1926 o cbyler@maranaAZ.gov si necesita adaptaciones para la movilidad física, discapacidad sensorial o necesidades lingüísticas para participar en la reunión. Una notificación 72 horas antes de la reunión permitirá al Pueblo hacer arreglos razonables para garantizar la accesibilidad a la reunión.

 **Community & Neighborhood Services — Town of Marana**
maranaaz.gov

 1 · 1,596 Impressions

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Appendix B

Citizen Participation Plan Town Council Public Hearing Notice



**FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027
CITIZEN PARTICIPATION PLAN
PUBLIC HEARING NOTICE**

The Town of Marana will be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) starting in 2023. As a requirement for receiving this funding, the Town of Marana is conducting a Five-Year Consolidated Plan for 2023-2027. As part of this process, the Town of Marana must develop a Citizen Participation Plan outlining the community engagement process involved in completing the Five-Year Consolidated Plan. The Town Council will hold a public hearing on January 17, 2023 at or after 6:00 p.m. at the Marana Municipal Complex located at 11555 W. Civic Center Drive, Marana, Arizona, to consider adopting the Citizen Participation Plan. Please visit <https://www.maranaaz.gov/community-and-neighborhood-services> for more information and to view the Citizen Participation Plan draft.

Please contact the Community and Neighborhood Services Department at (520) 382-1926 or cbyler@maranaAZ.gov if you need accommodations for physical mobility, sensory impairment or language needs to participate in the meeting. Notification 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

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Published: December 28, 2022_The Daily Territorial

Posted by: December 28, 2022_various locations

MARANA
 DEVELOPMENT
 DIVISION
 1000 N. GARDEN DRIVE, MARANA, AZ 85653
 (520) 835-1000

FOR MORE INFORMATION
 VISIT US AT
 WWW.MARAZAZGOV.GOV

FOR MORE INFORMATION
 VISIT US AT
 WWW.MARAZAZGOV.GOV

FOR MORE INFORMATION
 VISIT US AT
 WWW.MARAZAZGOV.GOV


MARANA AZ

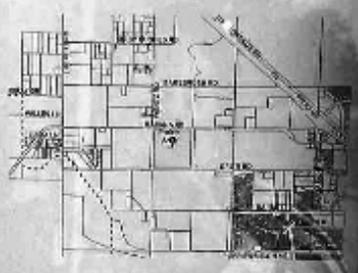
**NOTICE OF PUBLIC HEARING
 ZONING**

The Marana City Council will hold a public hearing on January 27, 2021, for the following item in the Council Chamber, 1000 North Garden Drive, Marana, AZ 85653.

An application submitted by [Name] of [Address] for a [Zoning Change] is being heard. The applicant is requesting a [Zoning Change] from [Current Zoning] to [Proposed Zoning] for the property located at [Address].

Any person who wishes to be heard by the City Council should contact the Development Services Department, Room 200, 1000 North Garden Drive, Marana, AZ 85653, by January 20, 2021.

DATE: January 27, 2021
TIME: 6:00 PM
LOCATION: Council Chamber, 1000 North Garden Drive




MARANA AZ

**FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027
 CITIZEN PARTICIPATION PLAN
 PUBLIC HEARING NOTICE**

The Town of Marana is currently working on the Five-Year Consolidated Plan for 2023-2027. The plan will address the town's long-term vision, including land use, transportation, and community development. The public hearing is an opportunity for citizens to provide input on the plan.

The public hearing will be held on [Date] at [Time] in the Council Chamber. Citizens are encouraged to attend and provide their input on the plan.

For more information, please contact the Development Services Department at [Phone Number].

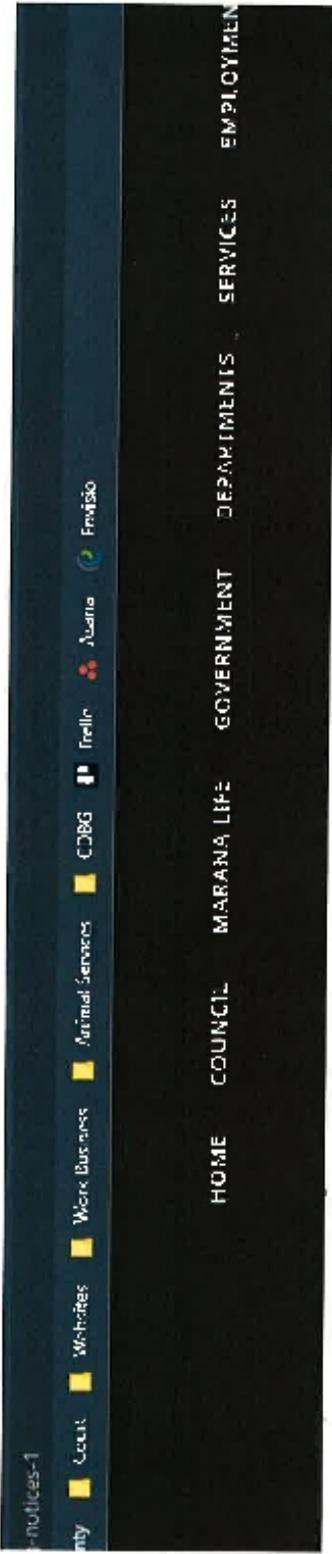

MARANA AZ

**FIVE-YEAR CONSOLIDATED
 CITIZEN PARTICIPATION
 PUBLIC HEARING**

The Town of Marana is currently working on the Five-Year Consolidated Plan for 2023-2027. The plan will address the town's long-term vision, including land use, transportation, and community development. The public hearing is an opportunity for citizens to provide input on the plan.

The public hearing will be held on [Date] at [Time] in the Council Chamber. Citizens are encouraged to attend and provide their input on the plan.

For more information, please contact the Development Services Department at [Phone Number].



PUBLIC HEARING NOTICE FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027 CITIZEN PARTICIPATION PLAN

The Town of Marana will be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) starting in 2023. As a requirement for receiving this funding, the Town of Marana is conducting a Five-Year Consolidated Plan for 2023-2027. As part of this process, the Town of Marana must develop a Citizen Participation Plan outlining the community engagement process involved in completing the Five-Year Consolidated Plan. The Town Council will hold a public hearing on January 17, 2023 at 6:00 PM at the Marana Municipal Complex located at 11555 W. Coy, Center Drive, Marana, Arizona, to consider adopting the Citizen Participation Plan. Please visit <http://www.marana.gov> to view materials and neighborhood reviews for more information and to view the Citizen Participation Plan draft.

Please contact the Community and Neighborhood Services Dept. Town at (520) 762-1926 or communityandneighborhoodservices@townofmarana.gov for physical accessibility needs. Individuals with language needs to participate in the meeting, notification to hold is prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

Community and Neighborhood Services Dept. Town at (520) 762-1926 or communityandneighborhoodservices@townofmarana.gov for physical accessibility needs. Individuals with language needs to participate in the meeting, notification to hold is prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

Published: December 26, 2022, The Daily Terraviva

Posted on: February 25, 2022, Terraviva Incubators



Town of Marana ✓



Community & Neighborhood Services Director Lisa Shaler • 29 Dec

Town Council Public Hearing for Citizen Participation Plan (HUD/CDBG). The Town of Marana will be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) starting in 2023. As a requirement for receiving this funding, the Town of Marana is conducting a Five-Year Consolidated Plan for 2023- See more...



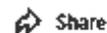
COMMUNITY DEVELOPMENT-CDBG Grant — Town of Marana

maranaaz.gov

Posted to **Subscribers of Town of Marana**



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Appendix C
Consolidated Plan Focus Groups





**TOWN OF MARANA
NOTICE OF FOCUS GROUPS FOR THE
2023 – 2027 CONSOLIDATED PLAN
FUNDING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT (HUD)**

The Town of Marana is preparing its Consolidated Plan for 2023-2027. The Town invites you to attend any of four (4) focus groups to provide input and discuss the short- and long-term needs of the community. These discussions will guide the Town in determining its goals and priorities in allocating federal Community Development Block Grant (CDBG) funds, in addition to other local funds.

DATE: January 30, 2023
TIME: 5:30 pm
LOCATION: The Highlands at Dove Mountain- Bal. Room
4919 W Heritage Club Blvd, Marana, AZ 85658

DATE: January 31, 2023
TIME: 5:30 pm
LOCATION: Town of Marana Police Department Community Room
11555 W Civic Center Dr, Marana, AZ 85653

DATE: February 1, 2023
TIME: 11:30 am
ZOOM: Meeting ID: 937 9518 2402 Passcode: 948929
<https://zoom.us/j/93795182402?pwd=NWVyMGVlSi9vODgvRWNUNmwwSVc7Zz09&from=addon>

DATE: February 2, 2023
TIME: 5:30 pm
ZOOM: Meeting ID: 973 1570 5874 Passcode: 618356
<https://zoom.us/j/97315705874?pwd=V2tEREExS0StTTVlFSEdwdW00UTA2QT09&from=addon>

If you are unable to attend any of the above meetings and would still like to provide input, please complete a short survey on housing and service-related needs in Marana. The survey can be found at the following link:
<https://www.surveymonkey.com/r/maranaconsplan>.

It is the intention of the Town to comply with the Americans with Disabilities Act (ADA) in all respects. Please contact the Community and Neighborhood Services Department at (520) 382-1926 or cblyler@maranaAZ.gov if you need accommodations for physical mobility, sensory impairment or language needs to participate in the meeting. Notification 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

Comuníquese con el Departamento de Servicios Comunitarios y Vecinales al (520) 382-1926 o cblyler@maranaAZ.gov si necesita adaptaciones para la movilidad física, discapacidad sensorial o necesidades lingüísticas para participar en la reunión. Una notificación 72 horas antes de la reunión permitirá al Pueblo hacer arreglos razonables para garantizar la accesibilidad a la reunión.

For more information, please email cblyler@maranaAZ.gov.

Town of Marana - Government

1000 S. GILCHRIST WAY
MARANA, AZ 85648

Phone: (520) 382-1000

Email: communications@maranaaz.gov

Website: maranaaz.gov

Open Now

Rating: 4.2 (103 Reviews)

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Write a comment

Town of Marana - Government

HAPPENING TONIGHT! Come to the Marana Police Department's Community room and give your input on the short and long-term needs of this community and future funds allocated by the Federal Community Development Block Grant in addition to other local funds.

HUD Funding CDBG Focus Group
11555 W. Civic Center Dr. Marana, AZ 85648-1007, United States
Lisa Wisk interested

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Town of Marana - Government

Intro

We are a growing, forward-thinking community of more than 47,000 in Southern AZ
maranaaz.gov/newgroup

Page - Government organization

TOWN OF MARANA is not available for this page

Marana, AZ, United States, Arizona

(520) 382-1599

communications@maranaaz.gov

maranaaz.gov

Open now

Rating - 4.2 (108 Reviews)

Town of Marana - Government

FOCUS GROUP: You are invited to give your input and discuss the short and long-term needs of our community at this first of four Housing and Urban Development (HUD) focus group meetings. The discussion will guide the Town in determining its goals and priorities in allocating federal Community Development Block Grant (CDBG) funds in addition to other local funds

When: Monday, January 30, 2023 at 9:30 a.m.

Where: The Highlands at Dove Mountain Ballroom located at 4849 W Heritage Club Sculevard, Marana, AZ 85658



MARANA.AZ.GOV

HUD Funding CDBG Focus Group — Town of Marana

The Town of Marana is preparing its Consolidated Plan for 2023-2027. The Town invites you to ...

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Town of Marana - Government

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THU, FEB 2

Virtual HUD Funding CDBG Focus Group

Event by Town of Marana · Government



THU, FEB 2

Virtual HUD Funding CDBG Focus Group

Event by Town of Marana · Government



TUE, JAN 31

HUD Funding CDBG Focus Group

11555 W Civic Center Dr Marana, AZ 85653-7001, United States · Marana...



MON, JAN 30

HUD Funding CDBG Focus Group

4949 W Heritage Club Blvd, Marana AZ 85658-40 States · Marana...



Town of Marana ✓

Community & Neighborhood Services Director Lisa Shafer • 27 Jan



The Town of Marana is preparing its Consolidated Plan for 2023-2027. The Town invites you to attend any of four (4) focus groups to provide input and discuss the short- and long-term needs of the community. These discussions will guide the Town in determining its goals and priorities in allocating federal Community Development



Monday, January 30 5:30 PM

HUD Funding CDBG Focus Group

4949 West Heritage Club Boulevard, Marana, AZ

Interested 2 going

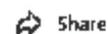


COMMUNITY DEVELOPMENT-CDBG Grant — Town of Marana

maranaaz.gov

Posted to **Subscribers of Town of Marana**

1,272 impressions



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Town of Marana ✓

Community & Neighborhood Services Director Lisa Shafer • 27 Jan



The Town of Marana is preparing its Consolidated Plan for 2023-2027. The Town invites you to attend any of four (4) focus groups to provide input and discuss the short- and long-term needs of the community. These discussions will guide the Town in determining its goals and priorities in allocating federal Community Development. See more...



Tuesday, January 31 5:30 PM

HUD Funding CDBG Focus Group

11555 West Civic Center Drive, Marana, AZ

4 interested / 1 going



COMMUNITY DEVELOPMENT-CDBG Grant — Town of Marana
maranaaz.gov

Posted to Subscribers of Town of Marana



2 / 1,502 impressions



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Town of Marana ✓



Community & Neighborhood Services Director Lisa Stafer • 27 Jun

The Town of Marana is preparing its Consolidated Plan for 2023-2027. The Town invites you to attend any of four (4) focus groups to provide input and discuss the short- and long-term needs of the community. These discussions will guide the Town in determining its goals and priorities in allocating federal Community Development. See more



📅 Thursday, February 02 ⌚ 11:00 AM

HUD Funding CDBG Focus Group (Virtual AM)

📺 Online event

0 interested in going



COMMUNITY DEVELOPMENT-CDBG Grant — Town of Marana

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Posted to **Subscribers of Town of Marana**

1,503 impressions

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Town of Marana ✓

Community & Neighborhood Services Director Lisa Shafer • 17 Jan



The Town of Marana is preparing its Consolidated Plan for 2023-2027. The Town invites you to attend any of four (4) focus groups to provide input and discuss the short- and long-term needs of the community. These discussions will guide the Town in determining its goals and priorities in allocating federal Community Development

[See more...](#)



📅 Thursday, February 02 🕒 5:30 PM

HUD Funding CDBG Focus Group (Virtual PM)

📍 Online event

👤 Interested: 1 going



COMMUNITY DEVELOPMENT-CDBG Grant — Town of Marana

maranaaz.gov

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2

1,574 impressions



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Lisa Shafer

Appendix D
Article from Marana News

<https://www.townofmarana.com/News/Articles/4d4bc8fc-9aac-11ed-99e2-cb7440aa2e2f.html>

Marana Manager's Message: Town needs your help to strengthen community

By Lisa Shaler, Community & Neighborhood Services Director
Feb 15, 2023



Lisa Shaler, Community and Neighborhood Services director, is seeking community feedback to identify and understand the housing needs of the town of Marana. (Submitted)

Town of Marana officially crossed the 50,000-population threshold in the 2020 United States census, which is an exciting milestone. We are now designated as an entitlement community and can receive Community Development Block Grant (CDBG) funding directly from the U.S. Department of Housing and Urban Development.

What does this mean?

CDBG funds support a variety of services and programs that largely benefit low- to moderate-income persons, aid in the prevention or elimination of slums or blights, or meet an urgent community development need. This can include the buying of real property, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, and funding certain public services.

The goal of the CDBG program is to build stronger and more resilient communities, which is ideal for a growing town like ours.

Town of Marana has used CDBG funds in the past for owner-occupied housing rehabilitation, emergency home repair, and Colonia neighborhood clean-up. Prior to reaching the 50,000-population mark, the town of Marana received funding as a sub-recipient through Pima County. Now, as an entitlement community, the town will receive more funding that will allow us to

<https://www.townofmarana.com/News/Articles/4c45acfb-9aac-11ed-99e2-cb7440aa2e2f.html>

1/7

4/26/23, 1:27 PM

Marana Manager's Message: Town needs your help to strengthen community | Marana News | localmedia.com

expand on activities we currently do, as well as provide new programs or projects that align with the needs of the community.

To receive these funds directly from HUD, the Town of Marana must develop a consolidated plan, which assesses our affordable housing and community development needs and market conditions to make data-driven, place-based investments. This plan is then reviewed and resubmitted every five years. We must also submit an annual action plan that lays out how the town will spend the funds they receive each year.

We can't make this plan without you.

With your input, town staff hopes to identify and understand Marana's housing and other related community needs, determine the services, including housing, and service levels required to meet those needs, identify barriers and challenges people face, and learn how to best deploy federal, state, and local resources to address those needs.

The draft consolidated plan will be written based on feedback received from the community. In approximately mid-March, the draft plan will be posted for a 30-day public comment period. Multiple public hearings will be held to obtain comment from the community on the draft plan. The goal is to take the five-year consolidated plan to town council for adoption in early May.

To learn more and participate in the community feedback, please visit <https://bit.ly/MaranaCDRC>. From there, you can review the citizen participation plan and fill out the survey.

https://www.localmedia.com/systems/article_4c95a6f0-8ee0-11ec-abe2-cb7440c02e2f.html

2/3

Appendix E
Consolidated Plan Community Survey



The Town of Marana is conducting a Five-Year HUD Consolidated Plan and Affirmatively Furthering Fair Housing Report.

Please take the short survey by Monday, February 20, 2023, to help us understand the housing and service-related needs in the town.

Respondents will be entered for a chance to win a \$50 gift card.

To learn more about Marana's Community Development Block Grant (CDBG) program, visit: <https://www.maranaaz.gov/community-development/cdbg-grant>



<https://www.surveymonkey.com/fr/maranaconsplan>



Town of Marana - Government

February 8 · 🌐



PUBLIC INPUT WANTED: We want to hear from you on housing and service-related needs in the Town of Marana. Please fill out this short survey by February 20th. (If you respond to the survey you will be entered for a chance to win a \$50 gift card.)

Fill out the survey here: <https://www.surveymonkey.com/r/maranaconsplan>



The Town of Marana is conducting a Five-Year HUD Consolidated Plan and Affirmatively Furthering Fair Housing Report.

Please take the short survey by Monday, February 20, 2023, to help us understand the housing and service-related needs in the town.

Respondents will be entered for a chance to win a \$50 gift card.

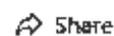
To learn more about Marana's Community Development Block Grant (CDBG) program, visit: <https://www.maranaaz.gov/community-development/cdbg-grant>



<https://www.surveymonkey.com/r/maranaconsplan>

Lisa Segars Shafer and 3 others

1 comment · 20 shares





Town of Marana ✓

Community & Neighborhood Services Director Lisa Shafer • 20 Jan



The Town of Marana is conducting a **Five-Year HUD Consolidated Plan and Affirmatively Furthering Fair Housing Report**.

Please take the short survey by Monday, February 28, 2021, to help us understand the housing and service-related needs in the town.

Respondents will be entered for a chance to win a \$50 gift card.

To learn more about Marana's **Community Development Block Grant (CDBG)** program, visit: <https://www.maranaaz.gov/commdevelopment/cdbg-grant>



<https://www.surveymonkey.com/r/maranaconsplan>

Public Participation-CDBG Survey & Focus Groups. Beginning this fall, the Town of Marana will be a participating jurisdiction in the Community Development Block Grant. See more...

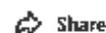


COMMUNITY DEVELOPMENT-CDBG Grant — Town of Marana
maranaaz.gov

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Appendix =
Consolidated Plan Public Hearing Notice

**FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027
CITIZEN PARTICIPATION PLAN
PUBLIC HEARING NOTICE**

The Town of Marana will be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) starting in 2023. As a requirement for receiving this funding, the Town of Marana has drafted a Five-Year Consolidated Plan for 2023-2027, an Annual Action Plan for program year 2023 and an Assessment to Fair Housing. The Town will hold an in-person public hearing on March 23, 2023 at 5:30 p.m. at the Police Department Community Room located at 11555 W. Civic Center Drive, Marana Arizona and a virtual public hearing on March 28, 2023 at 10 a.m. via Zoom at <https://zoom.us/j/98026840362?pwd=M25wQUt3ZE5zaFRlNFpMVk9BOK2FhQT09&from=addon>. Meeting ID: 980 2684 0362 Passcode: 923598. The combined draft 2023-2027 Consolidated Plan, 2023 Action Plan and Assessment to Fair Housing document will be available for public review and comment March 21, 2023 –April 21, 2023 at 5:00 p.m. Comments may be submitted to: cbyler@maranaaz.gov or Town of Marana, Community and Neighborhood Services, Attn: Christine Byler, 11555 W. Civic Center Drive, Marana Arizona 85653 or online at <https://www.maranaaz.gov/community-developmentcdbg-grant>.

Please visit <https://www.maranaaz.gov/community-developmentcdbg-grant> for more information and to view the 2023-2027 Five-Year Consolidated Plan, 2023 Annual Action Plan and Assessment to Fair Housing.

Please contact the Community and Neighborhood Services Department at (520) 382-1926 or cbyler@maranaAZ.gov if you need accommodations for physical mobility, sensory impairment or language needs to participate in the meeting. Notification 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

Comuníquese con el Departamento de Servicios Comunitarios y Vecinales al (520) 382 1926 o cbyler@maranaAZ.gov si necesita adaptaciones para la movilidad física, discapacidad sensorial o necesidades lingüísticas para participar en la reunión. Una notificación 72 horas antes de la reunión permitirá al Pueblo hacer arreglos razonables para garantizar la accesibilidad a la reunión.

Published: March 8, 2023

Posted by: March 8, 2023 various locations

PUBLIC HEARING NOTICE - FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027 CITIZEN PARTICIPATION PLAN

The Town of Marana will be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) starting in 2023. As a requirement for receiving this funding, the Town of Marana has created a Five-Year Consolidated Plan for 2023-2027. An Annual Action Plan for Program Year 2023-2024 will be an Assessment to Fair Housing.

The Town will hold a 7-session public hearing on March 21, 2023 at 5:30 a.m. at the Police Department Community Room located at 11555 W. Civic Center Drive, Marana, Arizona and a virtual public hearing on July 26, 2023 at 11 a.m. via Zoom at <https://www.maranaaz.gov/zoom>.

The consolidated 2023-2027 Consolidated Plan 2023 Action Plan and Assessment to Fair Housing 2023 will be available for public review and comment March 21, 2023 - April 27, 2023 at 5:00 p.m. Comments may be submitted to development@maranaaz.gov, Community and Neighborhood Services, Attn: Charles Byler, 11555 W. Civic Center Drive, Marana, AZ 85653 or online at <https://www.maranaaz.gov/community> 05/5/2023 09:59:11

Please visit <https://www.maranaaz.gov/community/development> for more information and to view the 2023-2027 Five-Year Consolidated Plan, 2023 Annual Action Plan, and Assessment to Fair Housing.

Please contact the Community and Neighborhood Services Department at (520) 382-1226 or charles@maranaaz.gov if you need accommodations for physical mobility, sensory impairment or language needs to participate in the meeting. A virtual 24-hour chat to the meeting will enable the Town to make available arrangements to virtual accessibility to the meeting.

Comuníquese con el Departamento de Servicios Comunitarios y Vecinales al (520) 382-1226 o charles@maranaaz.gov si necesita adaptaciones para la movilidad, discapacidad sensorial o necesidades lingüísticas para participar en la reunión. Una verificación 24 horas antes de la reunión permitirá al pueblo hacer arreglos accesibles para acceder a la reunión.

Published: March 8, 2023

Posted by: March 8, 2023 - various locations



Town of Marana ✓

Community & Neighborhood Services Director Lisa Shafer • 22 Mar



The Town's draft CDBG Five-Year Consolidated Plan and first year Annual Action Plan have been completed and are ready for your review and comment.

We will also be holding two public meetings to discuss the plans and take all public comments and concerns.

In person, Thursday March 23rd at 5:30pm Police Community Room, 11555 W. Civic Center Drive

Virtually, Tuesday March 28th at 10:00am via Zoom. Please see website for zoom link or contact Christine at 520-382-1926

You can view the draft document and public meeting notices at <https://www.maranaaz.gov/community-development/cdbg-grant>
We look forward to receiving your comments.



COMMUNITY DEVELOPMENT-CDBG Grant — Town of Marana
maranaaz.gov

Posted to Subscribers of Town of Marana



1 · 1,114 impressions



Add a comment...



Town of Marana - Government

March 22 at 4:18 PM

...

FEEDBACK WANTED: The Town of Marana's draft CDBG Five-Year Consolidated Plan and first year Annual Action Plan have been completed and are ready for you to review. We will also be holding two public meetings to discuss the plans. The first is happening tomorrow, March 23rd at 5:30 p.m. at the Marana Police Community Room located at 11555 W. Civic Center Drive. You can view the draft document and public meeting notices here:



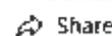
MARANA.AZ.GOV

COMMUNITY DEVELOPMENT-CDBG Grant — Town of Marana

Beginning October 2023, the Town of Marana will be a participating jurisdiction in the Commu...

Lisa Segars Shafer and 2 others

1 comment 4 shares



RV
3/7/2023 4:18 PM
Remoready

**FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027
CITIZEN PARTICIPATION PLAN
PUBLIC HEARING NOTICE**

The Town of Marana will be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) starting in 2023. As a requirement for receiving this funding, the Town of Marana has crafted a Five-Year Consolidated Plan for 2023-2027, an Annual Action Plan for program year 2023 and an Assessment to Fair Housing. The Town will hold an in-person public hearing on March 23, 2023 at 5:30 p.m. at the Police Department Community Room located at 11555 W. Civic Center Drive, Marana Arizona and a virtual public hearing on March 28, 2023 at 10 a.m. via Zoom at <https://zoom.us/j/98026840362?pwd=M25wQUI3ZESzaFRlNF8nMlVROk2FhQT09&from=addon>. Meeting ID: 980 2684 0362 Passcode: 973598. The combined draft 2023-2027 Consolidated Plan, 2023 Action Plan and Assessment to Fair Housing document will be available for public review and comment March 21, 2023 – April 21, 2023 at 5:00 p.m. Comments may be submitted to: cbyler@maranaaz.gov or Town of Marana, Community and Neighborhood Services, Attn: Christine Byler, 11555 W. Civic Center Drive, Marana Arizona 85653 or online at <https://www.maranaaz.gov/community-developmentcdbg-grant>.

Please visit <https://www.maranaaz.gov/community-developmentcdbg-grant> for more information and to view the 2023-2027 Five-Year Consolidated Plan, 2023 Annual Action Plan and Assessment to Fair Housing.

Please contact the Community and Neighborhood Services Department at (520) 382-1926 or cbyler@maranaAZ.gov if you need accommodations for physical mobility, sensory impairment or language needs to participate in the meeting. Notification 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

Comuníquese con el Departamento de Servicios Comunitarios y Vecinales a (520) 382 1926 o cbyler@maranaAZ.gov si necesita adaptaciones para la movilidad física, discapacidad sensorial o necesidades lingüísticas para participar en la reunión. Una notificación 72 horas antes de la reunión permitirá al Pueblo hacer arreglos razonables para garantizar la accesibilidad a la reunión.

Published: March 8, 2023

Posted by: March 8, 2023 – various locations

POSTED

MAR 07 2023

RV

Town of Marana
Clerk's Office



**CERTIFICATE OF POSTING
PUBLIC NOTICE**

I, David L. Udall, the duly appointed Municipal Clerk of the Town of Marana, Arizona, or my representative, hereby acknowledge that the above-referenced Public Notice was published/posted as required by Revised Statutes § 9-812 and § 9-813.

The Five Year Consolidated Plan for 2023-2027 Citizen Participation Plan Public Hearing Notice posted for Public Notice at the Marana Municipal Complex and Marana Operations Center. Publication of the notice also occurred in the Daily Territorial Newspaper on March 8, 2023 as required by Arizona Revised Statute § 39-204.

Posting occurred for 30 days beginning on March 7, 2023.

Marana Municipal Complex, 11555 W. Civic Center Drive, Marana 85633
Marana Operations Center, 5100 W. Ina Road, Tucson 85743
Official Town of Marana website: www.maranaAZ.gov




Clerk/Representative

Monday, May 01, 2023

Appendix G
Consolidated Plan Town Council Public Hearing Notice



FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027 CITIZEN PARTICIPATION PLAN PUBLIC HEARING NOTICE

The Town of Marana anticipates receiving \$208,691 in federal funding from the U.S. Department of Housing and Urban Development (HUD) for Federal Fiscal Year 2023-2024. As a requirement for receiving this funding, the Town of Marana has drafted a Five Year Consolidated Plan for 2023-2027, an Annual Action Plan for program year 2023 and an Assessment to Fair Housing. The Town Council will hold a public hearing on May 2, 2023 at or after 6:00 p.m. at the Marana Municipal Complex located at 11555 W. Civic Center Drive, Marana, Arizona, to consider adopting the Five Year Consolidated Plan for 2023-2027, Annual Action Plan for program year 2023 and the Assessment to Fair Housing.

The combined draft 2023-2027 Consolidated Plan, 2023 Action Plan and Assessment to Fair Housing document will be available for public review and comment March 21, 2023 - April 21, 2023 at 5:00 p.m. Comments may be submitted to: cbyler@maranaaz.gov or Town of Marana, Community and Neighborhood Services, Attn: Christine Byler, 11555 W. Civic Center Drive, Marana Arizona 85653 or online at <https://www.maranaaz.gov/community-development/cdbg-grant>

Please contact the Community and Neighborhood Services Department at (520) 382-1926 or cbyler@maranaAZ.gov if you need accommodations for physical mobility, sensory impairment or language needs to participate in the meeting. Notification 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

Comuníquese con el Departamento de Servicios Comunitarios y Vecinales al (520) 382-1926 o cbyler@maranaAZ.gov si necesita adaptaciones para la movilidad física, discapacidad sensorial o necesidades lingüísticas para participar en la reunión. Una notificación 72 horas antes de la reunión permitirá al Pueblo hacer arreglos razonables para garantizar la accesibilidad a la reunión.

Published: April 17, 2023 - The Daily Territorial
Posted by: April 17, 2023 - various locations

MARANA.AZ.GOV IS GETTING AN UPGRADE! CLICK TO LEARN MORE AND FILL OUT THE SURVEY

HOME COUNCIL MAYANA LIFE GOVERNMENT DEPARTMENTS SERVICES EMPLOYMENT

PUBLIC HEARING NOTICE FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027 CITIZEN PARTICIPATION PLAN

The Town of Marana is pleased to receive \$208,851 in federal funding from the U.S. Department of Housing and Urban Development (HUD) for Fiscal Year 2023-2024. This funding will be used to develop the Town of Marana's Consolidated Plan for 2023-2027. The Annual Action Plan for Program Year 2023 and an Assessment to Fair Housing. The Town Council will hold a public hearing on May 2, 2023 at or after 4:00 p.m. at the Marana Municipal Complex located at 11555 N. Civic Center Drive, Marana, Arizona, to consider adopting the Five-year Consolidated Plan for 2023-2027 Annual Action Plan for program year 2023 and the Assessment to Fair Housing.

The combined draft 2023-2027 Consolidated Plan, 2023 Action Plan, and Assessment to Fair Housing document will be available for public review and comment March 21, 2023 to April 21, 2023 at 4:00 p.m. Comments will be submitted to: cityplanning@marana.gov or Town of Marana, Community and Neighborhood Services, Attn: Citywide Byler, 11555 N. Civic Center Drive, Marana, Arizona 85652 or online at <https://www.maranaaz.gov/cityplanning>.

Please contact the Community and Neighborhood Services Department at (520) 582-1476 or cityplanning@marana.gov if you need accommodations for physical mobility, sensory impairment or language needs to participate in the meeting. Notification 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure access ability to the meeting.

Community and Neighborhood Services Department will provide communication and services for individuals with disabilities. If you need accommodations for physical mobility, sensory impairment or language needs, please contact the services department at (520) 582-1476 or cityplanning@marana.gov if you need accommodations for physical mobility. Public hearing is accessible and guaranteed access to the meeting. The meeting is 72 hours prior to the meeting.

Published: Apr 17, 2023 - The Daily Sentinel

Posted by: April 17, 2023 - various locations

Citizen Participation Comments

The Town of Marana did not receive any public comments during the public hearings or the 30-day public comment period.

Grantee Unique Appendices

- Marana Resolution No. 2023-039
- Additional Text and Maps from All Consolidated Plan Sections
- Citizen Participation Plan
- Assessment of Fair Housing Report
- Community Survey Findings

MARANA RESOLUTION NO. 2023-039

RELATING TO COMMUNITY AND NEIGHBORHOOD SERVICES; APPROVING AND ADOPTING THE TOWN OF MARANA FIVE-YEAR CONSOLIDATED PLAN FOR 2023-2027, INCLUDING THE 2023 ANNUAL ACTION PLAN, AND THE TOWN OF MARANA ASSESSMENT TO FAIR HOUSING REPORT FOR THE TOWN OF MARANA COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, AND AUTHORIZING THE TOWN MANAGER TO TRANSMIT THESE PLANNING DOCUMENTS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS the Town of Marana recognizes the need to provide safe, affordable housing and neighborhood infrastructure for its citizens and has applied for Community Development Block Grant (CDBG) funding for these purposes; and

WHEREAS for many years, the Town has been a participating jurisdiction in the CDBG and HOME Program funding sponsored by Pima County; and

WHEREAS the 2020 census determined that the population of the Town of Marana is now over 50,000 residents, thereby qualifying the Town of Marana as a Metropolitan City to receive CDBG and HOME Program funding directly from the United States Department of Housing and Urban Development (HUD); and

WHEREAS in September 2022, the Town of Marana received notice from HUD that the Town now qualifies as a Metropolitan City and is eligible to receive CDBG funds directly from HUD; and

WHEREAS following the qualification as a Metropolitan City, Town staff developed a five-year consolidated plan, including a 2023 annual action plan, and the assessment to fair housing report in coordination with Crescendo Consulting Group, LLC; and

WHEREAS the Town Council finds that adoption of the five-year consolidated plan, including the 2023 annual action plan, and the assessment to fair housing report as set forth in this resolution is in the best interests of the Town and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. The Town of Marana Five-Year Consolidated Plan 2023-2027, including the 2023 Annual Action Plan, and the Town of Marana Assessment to Fair Housing

OC085163.DOCX /1

Resolution No. 2023-039

- 1 -

Report for the Town's Community Development Block Grant (CDBG) program, in substantially the form as attached to and incorporated by this reference in this resolution as Exhibits A and B respectively, are hereby approved, and the Town Manager is hereby authorized to transmit these planning documents to the United States Department of Housing and Urban Development (HUD) for and on behalf of the Town of Marana.

SECTION 2. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of this resolution, including providing any additional information required by HUD to implement the Town's CDBG program.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 2nd day of May 2023.



Mayor Ed Ionea

ATTEST:



David L. Udall, Town Clerk

APPROVED AS TO FORM:



Jane Fairall, Town Attorney



Appendix: Additional Text from the Consolidated Plan

The following section contains additional text, data, and maps that could not fit in their corresponding sections in IDIS.

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

Age Observation

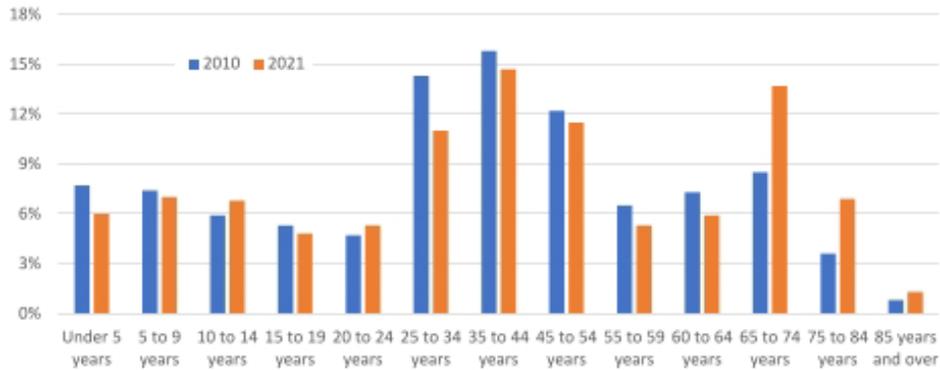
The following table shows the percentage of Marana residents by age range. Over the past 10 years, Marana’s population is trending older, with positive growth in some younger age brackets. The median age in 2010 was 37.9 and the median age in 2021 is more than three years older at 41.2. While the proportion of the town population under age 5 decreased by 22.1%, the proportions of residents ages 10 to 14 and 20 to 24 each increased over the same span. However, proportions of the population ages 25 to 64 years all decreased, a trend which could be concerning if these individuals are leaving the community for opportunities elsewhere and then not returning back to Marana. The largest increase in age groups is the 75 to 84 bracket, slightly older than the “retiree” age group (65 to 74), which also increased substantially. Areas like Marana in Arizona are a draw for many older adults looking to escape harsh winters in the Northern United States. However, as adults age, they often have unique challenges and needs, especially concerning housing and health and social services.

Population by Age, 2010 - 2020

Age	2010	2021	% Change
Median age (years)	37.9	41.2	
Under 5 years	7.7%	6.0%	-22.1%
5 to 9 years	7.4%	7.0%	-5.4%
10 to 14 years	5.9%	6.8%	+15.2%
15 to 19 years	5.3%	4.8%	-9.4%
20 to 24 years	4.7%	5.3%	+12.7%
25 to 34 years	14.3%	11.0%	-23.0%
35 to 44 years	15.8%	14.7%	-6.9%
45 to 54 years	12.2%	11.5%	-5.7%
55 to 59 years	6.5%	5.3%	-18.4%
60 to 64 years	7.3%	5.9%	-19.1%
65 to 74 years	8.5%	13.7%	+61.1%
75 to 84 years	3.6%	6.9%	+91.6%
85 years and over	0.8%	1.3%	+62.5%

Source: 2010 5-Year Estimates, American Community Survey (Base Year), 2021 5-Year Estimates, American Community Survey (Most Recent Year)

Population by Age, 2010 – 2021



Source: 2010 5-Year Estimates, American Community Survey (Base Year), 2021 5-Year Estimates, American Community Survey (Most Recent Year)

Race and Ethnicity Observations

Three in four Marana residents identify their race as White, and a similar proportion identify by ethnicity as Not Hispanic or Latino. Racially, nearly one in four town residents identify as non-White. Marana is home to more than 600 individuals who identify as American Indian and Alaska Native. It is important to note that the U.S. Census Bureau has reported that Black, Hispanic or Latino, and Native Americans were undercounted in the 2020 Census due to disruptions of the emerging COVID-19 pandemic and disruptions from the administration at the time.¹

Population by Race, 2021

Race	Pima County		Marana	
	Total Population	% by Race	Total Population	% by Race
White	720,319	69.6%	38,312	75.4%
Black or African American	35,638	3.4%	1,610	3.2%
American Indian and Alaska Native	37,296	3.6%	629	1.2%
Asian	29,420	2.8%	1,875	3.7%

¹ U.S. Census Bureau. "Census Bureau Releases Estimates of Undercount and Overcount in the 2020 Census" (March 10, 2022).

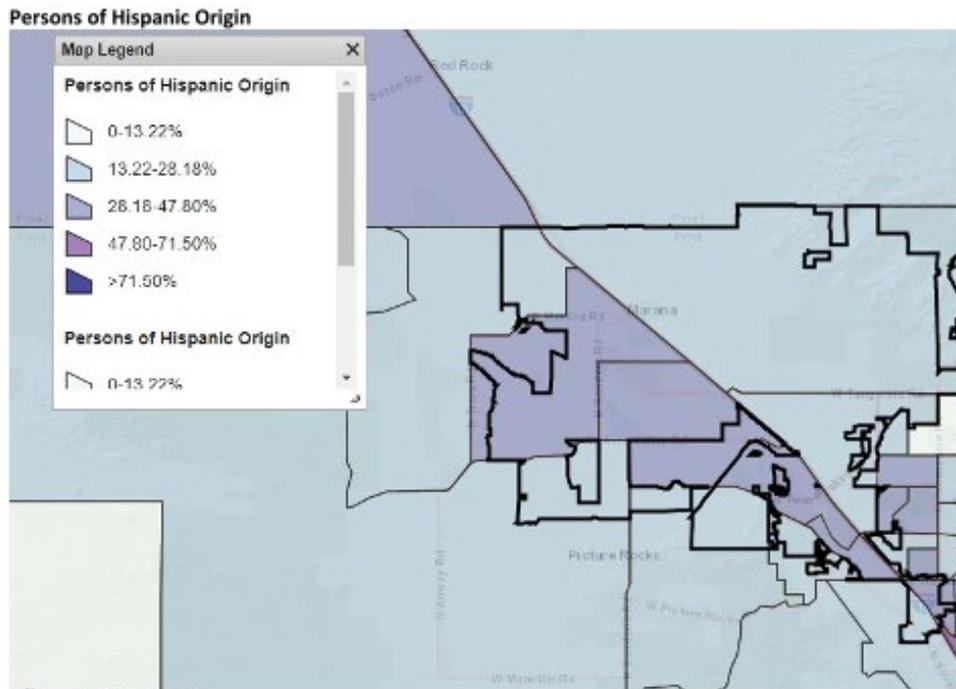
Native Hawaiian and Other Pacific Islander alone	1,549	0.1%	154	0.3%
Some other race alone	94,938	9.2%	2,181	4.3%
Two or more races	115,903	11.2%	6,073	11.9%
Total	1,035,063	100%	50,834	100%

Source: 2021 5-Year Estimates, American Community Survey

Population by Ethnicity, 2021

Race	Pima County		Marana	
	Total Population	% by Race	Total Population	% by Race
Hispanic or Latino	393,359	38.0%	14,022	27.6%
Not Hispanic or Latino	641,704	62.0%	36,812	72.4%
Total	1,035,063	100%	50,834	100%

Source: 2021 5-Year Estimates, American Community Survey



Source: HUD CPD Maps

The above HUD CPD map shows higher concentrations of Hispanic persons along the I-10 corridor and towards the City of Tucson to the Southeast.

Income and Poverty Observations

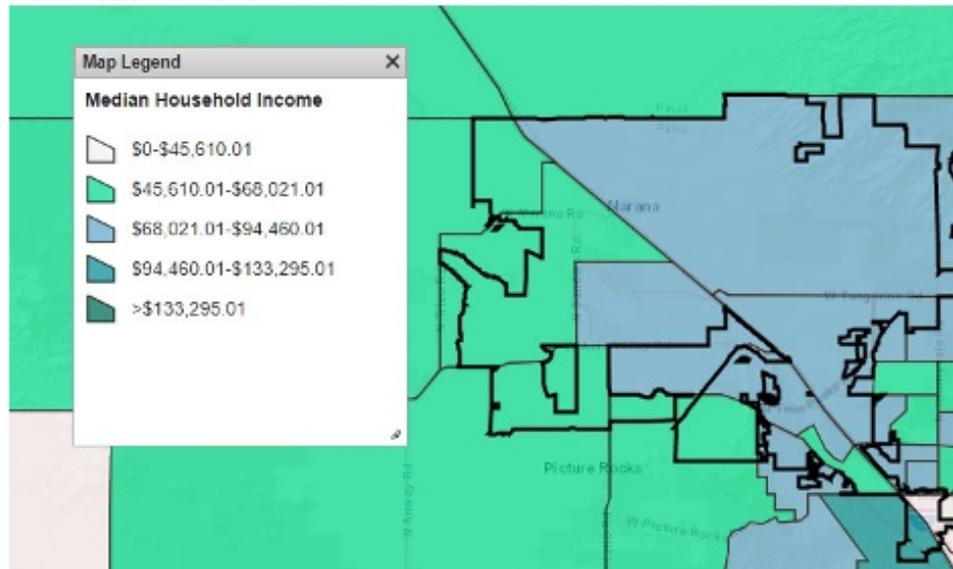
The median household income in Marana is \$94,983, with a substantial median income difference between renters (\$66,809) and owners (\$99,034). This large income disparity between renters and owners highlights the challenge many current renters face as they navigate requirements to find affordable rental units and/or become homeowners themselves.

Households by Tenure and Income, Marana, 2021

	Owner Households	Renter Households	Total Households
Less than \$5,000	1.0%	2.7%	1.3%
\$5,000 to \$9,999	0.8%	2.3%	1.0%
\$10,000 to \$14,999	1.7%	0.5%	1.5%
\$15,000 to \$19,999	1.7%	0.6%	1.5%
\$20,000 to \$24,999	1.4%	5.5%	2.1%
\$25,000 to \$34,999	4.2%	10.7%	5.3%
\$35,000 to \$49,999	6.8%	11.0%	7.5%
\$50,000 to \$74,999	17.0%	19.1%	17.3%
\$75,000 to \$99,999	16.5%	18.0%	16.7%
\$100,000 to \$149,999	26.0%	23.5%	25.6%
\$150,000 or more	22.9%	6.0%	20.0%
Median household income	\$99,034	\$66,809	\$94,983

Source: 2021 5-Year Estimates, American Community Survey

Median household income



Source: HUD CPD Maps

Lower median income households are concentrated on the West side of the I-10 corridor, including North Marana, as well as Southeast towards the City of Tucson.

Of Marana’s total population, 5.6% of individuals live below 100% federal poverty level. There are clear racial and ethnic disparities of wealth in Marana. Approximately one in five of those identifying as Black or African American, and one in ten of those identifying as American Indian and Alaska Native, live below the poverty level. Those identifying as Hispanic or Latino are slightly more likely than those who identify as White alone (not Hispanic or Latino) to live below poverty level.

Fewer than one in eleven children under the age of 5 live below federal poverty level, and this proportion decreases in older age group brackets. Fewer than one in 20 adults age 65 or older live in poverty. Females are more likely to live in poverty than males.

Poverty in Marana, 2021

Measure	% of Population
RACE AND HISPANIC OR LATINO ORIGIN	
White alone	5.2%
Black or African American alone	21.4%
American Indian and Alaska Native alone	11.3%
Asian alone	3.1%
Native Hawaiian and Other Pacific Islander alone	0.0%
Some other race alone	9.9%
Two or more races	3.4%
Hispanic or Latino origin (of any race)	5.8%
White alone, not Hispanic or Latino	5.0%
AGE	
Under 5 years	8.6%
5 to 17 years	5.1%
18 to 64 years	6.0%
65 years and over	4.3%
SEX	
Male	4.3%
Female	6.9%

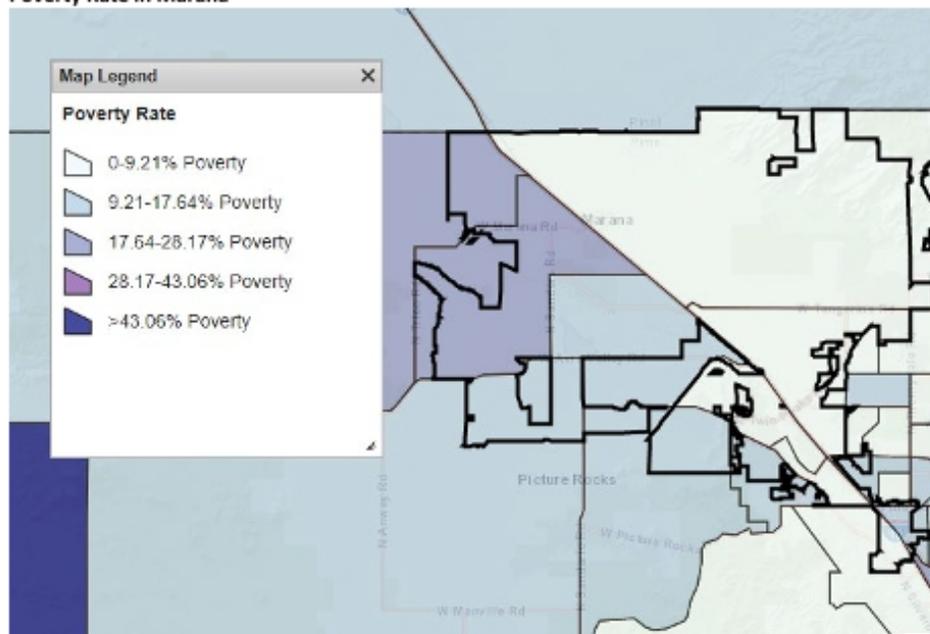
Source: 2021 5-Year Estimates, American Community Survey

Poverty Level in Marana, 2021

Poverty Level	% of Population
50 percent of poverty level	3.1%
100 percent of poverty level	5.6%
125 percent of poverty level	8.0%
150 percent of poverty level	9.3%
185 percent of poverty level	13.3%
200 percent of poverty level	15.0%
300 percent of poverty level	ND
400 percent of poverty level	ND
500 percent of poverty level	ND

The above table shows the cumulative percentage of the population that lives at various poverty levels. Low- and moderate-income households typically fall under the 150% of the federal poverty level depending on family size.

Poverty Rate in Marana

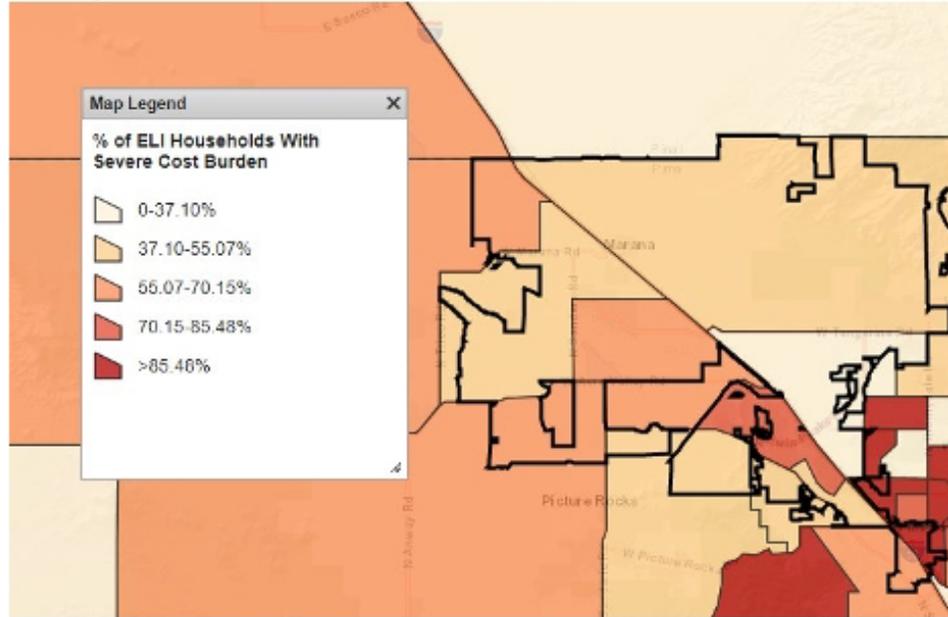


Source: HUD CPD

Census tracts with the highest percentage of residents living below the federal poverty level overlap with several of the areas with higher concentrations of Hispanic residents, highlighting the racial and

ethnic disparities within the town. Communities with high concentration of poverty tend to be in older colonia neighborhoods in the town.

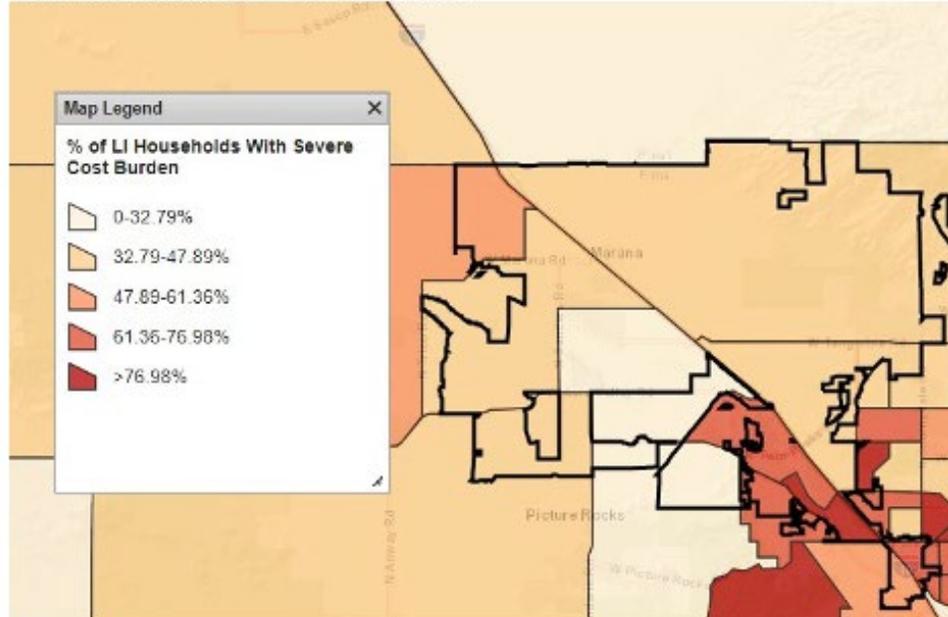
Extremely Low-Income Households with Severe Cost Burden



Source: HUD CPD Maps

The areas of highest concentration of extremely low-income (ELI) households with severe cost burden in the map above are mostly areas of the City of Tucson or unincorporated Pima County adjacent to Marana to the Southeast. Within the Town of Marana, the Continental Ranch area has some of the highest concentration of ELI households with severe cost burden.

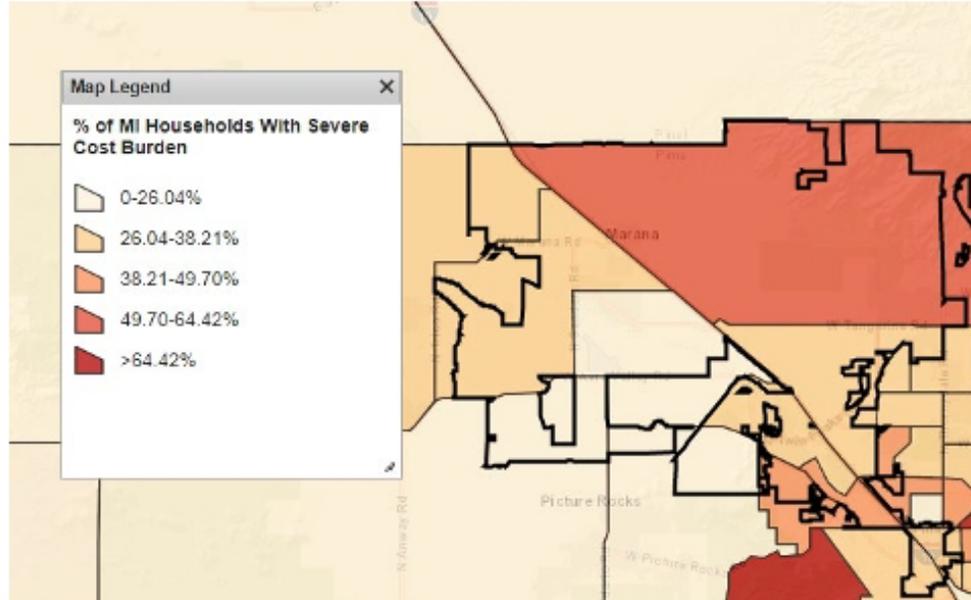
Low-Income Households with Severe Cost Burden



Source: HUD CPD Maps

As income increases slightly, the percentage of severe cost burden households decreases in many census tracts in the Town of Marana.

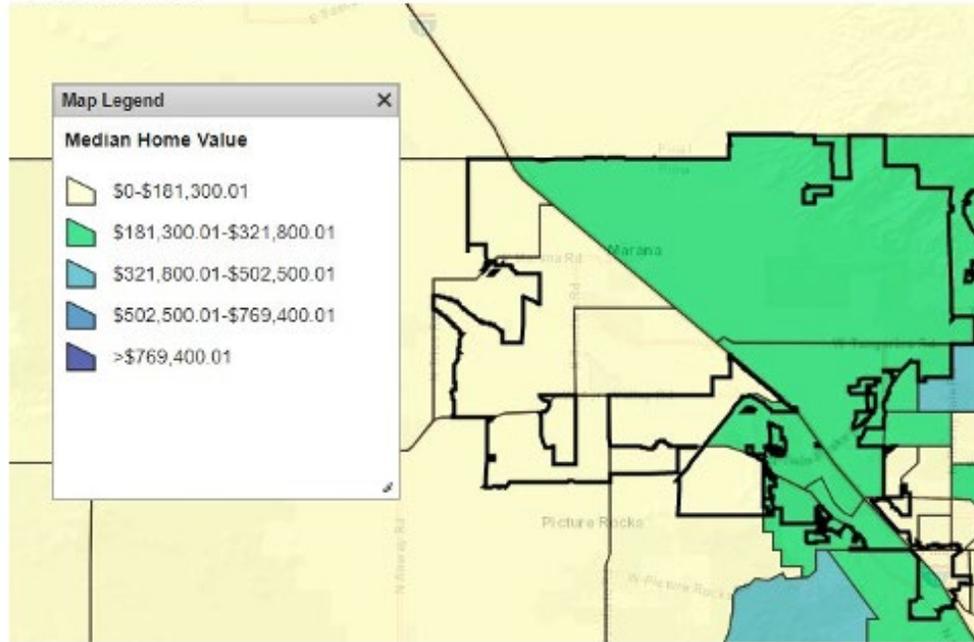
Moderate Income Households with Severe Cost Burden



Source: HUD CPD Maps

As income continues to increase, the percentage of severe cost burdened households changes, including a large census tract to the Northeast. This census tract also corresponds to the locations of homes with some of the highest median home values in the area (shown below).

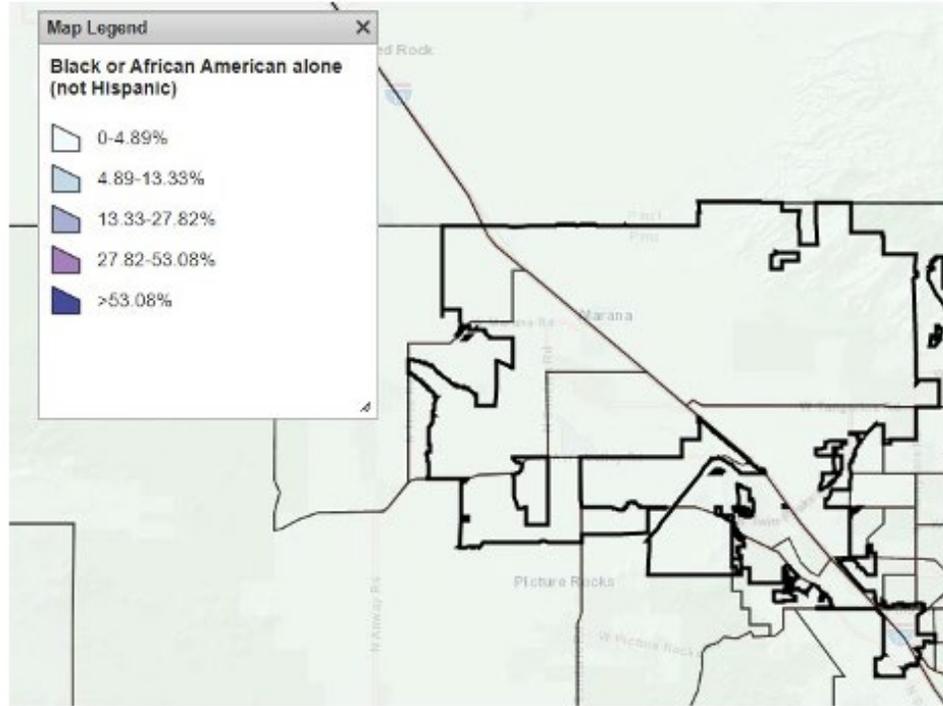
Median Home Value



Source: HUD CPD Maps

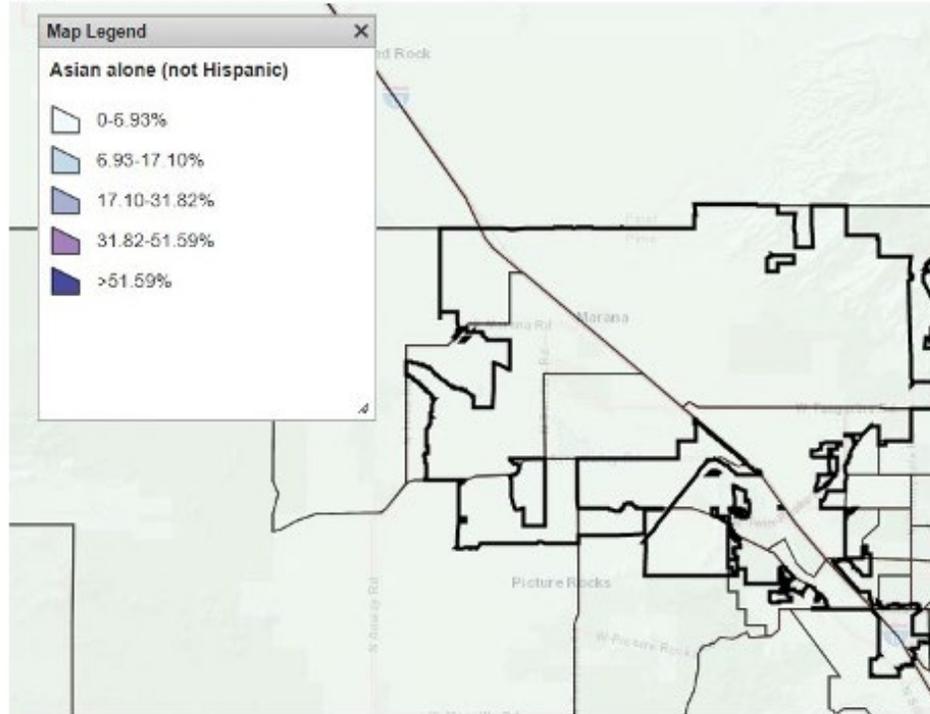
NA-30 Disproportionately Greater Needs: Discussion – 91.205(b)(2)

Black or African American



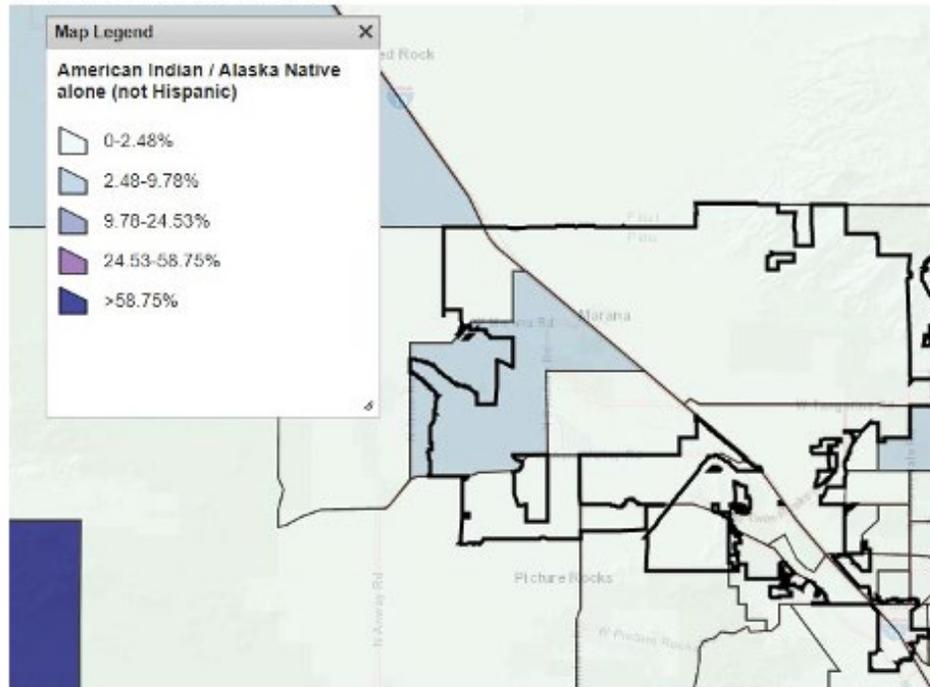
Source: HUD CPD Maps

Asian



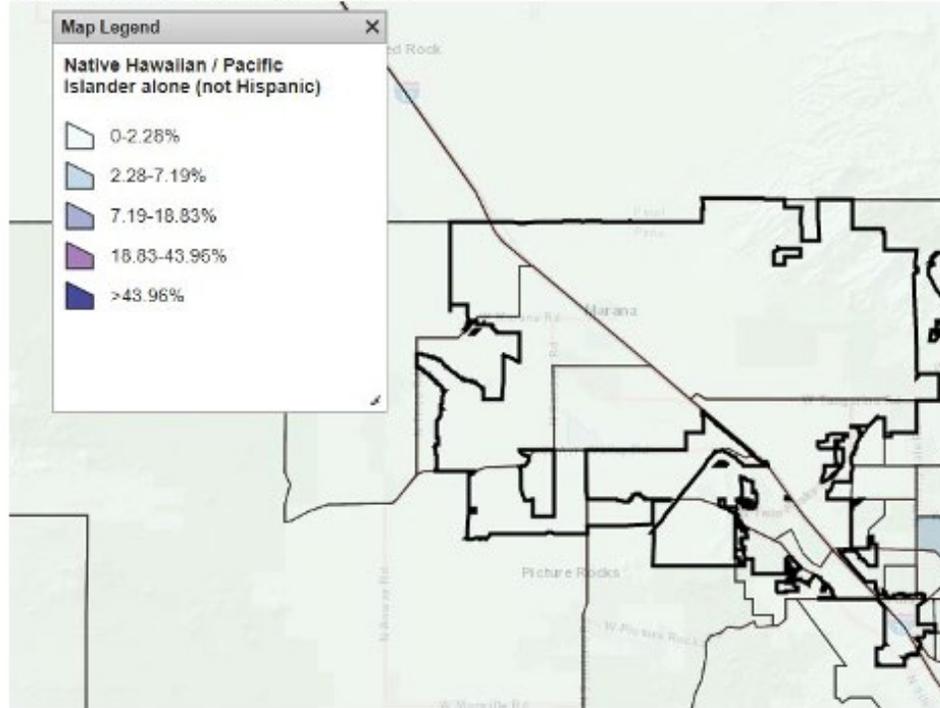
Source: HUD CPD Maps

American Indian and Alaska Native



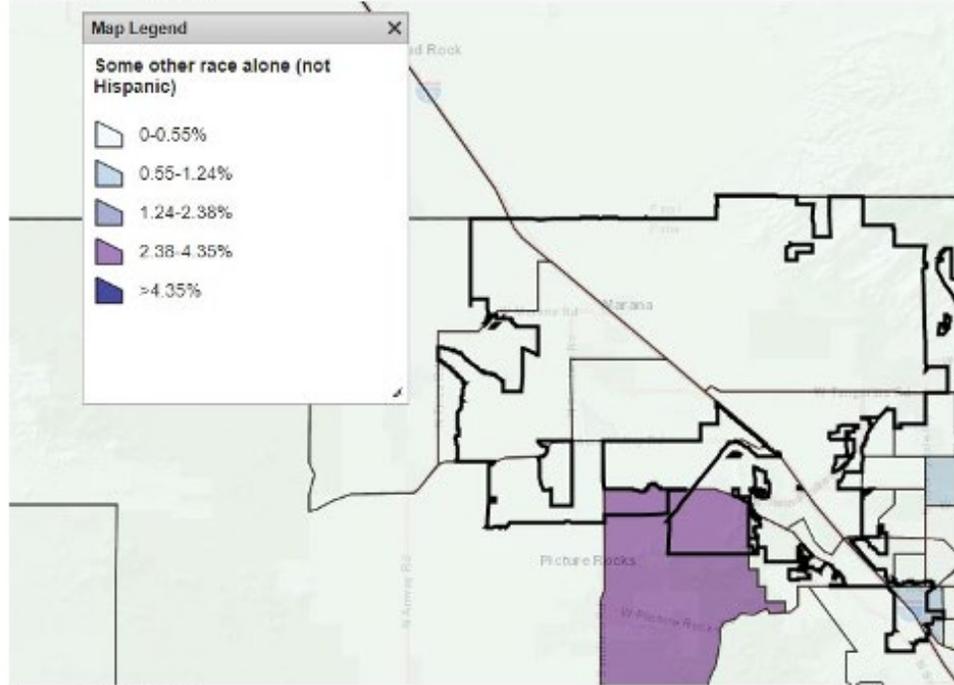
Source: HUD CPD Maps

Native Hawaiian and Other Pacific Islanders



Source: HUD CPD

Some Other Race Alone



Source: HUD CPD Maps

NA-40 Homeless Needs Assessment – 91.205©

Point in Time Homeless Results February 2022

	Number
Total Individuals	2,227
Total Individuals Sheltered	598
Total Individuals Unsheltered	1649
Total Persons in Families	467
Total Persons in Families Sheltered	156
Total Persons in Families Unsheltered	311
Total Family Households	144
Total Family Households Sheltered	51
Total Family Households Unsheltered	93
Total Chronically Homeless	798
Chronically Homeless Sheltered	126
Chronically Homeless Unsheltered	672
Total Veterans	182
Total Veterans Sheltered	86
Total Veterans Unsheltered	96

Source: Tucson Pima Collaboration to End Homelessness. 2022 Tucson/Pima County Point in Time Count Data.

Point in Time Sheltered Homeless Subpopulations February 2022

	Emergency Shelter	Transitional Housing
Female	157	59
Male	237	100
Transgender	2	5
Non-Binary	1	4
Persons (under 18)	71	21
Persons (18-24)	18	34
Persons (over 24)	308	113
Non-Hispanic	259	106
Hispanic	138	62
American Indian, Alaska Native, indigenous	9	8
Asian or Asian American	3	2
Black, African American or African	55	26
Native Hawaiian or Pacific Islander	1	0
White	292	120
Multiple Races	37	12

Source: Tucson Pima Collaboration to End Homelessness. 2022 Tucson/Pima County Point in Time Count Data.

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

Describe the characteristics of special needs populations in your community:

Seniors

The number of seniors in Marana has grown over the past decade and is expected to continue growing. As people age, they often have unique housing, health, and other social needs compared to younger age groups. The Town of Marana's Senior Center hosts meals and provides other social opportunities for seniors, which is a vital service for many low-income seniors as well as those who live alone. Recent research has shown that social isolation is equivalent to smoking two packs of cigarettes a day. Additionally, seniors may need accommodations made to their homes for health, mobility, and safety reasons. Some may also require specialized housing, such as assisted living or memory care facilities as they continue to age.

Seniors may also have increased needs for health care, especially specialty care. Local providers report an increase in the number of seniors with medical issues, including mental health and increasing need for home-based services. The CHAS table below shows the numbers of elderly households in Marana with one or more housing problem as defined by HUD. There were an estimated 339 senior households at 30% or below of the area median income (AMI) and 594 households between 31-50% of the AMI with one or more HUD defined housing problem in 2019. A large percentage of low- and moderate-income senior households in Marana had at least one of the four housing problems, the most common being cost burden. HUD defines "elderly" as those aged 62 to 74 and "extra elderly" as those aged 75 and above.

HUD CHAS Senior Households with One or More Housing Problems, 2015-2019

	Total	0-30% AMI	31- 50% AMI	51- 80% AMI	81-100 % AMI	> 100 % AMI
All Households						
Elderly	4,674	169	425	475	560	3,045
Extra Elderly	2,124	170	169	365	425	995
Renters						
Elderly	545	45	140	25	120	215
Extra Elderly	329	35	19	90	115	70
Owners						
Elderly	4,129	124	285	450	440	2,830
Extra Elderly	1,795	135	150	275	310	925

Source: HUD CHAS Data 2015-2019

The HUD CHAS table below shows the cost burden of seniors by income range. The data shows that a substantial number of seniors in the two lowest income ranges (0-30% and 30-50% AMI) are paying over 30% of their adjusted income toward housing expenses.

HUD CHAS Senior Households by Cost Burden, Tenure and Income Range, 2015-2019

	Total	0-30% AMI	31- 50% AMI	51- 80% AMI	81-100 % AMI	> 100 % AMI
All Households						
Housing cost burden is less than or equal to 30%	3,319	14	85	180	580	2,460
Housing cost burden is greater than 30% but less than or equal to 50%	540	20	85	155	95	185
Housing cost burden is greater than 50%	370	135	105	100	0	30
All households	4,229	169	275	435	675	2,675
Renters						
Housing cost burden is less than or equal to 30%	345	10	20	0	105	210
Housing cost burden is greater than 30% but less than or equal to 50%	90	0	35	30	25	0
Housing cost burden is greater than 50%	25	25	0	0	0	0
All	460	35	55	30	130	210

Owners						
Housing cost burden is less than or equal to 30%	2,974	4	65	180	475	2,250
Housing cost burden is greater than 30% but less than or equal to 50%	450	20	50	125	70	185
Housing cost burden is greater than 50%	345	110	105	100	0	30
Housing cost burden not computed (household has no/negative income)	11	11	0	5	-5	0
All	3,780	145	220	410	540	2,465

Source: HUD CHAS Data 2015-2019

Domestic Violence

As cited previously, SIROW reported in a 2022 Domestic Violence Needs Assessment that Tucson Police Department logged 41,933 domestic violence responses in the 2020-2021 period.²

The table below shows services provided for adult victims of domestic violence by the Pima County Attorney's Office Victim Services Division for 2021. The largest number of victims utilized counseling/mental health services.

Services Provided for Adult Victims of Domestic Violence, Pima County Totals

	2021
Shelters & Safe Houses	6
Domestic Violence Advocacy	11
Immigrant Services	5
Counseling/Mental Health	23
Legal Assistance	8
Public Health Nursing	5
Low Income Medical	4
Community Shelters	10
Rent/Mortgage/Utilities Assistance	12
Public Assistance (resources to parents that offer support, counseling, education)	5

² SIROW. Pima County Domestic Violence Community Needs Assessment. 2022.

Childcare Resources	2
Financial Assistance	4
Food/Diapers Assistance	11
Resources for Older Adults	7
Assistance with Pets	3
Offender Services	14

Source: Pima County Attorney’s Office Victim Services Division, Domestic Violence Book 2021

Mental Illness

In 2020, fewer than one in seven Marana residents surveyed (13.5%) reported 14 or more days of poor mental health per month, compared to 14.5% of those in Pima County. In each case, it is likely that this number was exacerbated by the COVID-19 pandemic and lack of mental health providers.

The 2021 Pima County Community Health Needs Assessment (CHNA) noted that there were 225 suicide deaths among Pima County residents in 2020, and the mental health provider rate at the county level was 192 providers per 100,000 population.³ Key informants noted the lack of behavioral and mental health specialists in Pima County. Specialists are underfunded and overworked. There is also a lack of continuous treatment for mental and behavioral health issues, which was exacerbated by COVID-19. Isolation, mourning, and grief contributed to a worsening of mental and behavioral health status, and restrictions and telemedicine prevented some individuals from seeking specialized care. Additionally, many Pima County residents rely on AHCCCS and other services to gain access to healthcare. Key informants shared that Pima County residents struggled with applying for and finding appropriate or sufficient healthcare insurance as well as navigating phone calls and websites for health services.

Substance Use Disorders

In 2020, 17.3% of adult survey respondents from Marana reported binge drinking in the past 30 days, compared to 15.0% of those in Pima County. Per the City of Tucson Pima County Consortium, 98,800 Pima County residents are estimated to have a substance use disorder, with alcohol use disorders affecting an estimated 80,600 people. In the 2021 Pima County CHNA, secondary data from Pima County showed a substantial increase in deaths related to drug use, specifically fentanyl. In 2020, there were 446 overdose deaths in Pima County – a 32% increase from 2019. The rate of overdose deaths has doubled since 2011.

Key informants in Pima County’s CHNA, from community health workers to behavioral health specialists, emphasized the increase in substance use and overdoses. A decrease in mental health status and care was linked to increased substance use disorder, and substance use was closely related by community

³ Pima County. 2021 Pima County Community Health Needs Assessment. 2021.

members to mental health and access to services, as well as to housing insecurity. Many people with substance use disorder struggle with other mental health issues due to a lack of care and existing stigma. Others noted that many people may self-medicate with drugs.

At-risk Youth

Across age groups, rates of poverty are lower in Marana than in Pima County, Arizona, or the United States. Within Marana, 692 of those under age 18 are estimated to live in poverty, and the rate of poverty among children and youth is comparable to the rate among adults age 18 to 64. Those in lower income households are more likely to experience a variety of adverse outcomes, among them housing instability, lack of health insurance, higher rates of abuse and neglect, and increased stress levels, among other outcomes. While poverty levels in Marana may not outpace other geographies, there is still a need for youth-focused programs in the community such as childcare and early childhood education, after-school programs, nutritional programs, and other programs to meet the needs of the area's children and youth.

Disabilities

The U.S. Census Bureau's American Community Survey collects data related to disability status. Per the ACS Five-Year Estimates for 2017-2021, there were an estimated 3,987 adults aged 18 to 64 with a disability in Marana, including some living with more than one disability. There were 2,644 seniors over the age of 65 with disabilities and 46 children with disabilities between the ages of 5-17. The most common disability for adults aged 18 to 64 was cognitive difficulty followed closely by an ambulatory difficulty. Among seniors, the most common disability was ambulatory difficulty followed by hearing difficulty. These disabilities all can require service enriched or modified housing.

Persons with Disabilities in Marana, 2021

Disability Type	Under 5		5 to 17		18 to 64		65 and over	
	Number With a disability	Percent with a disability	Number With a disability	Percent with a disability	Number With a disability	Percent with a disability	Number With a disability	Percent with a disability
With a hearing difficulty	0	0.0%	10	0.1%	597	2.2%	1,390	12.5%
With a vision difficulty	16	0.5%	36	0.4%	576	2.1%	659	5.9%
With a cognitive difficulty	ND	ND	ND	ND	1,023	3.8%	595	5.3%
With an ambulatory difficulty	ND	ND	ND	ND	867	3.2%	1,507	13.5%
With a self-care difficulty	ND	ND	ND	ND	216	0.8%	540	4.9%
With an independent living difficulty	ND	ND	ND	ND	708	2.6%	946	8.5%
Total	16		46		3,987		2,644	

Source: American Community Survey 2021

The following table shows households with a disabled household member by tenure and income range. The most common disabilities were ambulatory limitation and vision or hearing impairment. In the lowest income category (0-30% AMI), there were a number of households with a hearing or vision, ambulatory, or self-care limitation. There were more low-income homeowner households with a disabled household member than renters.

HUD CHAS Disability Status by Tenure and Income Range, Marana, 2015-2019

	Total	0-30% AMI	31-50% AMI	51-80% AMI	> 80% AMI
All Households					
Household member has a hearing or vision impairment	2,160	130	110	435	1,485
Household member has an ambulatory limitation	2,285	140	205	330	1,610
Household member has a cognitive limitation	1,680	55	180	290	1,155
Household member has a self-care or independent living limitation	1,635	100	135	210	1,190
Renters					

Household member has a hearing or vision impairment	265	-	15	100	150
Household member has an ambulatory limitation	555	35	110	70	340
Household member has a cognitive limitation	420	20	95	105	200
Household member has a self-care or independent living limitation	390	25	55	75	235
Owners					
Household member has a hearing or vision impairment					
Household member has an ambulatory limitation	1,895	130	95	335	1,335
Household member has a cognitive limitation	1,730	105	95	260	1,270
Household member has a self-care or independent living limitation	1,260	35	85	185	955

Source: HUD CHAS Data 2015-2019

HUD CHAS Disability Status by Income Range, Marana, 2015-2019



Source: Source: HUD CHAS Data 2015-2019

The next table shows the number of households with one of the four housing problems, and a disabled household member. There are more owner than renter households with disabled household members and housing problems, according to CHAS data from 2015-2019. There are more households with ambulatory limitations with housing problems than households with other limitations. Households at 80% AMI or less with a disabled household member may need a price restricted housing unit or a housing unit with accessibility features.

HUD CHAS Household with Housing Problems with Disabled Household Member

	Total	0-30% AMI	31-50% AMI	51-80% AMI	> 80% AMI
All Households					
Household member has a hearing or vision impairment	560	120	75	230	135
Household member has an ambulatory limitation	625	135	175	240	75
Household member has a cognitive limitation	505	55	155	200	95
Household member has a self-care or independent living limitation	355	95	100	115	45
Renters					
Household member has a hearing or vision impairment	45	0	0	45	0
Household member has an ambulatory limitation	160	30	85	35	10
Household member has a cognitive limitation	145	20	65	60	0
Household member has a self-care or independent living limitation	95	20	30	45	0
Owners					
Household member has a hearing or vision impairment	515	120	75	185	135
Household member has an ambulatory limitation	465	105	90	205	65
Household member has a cognitive limitation	360	35	90	140	95
Household member has a self-care or independent living limitation	260	75	70	70	45

Source: HUD CHAS Data 2015-2019

The table below shows the percent of people with a disability by race and Hispanic origin. Individuals identifying as Black or African American have the highest proportion living with a disability of any group, while rates are lowest among those identifying as Asian or Some Other Race Alone.

Population by Disability by Race and Hispanic Origin in Marana, 2021

	Number with a disability	In each racial/ethnic group, the percent with a disability
White	4,707	12.4%
Black or African American	234	15.2%
American Indian and Alaska Native	71	13.1%
Asian	128	6.9%
Native Hawaiian and Other Pacific Islander	0	0.0%
Some other race alone	152	7.7%
Two or more races	748	12.4%
White alone, not Hispanic or Latino	4,073	13.1%
Hispanic or Latino (of any race)	1,418	10.4%

Source: American Community Survey, 2017-2021

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

The US Census American Community Survey further refines this data by tenure. Nearly all owners live in detached single family homes, while a majority of renters (57.3%) live in single family homes and one in five (20.5%) live in apartment buildings.

Tenure by Units in Structure, 2017-2021

	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-unit Detached	15,409	97.3%	1,827	57.3%	17,236	90.6%
1-unit Attached	88	0.6%	69	2.2%	157	0.8%
2 to 4 Units	0	0.0%	294	9.2%	294	1.5%
5 to 9 Units	0	0.0%	153	4.8%	153	0.8%
10 or More Units	17	0.1%	656	20.5%	673	3.5%
Other (mobile home, RV, etc.)	315	2.0%	192	6.0%	507	2.7%
Total	15,829	100.0%	3,191	100.0%	19,017	100.0%

Source: American Community Survey, 2017-2021 5 -Year Estimates

Ownership Housing Gap and Price Gap for Renters Analysis

Measure	Supply of Existing Owner-Occupied Units	Number of Households Able to Afford Units	Existing Surplus (Deficit) of Units
Total Housing Units	20,678		
Total Occupied Units	19,020		
Total Vacant Units	1,658		
<i>Home Value</i>			
Owner-Occupied Homes	15,829	15,829	0
< \$50,000	297	552	(255)
\$50,000 - \$99,999	74	495	(421)
\$100,000 - \$149,999	261	660	(399)
\$150,000 - \$199,999	1,539	1,084	455
\$200,000 - \$349,999	6,216	5,300	916
\$350,000 - \$499,999	6,227	4,119	2,108

\$500,000 - or More	1,215	3,619	(2,404)
Median Home Value	\$291,900		
Housing Unit Vacancy Rate (% of Total Housing Units)	8.0%		
Number of Vacant Units (Weighted)	1,658		
Total Housing Supply	20,678		
	Supply of Existing Renter Occupied Units	Number of Households Able to Afford Units	Existing Surplus (Deficit) of Units
Total Occupied Rental Supply	3,016		
Occupants Paying No Rent	175		
\$1 - \$499	56	197	(141)
\$500 - \$999	472	518	(46)
\$1,000 - \$1,499	1,516	351	1,165
\$1,500 - \$1,999	865	610	255
\$2,000 - \$2,499	99	573	(474)
\$2,500 - \$2,999	8	750	(742)
\$3,000 or More	0	192	(192)
Median Monthly Rent	\$1,373.00		
Rental Vacancy Rate	5.0%		
Number of Vacant Units (Weighted)			
Total Rental Supply	3,359		

Source: 2021 5-Year Estimate American Community Survey, Crescendo Consulting Group

Monthly Indicators, December 2022, Marana

	Days on Market Until Sale	Median Sales Price	Avg Sales Price	Housing Affordability Index
Single Family	45	\$374,900	\$445,221	72
Condos/Townhouse	39	\$249,750	\$286,887	108

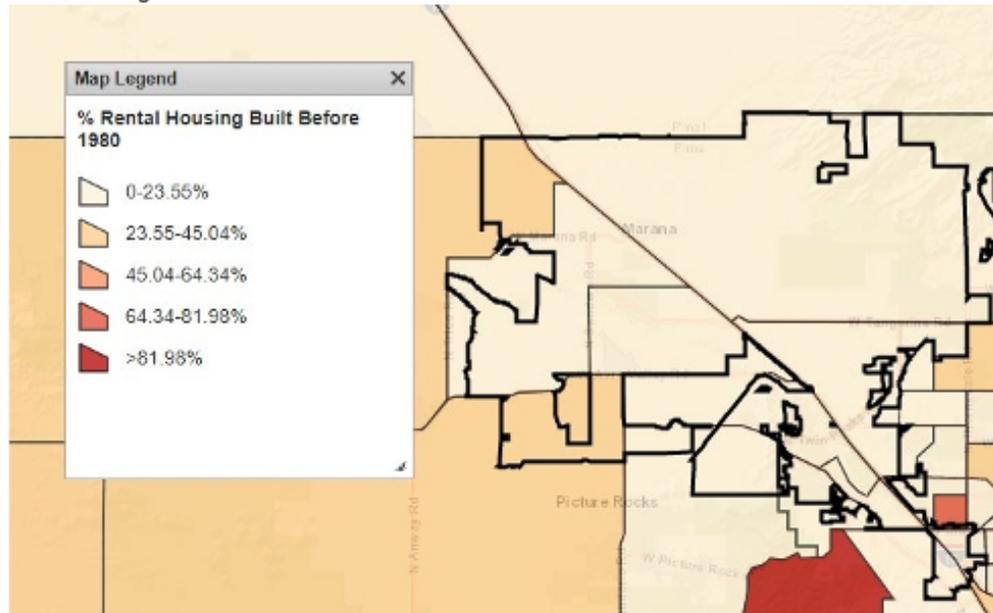
Source: Tucson Association of Realtors, December 2022 Monthly Indicators

The median sales prices for December 2022 for a single family detached house was \$374,900 with the average sales price of \$445,221. The Housing Affordability Index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interested rates. A higher number means greater affordability. Historically from 2012 through 2018, the housing affordability index was around 200. The

housing affordability index in December 2022 was low, with the year-to-date affordability score of 72 for a single family detached house.

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

Rental Housing Built Before 1980



Source: HUD CPD Maps

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

Seniors

For many families, especially in older, established neighborhoods, many have lived their entire lives in the family home and would like to continue doing so. To safely allow seniors to “age in place,” simple design adaptations or rehabs can accomplish this through accessibility modifications to accommodate persons with mobility challenges like installation of wider doorways, no-step thresholds, ramps, grab bars, and more. Additionally, it is important that seniors have access to social activities to help reduce or prevent social isolation. The Town of Marana’s Senior Center coordinates a variety of activities and events to engage the Town’s senior population.

For seniors and others with sensory disabilities or challenges, the modifications might be different. For persons with hearing challenges, their homes may need visual adaptations for such items as the telephone ringer, the doorbell, and smoke alarms. Residents with visual challenges may require tactile markings on the changes in floor level and stair edges and braille markings on appliances and controls.

Behavioral Health and Substance Use

For persons with mental, behavioral, and development disabilities, the needs are more service-based than housing site-based, and include accessible to ongoing case management, behavioral health counseling and therapy, medication management (if relevant), employment opportunities, job skills and training, housing assistance, and life skills.

Similar to persons with mental health conditions, persons with substance use challenges, may experience housing instability and homelessness more than the average person. Unfortunately, this is often true for those who have violent or criminal histories as landlords are often unwilling to honor housing vouchers for persons whom they consider high risk. Community service providers expressed the need for more substance use treatment facilities, especially in-patient beds, to meet the needs of people seeking treatment. Once a patient is discharged, it is important that they are discharged into a safe environment. Transitional and permanent supportive housing with wraparound services is vital for persons with substance use challenges.

Persons with HIV/AIDS

National data shows that at least half of people with HIV have experienced homelessness or unstable housing and will frequently experience these challenges throughout their lives. Prevalence of HIV is generally estimated to be at least three times higher among people who are homeless than in the general population. According to the 2020 HIV/AIDS in Arizona Annual Report, the incidence rate for HIV/AIDS in Pima County is 9.64. The incidence rate for Marana is unknown. Housing and services for people with HIV/AIDS and their families are managed by the Southern Arizona AIDS Foundation (SAAF).

Domestic Violence

Victims of domestic violence need safe housing to provide a path to freedom. Many victims of domestic violence experience barriers to obtaining and maintaining safe and affordable housing, such as lack of finances, poor credit scores, lack of childcare, and more. Many victims can also face discrimination in applying for housing due to the violent or criminal actions of their abusers. Many victims of domestic violence have children and the children also have unique needs such as childcare, school, and counseling. Victims need safe housing with supportive services, such as legal, counseling, childcare, job training, and health.

Summary

As housing costs continue to rise in Marana, it is difficult for persons with special needs to maintain a stable and safe home. Often these special needs populations identified by the Town rely on supportive services offered by the Town and community service providers.

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

Most Common Business by Sector Jobs in Marana

Business by Sector	Number	Percent
Agriculture, Mining, Oil & Gas Extraction	173	0.7%
Arts, Entertainment, Accommodations	1,691	7.3%
Construction	1,134	4.9%
Education and Health Care Services	5,746	24.9%
Finance, Insurance, and Real Estate	1,707	7.4%
Information	514	2.2%
Manufacturing	2,198	9.5%
Other Services	834	3.6%
Professional, Scientific, Management Services	2,524	10.9%
Public Administration	2,149	9.3%
Retail Trade	2,507	10.9%
Transportation and Warehousing	1,491	6.5%
Wholesale Trade	435	1.9%

Total	23,103
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Source: 2021 ACS 5-Year Estimates

The median household income in Marana is \$94,983, which is substantially greater than that in the Tucson metropolitan area (\$59,215). As outlined in the table below, many of the most common jobs in Tucson generally have salaries, even for someone with experience, below the median household income. The jobs with the highest average salary typically require at least a bachelor degree if not a master's or professional degree.

Occupational Wages by Sector in the Tucson Metropolitan Area

Sector	Number of Workers	Median Salary
Architecture & Engineering	9,090	\$93,390
Art, Design, Entertainment, Sports & Media	3,950	\$50,610
Building & Grounds Cleaning & Maintenance	10,980	\$32,260
Business & Financial Operations	19,410	\$72,190
Community & Social Service	8,240	\$46,150
Computer & Mathematical	12,490	\$88,460
Construction & Extraction	13,880	\$46,960
Educational Instruction & Library	21,390	\$53,360
Farming, Forestry & Fishing	470	\$33,810
Food Preparation & Serving Related	32,610	\$33,190
Healthcare Practitioners & Technical	25,520	\$85,380
Healthcare Support	19,990	\$32,530
Installation, Maintenance & Repair	16,270	\$48,760
Legal	3,000	\$81,580
Life, Physical & Social Science	4,270	\$66,420
Management	23,530	\$97,650
Office & Administrative Support	50,970	\$39,590

Personal Care & Service	6,750	\$34,600
Production	11,480	\$42,750
Protective Service	10,960	\$53,100
Sales & Related	30,680	\$42,170

Source: U.S. Bureau of Labor Statistics 2021

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.

Marana’s Strategic Plan 5, approved by the Marana Town Council in September 2022, outlines specific goals and strategies to be taken in the subsequent two to three years to reach long-term goals established in longer term plans like the Make Marana 2040 General Plan.⁴ Included among the five focus areas of the strategic plan is “Thriving Commerce,” described as recruiting and maintaining a diverse commercial sector that is supported by local workforce training and funding opportunities. Goals and strategies underlying this focus area are presented in the table below.

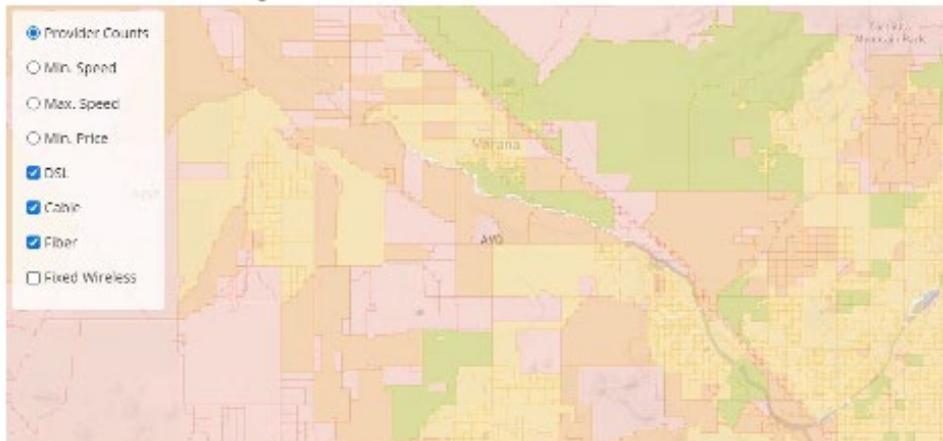
Goal	Strategy
Provide a supportive environment for industry leaders, startups, small businesses, and entrepreneurs through every stage of business development	Evaluate and implement economic development tools and strategies to support the retention and expansion of Marana key employers and attract new compatible sectors.
	Develop and implement strategies that strengthen key employment and business centers.
	Develop a conceptual vision, design standards, and implementation strategy for Downtown Marana.
Expand Marana’s thriving tourism industry by promoting its heritage, cultural resources, scenic open spaces, and signature events	Expand Marana’s tourism efforts and enhance its regional relevance through a comprehensive assessment of the Town’s strengths and unique offerings.
	Continue to enhance visitor experiences and partner with stakeholders to promote Marana’s entertainment, recreation, sports and cultural events, and hospitality venues.
Maximize the economic impact of the airport by identifying and	Update the Airport Master Plan to provide the framework needed to guide future airport development.

⁴ Town of Marana (2022). *Strategic Plan 5*. Available at: <https://www.maranaaz.gov/strategic-plan>.

recruiting aviation and non-aviation-related industries for business development opportunities	Develop a marketing campaign that leverages the advantages of the Marana Airport as a business travel destination and operations hub.
Collaborate with academic institutions to provide education opportunities to meet current and future workforce and community needs	Support efforts to cultivate, retain, and attract talent to meet business and community needs. Commission a feasibility study, plan, and strategy for attracting post-secondary educational and training institutions.

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

Broadband Internet Coverage in Marana



Source: Broadband Now



Town of Marana, Arizona CITIZEN PARTICIPATION PLAN

Community & Neighborhood Services Department
Town of Marana
11555 W Civic Center Drive
Marana, AZ 85653
(520) 382-1926

<https://www.maranaaz.gov/community-and-neighborhood-services>

This document is being provided in a format accessible to persons with disabilities and/or persons with limited English proficiency upon request.

The Town of Marana prohibits discrimination on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, familial status, serious medical condition, national origin, age or disability, spousal affiliation, in Town employment, Town operated programs, services or facilities.



Town of Marana

Citizen Participation Plan, 2023-2027

The Town of Marana (Town), as an entitlement community, is eligible to receive Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). This Citizen Participation Plan (Plan) provides for and encourages citizen participation in the CDBG and HOME programs. This Plan is an essential element of the Town's community development process and has been developed to comply with the regulations of the CDBG and HOME programs as administered by HUD.

The Consolidated Plan is a U.S. Department of Housing and Urban Development (HUD) requirement for a Municipality to receive federal housing and community development funding. The Consolidated Plan report examines the housing and community development needs of a municipality, sets priorities for HUD grant monies to which a Town is entitled, identifies the town's performance in meeting its goals, and establishes a strategic plan for meeting current and future needs. Each Consolidated Plan is also required to have a strategy for citizen participation in the Consolidated Planning process.

The Town of Marana is in the process of preparing its Five-Year Consolidated Plan covering the program years 2023 through 2027. This document constitutes the Citizen Participation Plan for the Town of Marana Consolidated Plan. The Citizen Participation Plan (CPP) describes how citizens will participate in four programmatic areas:

1. Development of the Consolidated Plan,
2. Substantial amendments made to the Consolidated Plan,
3. Development of the Annual Action Plan, and
4. Development of the annual performance report (CAPER).

Purpose of Citizen Participation Plan

The Town of Marana recognizes the importance of public participation in both defining and understanding current housing and community development needs, and prioritizing resources to address those needs. The Town's Citizen Participation Plan is designed to provide citizens of all ages, genders, economic levels, races, ethnicities, and special needs equal access to become involved each year. This document serves as the Town's Citizen Participation Plan for the 2023 Consolidated Plan program year, and all subsequent program years through 2027. This Citizen Participation Plan was drafted in accordance with 24 CFR Sections 91.100 and 91.105 of HUD's Consolidated Plan regulations. In order to ensure maximum participation in the Consolidated Planning process among all populations and needs groups, and in order to ensure that their issues and concerns are adequately addressed, the Town of Marana will follow the standards set forth in its adopted Citizen Participation Plan during development of its Consolidated Plan, Annual Action Plan, Consolidated Annual Performance Evaluation Report (CAPER), and substantial amendments. The participation process will be developed and monitored by the Town of Marana Community & Neighborhood Services Department. The primary objectives of the Town's Five-Year Citizen Participation Plan are to:

- Encourage citizen participation in the development of the Five-Year Consolidated Plan, the Annual Action Plan, the Consolidated Annual Performance Evaluation Report, and substantial amendments with emphasis on participation from individuals and households identified as low to moderate income, residents of slum and blighted areas, minorities, those with limited English proficiency, the disabled and those residing in areas where funding will be utilized.
- Provide citizens with reasonable and timely access to meetings, information and records relating to the Town's plan for utilizing funding in addition to allowing reasonable opportunity to comment on the Five-Year Consolidated Plan, the Action Plan, the Citizen Participation Plan, the Consolidated Annual Performance and Evaluation Report, and substantial amendments.
- Provide technical assistance to groups representative of persons of low to moderate income and of minority populations that request such assistance in developing proposals for funding. As a condition of providing technical assistance, the Town requires that the activities to be addressed in a proposal be consistent with identified community development and housing needs and funding program guidelines, and that funds be available for such activities as may be involved.
- Provide public hearings to obtain citizen views and to provide the Town's responses to proposals and questions at all stages of the community development program year. Public hearings provide for citizen input on community needs, review of proposed uses of funds, and to assess how funds were spent during previous program year.
- Provide substantive written response to every written citizen comment or complaint within fifteen (15) working days of receiving statement (where practicable).
- Endeavor to meet the needs of non-English speaking and Limited Language Proficiency (LEP) residents in the case of public hearings where a significant number of non-English speaking and/or LEP residents can be reasonably expected to participate. When requested no later than 72 hours prior to a public hearing, appropriate provisions will be determined and made that may include translation of public hearing comments and documents into the language of the majority of the non-English speaking or LEP residents affected. A Spanish translator will be available at community meetings when requested.
- Provide public hearings at locations accessible to persons with disabilities and make provisions for persons with disabilities when requests are made at least 72 hours business days prior to the hearing.
- Provide and allow a method for citizen participation by virtual hearings and/or hybrid virtual and in-person meetings to reduce barriers for participation, such as transportation. If virtual hearings are used, real-time responses and accommodations for persons with disabilities and/or with limited English proficiency will be made available to the greatest extent possible.

Citizen Participation Plan Development Process and Adoption

The Consolidated Plan process begins with the preparation of the Citizen Participation Plan (CPP) which describes the Plan Development Process. The CPP informs the public about processes and procedures for public access and influence on the Consolidated Plan and Annual Action Plans, and the proposed scheduling for development and submission of the plan.

Copies of the CPP are made available at least two (2) weeks prior to a public hearing at the Town of Marana Municipal Complex and on the Town of Marana website, at <https://www.maranaaz.gov/community-and-neighborhood-services>. The CPP is also made available during the review of the Consolidated Plan. A virtual public hearing to review the draft Citizen Participation Plan will be held in December 2022. The Citizen Participation Plan will go before Town Council for adoption January 2023.

Prior to the adoption of the Citizen Participation Plan, implementation of the following public comment, review, and adoption procedures ensure that all citizens have a chance to participate in development of the Plan.

- i. The Town will provide a notice of the 15-day public review period for the Citizen Participation Plan in local newspapers and on the Town's website.
- ii. The proposed Citizen Participation Plan will be available for public review at the Town of Marana Community & Neighborhood Services Department, the Town Clerk's office, and on the Town's website.
- iii. Upon request, the Plan will be made accessible to any person with disabilities. The Town will provide a reasonable number of free copies of the Citizen Participation Plan to citizens and groups that request copies.
- iv. Comments or views of citizens received in writing during the public review period will be solicited by the Town of Marana staff. Comments can be sent in writing to the attention of Christine Byler, Community & Neighborhood Services Department, 11555 W Civic Center Drive, Marana, AZ 85653. They can also be made by calling (520) 382-1926 or emailing cbyler@maranaaz.gov
- iii. The Final Plan will include a summary of public comments and a summary of any comments not accepted and the reasons therefore, all of which will be attached to the final Citizen Participation Plan.

Amendment of the Citizen Participation Plan

The Town will amend its approved Citizen Participation Plan whenever a change in the public participation process, as outlined in this plan, is proposed. An amendment to the approved Citizen Participation Plan will be reviewed and approved by the Town of Marana Town Council. Notice of any amendment to the Citizen Participation Plan will be published in a newspaper of general circulation no less than 15 days prior to the review and adoption to allow the public the opportunity to review and comment on the amendment. Notice will also be given to key housing and community development organizations in the Town before the 15-day comment period begins. The Citizen Participation Plan will be made available in a format accessible to persons with disabilities upon request. Appeals concerning the amendment should follow the Appeal procedures outlined in this document.

Glossary of Relevant Terms

CAPER: The Consolidated Annual Performance and Evaluation Report, as required by HUD regulations, reports the Town's completion of projects and activities as outlined within the Action and Consolidated Plans and the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds at the end of the program year.

Consolidated Plan: A five-year plan of the Town's Housing and Community Development needs, resources, priorities, and proposed activities to be undertaken for both the CDBG and HOME programs.

Action Plan: The yearly portion of the Consolidated Plan that identifies the specific activities and projects to be undertaken with CDBG and HOME during that funding/program year by the Town.

CDBG: The Community Development Block Grant Program, as established under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, and the funding received under such program assists communities to address housing and community development needs, primarily for low- and moderate-income residents.

HOME: The HOME Investment Partnerships Program, as established by the Cranston-Gonzalez National Affordable Act of 1990, is designed to provide communities with funding from the U.S. Department of Housing and Urban Development for the creation of affordable housing opportunities through partnerships with other organizations.

Median Family Income (MFI): HUD surveys major metropolitan areas annually to develop an index of median family income by household size.

Low- and Moderate-Income Households - Pursuant to HUD regulations, the primary beneficiaries of the CDBG and HOME programs should be low- and moderate-income households, defined by HUD as follows:

<i>Extremely Low-Income</i> -	0-30% Marana Metropolitan Statistical Area (MSA) Median family income (MFI) adjusted for household size.
<i>Low-Income</i> -	31-50% Marana MSA MFI adjusted for household size.
<i>Moderate-Income</i> -	51-80% Marana MSA MFI adjusted for household size.

Low- and Moderate-Income Neighborhood - Generally defined as a census tract(s) or block group(s) in which a minimum of 51 percent of the residents have an income not exceeding 80 percent of the area median family income.

Relevant Areas and Programs

The Town of Marana 2023–2027 Consolidated Plan covers the geographic area within the Town limits of Marana. The Town is entitled to receive CDBG and HOME funding from HUD during the 2023, 2024, 2025, 2026, and 2027 program years. Each program year coincides with the Town's fiscal year of July 1st to June 30th.

Consolidated Plan Development Public Process

The CPP includes efforts to notify governmental and partnering agencies as well as the affected public about the Plan Development Process and to provide ample opportunity for citizen input at all stages.

Plan Development Schedule

PLAN DEVELOPMENT SCHEDULE*

EVENT	DATE
Issuance of Citizen Participation Plan with Notice of Hearing	December-January
Public Meetings to Solicit Input on Needs and Priorities	January - March
Publication of proposed Consolidated Plan and Action Plan	March - April
Public Hearing on proposed Action Plan & Budget	March - April
Finalization of Consolidated Plan and Action Plan	April
Submit final Proposed Consolidated Plan to the Town Council for Approval	May
Submission of Action Plan application to HUD	May

*Specific dates and locations are provided in published notices, through direct mailings, in publicly accessible locations and on the Town of Marana website.

Citizen Involvement

The 2023-2027 Consolidated Planning processes will offer many opportunities for citizen participation. While the Citizen Participation Plan will aim to ensure the participation of all residents, special assurances will be made to ensure the participation of the following groups:

- extremely low-, low-, and moderate-income persons;
- persons living in areas where CDBG and HOME funds are proposed to be used;
- residents of publicly assisted housing;
- low-income residents of target neighborhoods;
- minorities and persons of color;
- non-English speaking persons;
- persons who are homeless; and
- persons with physical disabilities.

Participation will be solicited and encouraged through the following activities.

Citizen participation hearings

Three public hearings will be held after the publication of the draft Consolidated Plan, with a presentation of the completed Consolidated Plan and Annual Action Plan to the Town Council. Notification of the public hearings will be provided in a newspaper of general circulation and on the Town of Marana website at <https://www.maranaaz.gov/community-and-neighborhood-services>.

Community meetings

Three Consolidated Plan community meetings (also known as public forums or focus groups) will be held to gather public input about the housing and community development needs of citizens and their neighborhoods. The community meetings will also provide an opportunity for citizens and interested parties to obtain information about the Town's housing and community development programs and eligibility requirements. Town staff will be available at the meetings to provide technical assistance for developing funding proposals for the programs covered by the Consolidated Plan.

Two community meetings will be held in early evenings to accommodate work schedules and persons who rely on public transportation and/or are not comfortable driving at night. The locations will be held in low and moderate income areas of the town. At least one community meeting will be virtual to allow persons who do not have access to transportation or other barriers to participant.

Community residents will be informed of the community meetings using many methods, including distribution of flyers, personal contact with agencies and advocates, and media releases. All sites selected for the meetings are accessible to the physically disabled. Auxiliary aids and services available to community residents may be, but are not limited to, a qualified sign language interpreter, large print materials, audio tape, a note taker, open or closed captioning, assistive listening devices, web site access, etc. This request should be made to the Town's Community & Neighborhood Services Outreach Coordinator in writing, or by phone at (520) 382-1926, at least 72 hours prior to the event where that accommodation is needed. A Spanish translator will be available at community meetings when requested.

Announcements/invitations

Multiple processes will be used to inform citizens, local government officials, advocates, housing and community development officials and providers, organizations serving minority residents, homeless residents, special needs residents, and low income residents, and others about the public hearings and community meetings. Citizens will be given advance notice of the public, postings on the Town website, press releases, emails, and formal publications in in a newspaper of general circulation two weeks prior to public hearings.

Public Comment

Prior to the adoption of a Consolidated Plan, the Town will make available to interested parties the Draft Consolidated Plan and Executive Summary for a comment period of no less than 30 days.

The Draft Consolidated Plan will contain the amount of assistance the Town expects to receive through the HUD CDBG and HOME grants and the activities that are planned for the 2023-2027 Consolidated Planning period. The Draft Plan will also include the Town's policies related to displacement of low- and moderate-income individuals, reducing poverty, removal of lead-based paint hazards, preventing and mitigating homelessness and removing barriers to fair housing choice. The entire proposed Consolidated Plan will be available for viewing at the Town of Marana Community & Neighborhood Services offices, located at 11555 W Civic Center Drive, Marana, AZ 85653 during the full public comment period. The proposed Consolidated Plan will

also be available for viewing on the Town's website, <https://www.maranaaz.gov/community-and-neighborhood-services>.

Hard copies of the Executive Summary will be available to the public upon request. Upon request, the Plan will be made accessible to any person with disabilities. Citizens or groups that have attended any of the community meetings or public hearings will be notified by mail or email of the Consolidated Plan's availability for comment. The Town will openly consider any comments of individuals or groups received in writing during the Consolidated Planning process or at public hearings. A summary of the written and public hearing comments will be included in the Final Consolidated Plan, along with the Town's response to the comments.

The Town will provide a substantive written response to all written citizen comments and complaints related to the Consolidated Plan, amendments, and the CAPER within 15 working days of receiving the comments and complaints. Copies of the comments and complaints, along with the Town's response will be sent to HUD if they occur outside of the Consolidated Planning process and, as such, do not appear in the Consolidated Plan.

Consolidated Annual Performance and Evaluation Report (CAPER)

Citizen participation

Hard copies of the Draft CAPER will be located at the, Town Clerk's Office, Community & Neighborhood Services Department Offices, and on the Town's website at <https://www.maranaaz.gov/community-and-neighborhood-services>.

Citizen Comments

Before the Town submits a Consolidated Plan Annual Performance and Evaluation Report (CAPER) to HUD, the Town will make available to interested parties the proposed CAPER for a comment period of no less than 15 days. Citizens will be notified of the CAPER's availability through newspaper notification. The notification will appear in at least one newspaper that is circulated throughout the Town. The notification may be made as part of the Town's notification of the public comment period for the CAPER and will be published two weeks before the CAPER comment period begins.

Each CAPER will be available for review and viewing at the Town of Marana Community & Neighborhood Services Department offices located at 11555 W Civic Center Drive, Marana, AZ 85653 during the full public comment period.

Yearly Action Plans to the Consolidated Plan

Excluding 2023 and any year in which a new Consolidated Plan is adopted by the Town, the yearly Action Plan will be adopted through a Citizen Participation Process in which at least four public hearings are held. The public hearings will be conducted on the following basis:

Initial Community Meetings

There will be two community meetings held at the beginning of the Action Plan process. The community meetings will occur in late fall and/or early winter, generally between November and February each year, and are intended to present the public with an overview of the adopted strategies and priorities of the Consolidated Plan. This will include an overview of allowed activities under the CDBG and HOME programs, as well as an overview of the previous year's Action Plan activities and projects for the Town. The community will also be able to provide their insights on community needs and potential projects. The community meetings will be held at locations throughout the Town, and each will be held in public buildings located in areas that are close to or within the designated low and moderate- income areas of the Town. Additionally, the meetings will be held in buildings that are accessible to all members of the public. The meetings may be hybrid to allow participants to attend the meeting virtually.

Final Action Plan Public Hearings

There will be two public hearings held to gather direct input from the public on the overall proposed activities and programs to be completed as part of that year's Action Plan. The hearings will occur during the 30-day public comment period, generally in late winter or early spring around mid-March to mid-April, prior to consideration of the Action Plan by the Town Council. The hearings will be held at two locations throughout the Town. Additionally, the hearings will be held in buildings that are accessible to all members of the public. Citizens will be given advance notice of the public hearings through notifications in late March, postings on Town agency websites, press releases, emails, and publications in a newspaper of general circulation.

In the event of a national, state or local declared emergency that limits the ability for in person meetings, virtual hearings* will be an allowed method for citizen participation. If virtual hearings are used, real-time responses and accommodations for persons with disabilities and/or with limited English proficiency will be made available to the greatest extent possible.

Citizen Comments

Before the Town submits an Annual Action Plan to HUD, the Town will make available to interested parties the proposed Annual Action Plan for a comment period of no less than 30 days. Citizens will be notified of the Annual Action Plan's availability through newspaper notification. The notification will appear in at least one newspaper of general circulation. The notification may be made as part of the Town's notification of the public comment period for the Annual Action Plan and will be published between two and three weeks before the CAPER comment period begins.

Each Annual Action Plan will be available for review at the Town of Marana Community & Neighborhood Services Department offices, located at 11555 W Civic Center Drive, Marana, AZ 85653 during the full public comment period, and on the Town website, <https://www.maranaaz.gov/community-and-neighborhood-services>.

Substantial Amendments

Substantial amendments are funding adjustments or reallocations that involve adding, deleting or shifting 20% or more of the approved funds from one eligible activity to another. An eligible activity is defined in 24 CFR Parts 201 through 206. Substantial amendments will be subject to a 30-day comment period following publication of the proposed amendment in a newspaper of general circulation and posting on the Town web site. A summary of comments or views, and a summary of comments and views not accepted and the reasons therefore, will be attached to the substantial amendment.

All other minor changes to activities will be considered informal programmatic amendments and will be so noted in the program file. A copy will be sent to HUD CPD for their information.

The substantially amended sections of the Consolidated Plan or Annual Action Plan will be available for review at the Town of Marana Community & Neighborhood Services office, located at 11555 W Civic Center Drive, Marana, AZ 85653 during the full public comment period. In addition, the substantially amended sections of the Consolidated Plan will be made available on the Town's website, <https://www.maranaaz.gov/community-and-neighborhood-services> for the full duration of the public comment period.

Disaster/Emergency events that may require expedited substantial amendments

It may be necessary to expedite substantial amendments to the Consolidated Plan in the event of a declared national, state or local disaster or emergency. A declared national, state or local disaster or emergency may include but is not limited to (1) Man-Made-disasters, (2) Natural disasters, and (3) Terrorism. Man-made disasters can include chemical spills, mass rioting, power outages, dam failure, plant explosions, etc. Natural disasters can include earthquakes, tsunamis, hurricanes, tornadoes, wild fires, flooding and public health issues such as wide-spread disease such as the recent coronavirus disease 2019 (COVID-19). Terrorism events include bomb threats, biochemical attacks like the spread of anthrax, or cyber-attacks like hacking, phishing, and virus distribution, etc. man-made disaster. The use of expedited substantial amendments is intended to facilitate the use of funds to protect the health and safety of Town of Marana residents or to prevent, prepare for, and respond to a declared national, state or local disaster/emergency

These expedited substantial amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet needs resulting from a declared disaster or emergency. Therefore, the Town of Marana may utilize CDBG or HOME funds to meet these needs with a 5-day public comment period instead of a 30-day public comment period, which is otherwise required for substantial amendments.

Potential eligible uses of funds are those that are included in this Citizen Participation Plan, the Consolidated Plan, or any other CDBG or HOME eligible use.

HUD may provide new guidance on eligible uses in which the Town will comply with and may utilize as well.

All eligible CDBG activities, including those to address declared disasters or emergencies, must meet one of three national objectives which are:

- (1) Benefit low- and moderate-income (LMI) persons;

- (2) Aid in the prevention of slums or blight; and
- (3) Meet a need having a particular urgency (referred to urgent need).

The Town of Marana may carryout eligible CDBG activities to meet needs resulting from declared disasters or emergencies under any one of the three national objectives.

Changes in federal funding level

Any changes in federal funding level after the Draft Consolidated Plan or Annual Action Plan's comment period has expired and the resulting effect on the distribution of funds will not be considered an amendment or a substantial amendment.

Consultation with Organizations and Town Agencies

When preparing the Consolidated Plan, the Town will actively consult with public and private agencies that provide housing, health, homeless and social services in order to ensure that the interests and needs of all groups are being adequately addressed. The Town will also make the Consolidated Plan available to surrounding units of local government and its PHA. This consultation will occur through the community meetings, interviews conducted with such organizations including those that provide services to special needs populations and incorporation of data and reports produced by such organizations into the Consolidated Plan.

Public Access to Records

The Town will provide all interested parties with access to information and records related to the Town's Consolidated Plan, Citizen Participation Plan, Annual Action Plan and CAPER, and the Town's use of assistance under all programs covered by the Consolidated Plan during the preceding five years. The public will be provided with reasonable access to housing assistance records according to the Town of Marana Public Records Requests procedures. Persons who would like access to records should contact the Town Clerk's Office in person, on-line, by mail, e-mail or fax. Reasonable accommodation for persons with disabilities will be made upon request. Documents may also be downloaded from the Town of Marana Community & Neighborhood Services Department website.

Complaints and Grievances

The Town of Marana will provide written responses to written complaints and grievances received regarding any aspect of the annual Consolidated Plan federal entitlement grant program within 15 working days, where practicable, of receiving the complaint or grievance. Comments, complaints, and grievances concerning the Consolidated Plan, Annual Action Plan, or CAPER should be addressed to the Community & Neighborhood Services Director.

Appendix: Comments Received

Below are the following comments received during the 15-day public comment period.

In reading the draft citizen participation plan, it struck me that there doesn't seem to be any mechanism for ongoing citizen input other than the "public" meetings. I'd suggest an advisory group that meets periodically to recommend/review proposed projects. I believe it would be most useful if the advisory group were comprised of citizens residing in eligible funding areas as well as other town residents who have an interest and/or expertise in improving/expanding housing options throughout the town, resulting in an overall more economically "balanced" community development process.

I think it is great that Town of Marana will be a participating jurisdiction in the Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development (HUD). Low-income families need all the help they can get!



Town of Marana

Assessment to Fair Housing Report

May 15, 2023



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Introduction

The U.S. Department of Housing and Urban Development (HUD) imposes an obligation to affirmatively further fair housing on recipients of certain HUD funding, which includes conducting an analysis of Assessment of Fair Housing. As a Community Development Block Grant (CDBG) entitlement town, the Town of Marana is required to complete an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI) every five years in conjunction with its Consolidated Plan requirements in order to receive CDBG grant funding from HUD.

The purpose of this Assessment of Fair Housing report is to identify barriers and issues to fair housing faced by protected classes of citizens. This report describes how public policies, laws, and actions may affect housing choice or impede fair access to housing.

Methodology

The 2023 Assessment of Fair Housing utilized a mixed-method quantitative and qualitative approach to identify barriers and issues to fair housing faced by protected classes of citizens. This report includes a review of Town of Marana and Pima County laws, regulations, and policies followed by an analysis of how these policies might impact the location, availability, and accessibility of housing. It also identifies lending practices and household economic conditions that affect housing choice, patterns of occupancy and location of public and government assisted housing, possible forms of discrimination and other factors impacting fair housing.

Prior Fair Housing Goals and Report

Prior to the Town of Marana becoming a CDBG entitlement community in 2023, the Town received CDBG funding through Pima County. Due to the pass-through funding from the County, the Town of Marana fell under Pima County's Fair Housing policies. The City of Tucson-Pima County Consortium completed its 2020 Analysis of Impediments to Fair Housing Choice report in 2020. The report can be viewed at https://www.tucsonaz.gov/files/hcd/Documents/Reports/FINAL_City_of_Tucson_Pima_County_Consortium_2020_Analysis_of_Impediments_to_Fair_Housing_Choice.pdf.

Town of Marana Fair Housing Goals

The Town of Marana has identified four Fair Housing Goals to address over the next five years.

1. Increase the number of affordable housing units and preserve existing units.
2. Increase community education about affordable housing.
3. Increase understanding of housing discrimination and Fair Housing.
4. Develop fair housing monitoring and reporting policies in Marana.

Section II: Community Participation Process

The U.S. Department of Housing and Urban Development (HUD) imposes an obligation to affirmatively further fair housing on recipients of certain HUD funding, which includes conducting an analysis of Assessment of Fair Housing. As a Community Development Block Grant (CDBG) entitlement town, the Town of Marana is required to complete an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI) every five years in conjunction with its Consolidated Plan.

The purpose of this Assessment of Fair Housing report is to identify barriers and issues to fair housing faced by protected classes of citizens. This report describes how public policies, laws, and actions may affect housing choice or impede fair access to housing.

Purpose

The purpose of this Assessment of Fair Housing is to:

- Review current policies at the town and county-level.
- Establish fair housing goals and policies in Marana
- Review actions taken and evaluated the effectiveness of the actions.
- Identify any new issues and barriers and make recommendations on actions to address the issues.

The actions suggested are intended to:

- Analyze and eliminate housing discrimination in Marana.
- Promote fair housing choice for all persons.
- Provide opportunities for racially and ethnically inclusive patterns of housing occupancy.
- Encourage the construction of housing that is physically accessible to persons with disabilities.
- Facilitate community compliance with federal and state fair housing laws.

Who Conducted

The Town of Marana hired Crescendo Consulting Group to conduct its 2023-2027 Consolidated Plan, 2023 Annual Action Plan, and Assessment of Fair Housing. Based in Westbrook, Maine, Crescendo Consulting Group has over 20 years of community needs assessment, consolidated plan and housing study, and population health research. The Consolidated Plan and Assessment of Fair Housing work was completed by the following staff members:

- Katelyn Michaud, MPH, Managing Principal
- Kevin Koegel, MPH, Research Manager
- Carly Wittman, Research Analyst

Participants

The Assessment of Fair Housing utilized the Consolidated Plan Citizen Participant Plan to ensure Marana community members were involved in the research process through community stakeholder interviews, community focus groups, and online community survey.

Town of Marana Mayor and Council	Town of Marana Code Enforcement
Town of Marana Community and Neighborhood Services	Marana Health Center
Town of Marana Development Services	Community Christian Church of Marana
Town of Marana Economic Development	Disabled American Veterans
Town of Marana Town Manager	Pima County Community Development Block Grant Program
Town of Marana – Legal	La Paloma Academy
Town of Marana Planning	Interfaith Community Services
Marana Unified School District Family Resource Center	Pascua Yaqui Tribe
Town of Marana Finance	Adonis HOA
Town of Marana Senior Center	Town of Marana Town Clerk
Town of Marana Parks and Recreation	Marana Chamber of Commerce

Methodology Used

The 2023 Assessment of Fair Housing utilized a mixed-method quantitative and qualitative approach to identify barriers and issues to fair housing faced by protected classes of citizens. This report includes a review of Town of Marana laws, regulations, and policies followed by an analysis of how these policies might impact the location, availability, and accessibility of housing. It also identifies lending practices and household economic conditions that affect housing choice, patterns of occupancy and location of public and government assisted housing, possible forms of discrimination and other factors impacting fair housing.

Crescendo Consulting Group utilized its experience and knowledge regarding fair housing issues in writing this report. The following steps were taken to formulate the report:

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- Extensive secondary research was conducted using various publicly available resources such as the U.S. Census Bureau, HUD, and others.
- 30 community stakeholder interviews and 10 public community focus groups were conducted.
- Townwide community survey
- A draft was published for public comments and feedback, two public hearings to review the plan were held on March 23, 2023, and feedback was solicited for 30 days. Community residents were able to submit public comments from March 23, 2022, through April 23, 2023. No public comments were received.
- A formal adoption hearing for the 2023-2027 Consolidated Plan, 2023 Annual Action Plan, and Assessment for Fair Housing was scheduled for May 2, 2023, and the AFH was adopted.
- The final document was prepared for submittal to HUD.

Advertising

The Town of Marana advertised all public meetings, including public focus groups, on the Town website, Marana Municipal Center, Marana Operation Center, social media, and the local newspaper. The community survey was disseminated on the Town's website, social media, through community partners, and at public meetings.

Public Comment

No public comments were received.

Who Funded

The Assessment of Fair Housing was funded by the Town of Marana through Town funds.

Conclusions

As a result of the research and analysis conducted for this report, Crescendo Consulting Group has identified possible barriers and issues to fair housing in Marana. Accompanying the listing of fair housing issues are actions which the Town of Marana proposes to undertake to ameliorate the identified fair housing issues. The issues and barriers and recommended actions and goals listed below have been identified through the Public Citizen Participation Plan adopted by the Marana. These goals and priorities are not listed in any particular order of priority. Each goal includes a target time period for the action to be undertaken and completed. Some actions are noted as ongoing.

Section III: Assessment of Past Goals and Actions

The Town of Marana became an entitlement community in 2023. Prior to 2023, the Town of Marana received Community Development Block Grant (CDBG) funds through Pima County. This Assessment of Fair Housing is the first report conducted by the Town of Marana as previous Assessment of Fair Housing (AFH) reports were completed by Pima County.

Since the Town of Marana received funding through Pima County, the following Fair Housing goals from the City of Tucson-Pima County Consortium 2020 Analysis of Impediments to Fair Housing Choice would apply:

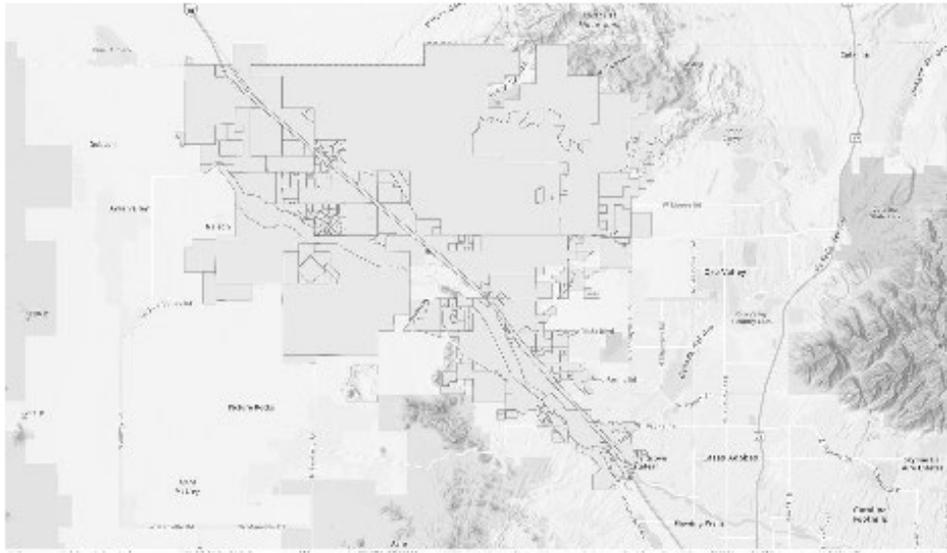
1. Eliminate all forms of illegal housing discrimination in Pima County.
2. Actively promote fair housing choice for all persons in Pima County.
3. Provide opportunities in all areas of Pima County for inclusive patterns of housing occupancy regardless of race, color, religions, sex, familial status, disability, and national origin.
4. Actively promote housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities in Pima County.
5. Foster compliance with the nondiscrimination provisions of the Fair Housing Act in all areas of Pima County.
6. Maintain a firm and continued commitment to the analysis, planning, and implementation necessary to achieve fair housing goals.
7. Educate the public on fair housing issues.
8. Guarantee oversight by the City of Tucson Mayor and Council and the Pima County Board of Supervisors to ensure an ongoing fair housing programs.
9. Create a comprehensive Analysis of Impediments to Fair Housing Choice (AI) document, and devise a carefully structured plan for addressing impediments that is firmly grounded in the AI's conclusions.
10. Take effective actions based on a realistic assessment of available resources.
11. Identify and track measurable results in meeting local fair housing goals.
12. Increase cooperation between public and private agencies in promoting public awareness of fair housing issues.
13. Effectively enforce fair housing laws.
14. Increase community awareness and promote equal housing opportunity and fair housing choices in the community.

Section IV: Analysis of Fair Housing Issues

Demographic Summary

Marana is one of the fastest growing communities in Southern Arizona and the state. Since 2010, the population of Marana grew 61.7% from 31,433 in 2010 to 50,834 in 2021. As the total population grew, the number of households and housing units grew as well. The median age of Marana residents is 41.2 years. Marana has a large percentage of older adults.

Map 1: Marana Boundary



Source: Pima County ArcGIS

Population

As of 2021, 50,834 people reside in Marana, up from 31,443 in 2010. During the past 11 years, Marana had a population growth of 61.7 percent making it one of the fastest growing communities in Southern Arizona. The median income for the city has increased 40.6% to \$94,983 in 2021.

Table 1: Marana Total Population, 2010 - 2021

Demographics	Base Year: 2010	Most Recent Year: 2021	% Change
Population	31,443	50,834	+61.7%
Households	11,487	19,020	+65.6%
Median Income	\$67,542	\$94,983	+40.6%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Between the year 2010 and 2021, the population in Marana increased 61.7% while the Pima County population only grew by 7.3%. Marana is projected to nearly double in size within the next 30 years.

Table 2: Total Population, 2010 - 2030

Measure	Marana	Pima County	Arizona
2010	31,443	964,462	6,246,816
2021	50,834	1,035,063	7,079,203
Total Change ('10 – '21)	+61.7%	+7.3%	+13.3%
2050 (Projected)	100,621	1,407,685	No Data
Projected Change ('21-'50)	+97.9%	36.0%	

Source: American Community Survey, 2020, 2010 5-Year Estimates; Pima Association of Governments 2050 Population Projections.

Population by Age

The following table shows the percentage of Marana residents by age group. The largest positive shifts in population between 2010 and 2021 were in the 65 to 74, 75 to 84, and 85 years and over age groups. The largest decline in population is the 25 to 34 years, followed closely by the under 5 years age group. Arizona, especially Marana, is attracting more older adults to the area. As people age, they begin to have more unique health, housing, and social needs. Additionally, many older adults may be on fixed incomes from social security and pensions.

Table 3: Percent Population by Age, 2010 - 2020

Age	2010 Percent	2021 Percent	% Change
Median age (years)	37.9	41.2	
Under 5 years	7.7%	6.0%	-22.1%
5 to 9 years	7.4%	7.0%	-5.4%
10 to 14 years	5.9%	6.8%	+15.2%
15 to 19 years	5.3%	4.8%	-9.4%
20 to 24 years	4.7%	5.3%	+12.7%
25 to 34 years	14.3%	11.0%	-23.0%
35 to 44 years	15.8%	14.7%	-6.9%
45 to 54 years	12.2%	11.5%	-5.7%
55 to 59 years	6.5%	5.3%	-18.4%
60 to 64 years	7.3%	5.9%	-19.1%
65 to 74 years	8.5%	13.7%	+61.1%
75 to 84 years	3.6%	6.9%	+91.6%
85 years and over	0.8%	1.3%	+62.5%

Source: American Community Survey, 2010, 2021 5-Year Estimates

Population by Race, Ethnicity, and Limited English Proficiency

As 2021 American Community Survey data shows below, over 75% of all Marana residents identify their race as white, and 27.6% consider themselves Hispanic/Latino. Overall, Marana has less racial and ethnic diversity than Pima County as a whole.

Table 4: Population by Race, 2021

Race	Pima County		Marana	
	Total Population	% by Race	Total Population	% by Race
White	720,319	69.6%	38,312	75.4%
Black or African American	35,638	3.4%	1,610	3.2%
American Indian and Alaska Native	37,296	3.6%	629	1.2%
Asian	29,420	2.8%	1,875	3.7%
Native Hawaiian and Other Pacific Islander	1,549	0.1%	154	0.3%
Some other race alone	94,938	9.2%	2,181	4.3%
Total	1,035,063	100%	50,834	100%

Source: American Community Survey, 2021 5-Year Estimates

Table 5: Population by Ethnicity, 2021

Ethnicity	Pima County		Marana	
	Total Population	% by Ethnicity	Total Population	% by Ethnicity
Hispanic or Latino	393,359	38.0%	14,022	27.6%
Not Hispanic or Latino	641,704	62.0%	36,812	72.4%
Total	1,035,063	100%	50,834	100%

Source: American Community Survey, 2021 5-Year Estimates

Table 6: Population by Race/Ethnicity, Marana 2010-2021

Measure	2010	2021	Percent Change
White	78.8%	75.4%	-4.3%
Black or African American	4.2%	3.2%	-23.8%
American Indian and Alaska Native	0.4%	1.2%	+200.0%
Asian	3.5%	3.7%	+5.7%
Native Hawaiian and Other Pacific Islander	0.0%	0.3%	+100.0%
Some Other Race	9.9%	4.3%	-56.6%
Hispanic or Latino	24.3%	27.6%	+13.6%
Not Hispanic or Latino	75.7%	72.4%	-4.4%

Source: American Community Survey, 2010,2021 5-Year Estimates

Despite being a largely White community, Marana has become increasingly more diverse over the past decade. The White population has decreased 4.3% to 75.4% of the total population. The American Indian and Alaska Native population has increased 200% and the Native Hawaiian and Other Pacific Islander increased 100%. However, the Black or African America population has decreased by 23.8% since 2010. The Marana Hispanic or Latino population has increased 13.6% over the past 11 years.

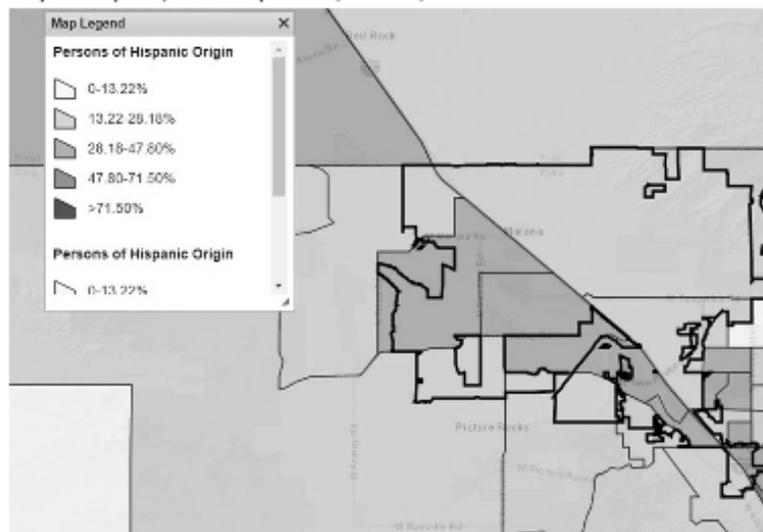
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The following map shows the concentrations of Hispanic households in Marana. Within the town of Marana, 27.6% of households identify as Hispanic or Latino. Marana does not appear to have any high concentration of Hispanic or Latino persons in any one census tract.

To help communities understand racial and/or ethnically concentrated areas that may be socioeconomically disadvantaged, HUD developed its R/ECAP model. HUD defines Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where: 1) the non-white population comprises 50 percent or more of the total population and 2) the percentage of individuals living in households with incomes below the poverty rate is either a) 40 percent or above or b) three times the average poverty rate for the metropolitan area, whichever is lower.

Marana does not have any R/ECAP census tracts within its town limits. While Marana does have highest percentage of Hispanic or Latino population, no census tracts are above the 50 percent threshold of the total population.

Map 2: Hispanic/Latino Population, Marana, 2020



SOURCE: CPD Maps

Only 8.5 percent of Marana’s population is foreign born as seen in Table 7. Over half of these individuals are naturalized U.S. Citizens. Over half of the native-born population were born outside of Arizona furthering support that Marana and Southern Arizona are becoming a popular destination to move and retire for many people.

Table 7: Place of Birth, 2010-2021

	2010		2021	
	Number	Percent	Number	Percent
Native	28,578	90.9%	46,535	91.5%
Born in state of residence	9,735	31.0%	19,553	38.5%
Born in other state in the United States	18,410	58.6%	26,203	51.5%
Foreign born	2,865	9.1%	4,299	8.5%
Naturalized U.S. citizen	1,647	57.5%	2,442	56.8%
Not a U.S. citizen	1,218	42.5%	1,857	43.2%
Total Population	31,443	100.0%	50,834	100.0%

Source: American Community Survey, 2010, 2021 5-Year Estimates

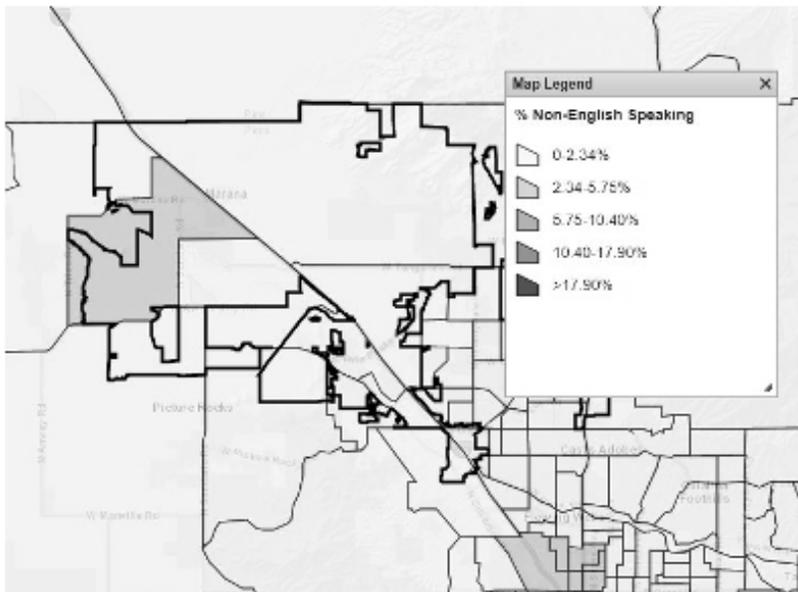
Table 9: Languages Spoken, Marana

Language Spoken At Home	Percent of Population
English Only	85.1%
Spanish	10.3%
Asian-Pacific Islander	1.6%
Other Indo-European	2.3%
Other	0.8%

Source: American Community Survey, 2021 5-Year Estimates

Programs and resources available in Marana must be aware of the language and cultural barriers that may exist for foreign born and non-English speaking residents to access Town and other services within the community.

Map 3: Percent of Non-English-Speaking Population



Source: HUD CPD Maps

The highest percentage, albeit still very small of non-English speakers, are located in the northwestern census tracts of the town. This census tract matches with high concentration of Hispanic or Latino persons in Map 2.

Population with Disabilities

The American Community Survey collects data related to disability status. In 2021, there was a total of 6,040 persons or 12.1% with at least one disability living in Marana. The top difficulty or disability in Marana is ambulatory difficulty and cognitive difficulty. Disabilities of any kind are more common in older adults than younger age groups.

Table 10: Persons with Disabilities in Marana, 2021

	Under 5	5 to 17	18 to 64	65 to 74	75+	Total Population
Any Difficulty	0.5%	5.4%	19.1%	18.8%	39.3%	12.1%
Hearing Difficulty	0.0%	0.1%	2.2%	7.2%	21.5%	4.0%
Vision Difficulty	0.5%	0.4%	2.1%	3.6%	9.9%	2.6%
Cognitive Difficulty	ND	ND	3.8%	2.8%	9.6%	4.4%
Ambulatory Difficulty	ND	ND	3.2%	9.6%	20.2%	5.2%
Self-Care Difficulty	ND	ND	0.8%	4.2%	6.0%	1.8%

SOURCE: American Community Survey, 2021 5-Year Estimates

The percentage of the population with disabilities increases as the population ages. Approximately one in three persons age 75 and older have at least one difficulty or disability. As seniors age, the frequency of ambulatory, self-care and independent living disabilities increases greatly. This is especially important for housing as seniors may need small modifications or potentially costly renovations to their houses in order to maintain living independently in their homes.

The following table shows households with a disabled household member by tenure and income range. The most common disabilities were vision or hearing impairment and cognitive limitations. Homeowners are more likely to have a household member with a disability than a renter in Marana. Additionally, extremely low (0-30% AMI) and very low (31-50% AMI) households had a higher percentage of a household member with a disability compared to higher income households.

Table 11: HUD CHAS Disability Status by Tenure and Income Range, Marana, 2015-2019

	Total	0-30% AMI	31-50% AMI	51-80% AMI	> 80% AMI
All Households					
Household member has a hearing or vision impairment	2,160	130	110	435	1,485
Household member has an ambulatory limitation	2,285	140	205	330	1,610
Household member has a cognitive limitation	1,680	55	180	290	1,155
Household member has a self-care or independent living limitation	1,635	100	135	210	1,190
Renters					
Household member has a hearing or vision impairment	265	0	15	100	150
Household member has an ambulatory limitation	555	35	110	70	340
Household member has a cognitive limitation	420	20	95	105	200
Household member has a self-care or independent living limitation	390	25	55	75	235
Owners					
Household member has a hearing or vision impairment	1895	130	95	335	1335
Household member has an ambulatory limitation	1730	105	95	260	1270
Household member has a cognitive limitation	1260	35	85	185	955
Household member has a self-care or independent living limitation	1245	75	80	135	955

Source: HUD CHAS Data 2015-2019

Summary

The total population of Marana increased over 60% from 2010 to 2021. The largest age group shifts occurred in the 60 and older age groups. Southern Arizona, especially Marana, is attracting more older

adults to the area. As the Baby Boomer generation continues to age, they will have unique housing and health care needs. Many seniors are opting to age in place in their homes and may be reluctant to accept government assistance. Accessibility modifications and in-home assistance will become increasingly important for this growing segment of the population.

Households

As the total population of Marana has grown over the past decade, so has the total number of households with a 65.6% increase of households in Marana.

Table 12: Total Households, Marana, 2010 – 2021

	Pima County	Marana
2010	381,880	11,487
2021	417,483	19,020
Percent Change	+9.3%	+65.6%

Source: American Community Survey, 2010, 2021 5-Year Estimates

Table 13 shows the types and estimates of the total number and percent of all households by type in 2019. Almost 75% of all households in Marana are small family households, defined as those with two to four family members. Households with at least one-person age 62 – 74 years of age made up 25.7 percent of Marana households in 2019.

Table 13: Household Type, Marana, 2019

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	680	920	2,170	1,740	11,025
Small Family Households *	330	410	1,190	1,075	8,200
Large Family Households *	25	125	305	280	840
Household contains at least one person 62-74 years of age	124	285	450	440	2,830
Household contains at least one person aged 75 or older	135	150	275	310	925

Source: 2015-2019 CHAS

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

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Household Incomes

In Marana, 7.4 percent of households earn less than \$25,000 a year, which is equivalent to 26 percent Area Median Income (AMI). The household median income for the town of Marana is \$94,983. As shown in Table 14, approximately 45.6 percent of households earn more than the median household income.

Table 14: Households by Tenure and Income, Marana, 2021

	Owner Households	Renter Households	Total Households
Less than \$5,000	1.0%	2.7%	1.3%
\$5,000 to \$9,999	0.8%	2.3%	1.0%
\$10,000 to \$14,999	1.7%	0.5%	1.5%
\$15,000 to \$19,999	1.7%	0.6%	1.5%
\$20,000 to \$24,999	1.4%	5.5%	2.1%
\$25,000 to \$34,999	4.2%	10.7%	5.3%
\$35,000 to \$49,999	6.8%	11.0%	7.5%
\$50,000 to \$74,999	17.0%	19.1%	17.3%
\$75,000 to \$99,999	16.5%	18.0%	16.7%
\$100,000 to \$149,999	26.0%	23.5%	25.6%
\$150,000 or more	22.9%	6.0%	20.0%
Median household income	\$99,034	\$66,809	\$94,983

Source: American Community Survey, 2021 5-Year Estimates

While almost half of all households in Marana earns more than the median household income, there is a disproportionate number of renters who earn less than the median income. Only 29.5% of renters earn above the median household income for the total resulting in a lower median household income for renters (\$66,809).

Table 15 estimates the number of households in Marana by tenure (renter vs. owner) and by percent of HUD’s area median income (AMI) in 2019. AMI is important to understand as individuals receiving funding or services under HUD’s CDBG grants must meet certain requirements, such as median household income. Programs and services are generally allocated to households and individuals earning

less than 80% of a town’s AMI. While only 4.1% households in Marana have a median income of less than 30% AMI, there are low-income households in Marana that are not always visible in the data due to the high percentage of households that earn 100% or more of the area median income.

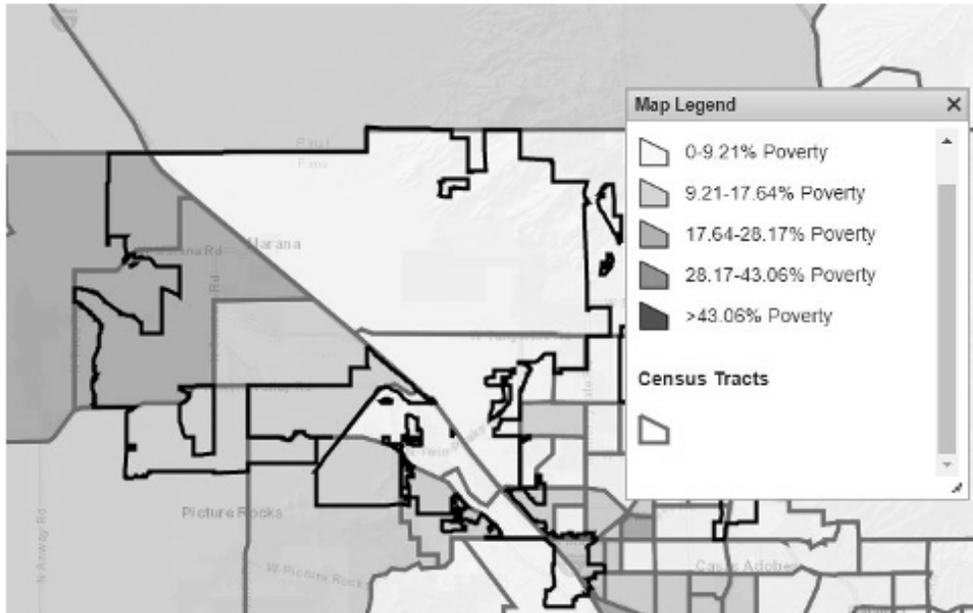
Table 15: Households by Income Range and Tenure, 2019

	Renter Households		Owner Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
0 – 30% AMI	205	6.0%	480	3.7%	685	4.1%
31-50% AMI	365	10.8%	555	4.2%	920	5.6%
51-80% AMI	775	22.9%	1,400	10.6%	2,175	13.1%
81-100% AMI	495	14.6%	1,240	9.4%	1,735	10.5%
100% AMI and over	1,550	45.7%	9,475	72.1%	11,025	66.7%
Total	3,390		13,150		16,540	

Source: 2015-2019 CHAS

Map 4, below, shows the percentage of households in each Marana census tract, with incomes below the federal poverty level. The highest concentrations of households with low incomes are in the northwest corner of Marana.

Map 4: Percent of Households Below Poverty Level by Census Tract, 2019



SOURCE: CPD Maps

Only 4.0% of families in Marana have lived below the federal poverty line in the past 12 months. Families that rent are more likely to live below the poverty line than homeowners.

Table 16: Family Poverty Level by Tenure, Marana, 2021

	Marana	Pima County
Total Family Households	14,646	255,436
Family income in the past 12 months below poverty level	4.0%	10.6%
Families in poverty, owner occupants	3.4%	5.9%
Families in poverty, renter occupants	7.5%	23.3%

Source: American Community Survey, 2021 5-Year Estimates

The following table provides information about persons in poverty living in Marana from 2012–2021. The number of persons in poverty has increased from 4.1% in 2012 to 5.6% in 2021, according to the US Census Bureau American Community Survey. The poverty rate for children in Marana has also increased from 4.9% to 6.0% from 2012 to 2021 and the poverty rate for older adults has nearly doubled in the same timeframe.

Table 17: Poverty in Marana, 2012-2021

	2012	2021
Persons in Poverty	1,389	2,823
<i>Poverty Rate</i>	4.1%	5.6%
Children in Poverty	417	692
<i>Poverty Rate</i>	4.9%	6.0%
Over 65 in Poverty	115	483
<i>Poverty Rate</i>	2.2%	4.3%

Source: American Community Survey 2012 1-Year Estimates; 2021 5-Year Estimates

Persons in poverty are more likely to need affordable housing solutions and other services, such as public transportation, subsidized childcare, medical and food assistance. A rising number of people in poverty means greater demand for housing and services.

Housing Market Profile

The Marana housing market is increasingly becoming less affordable for community residents.

Table 18: Tenure by Units in Structure, 2021

	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-unit Detached	15,409	97.3%	1,827	57.3%	17,236	90.6%
1-unit Attached	88	0.6%	69	2.2%	157	0.8%
2 to 4 Units	0	0.0%	294	9.2%	294	1.5%
5 to 9 Units	0	0.0%	153	4.8%	153	0.8%
10 or More Units	17	0.1%	656	20.5%	673	3.5%
Other (mobile home, RV, etc.)	315	2.0%	192	6.0%	507	2.7%
Total	15,829	100.0%	3,191	100.0%	19,017	100.0%

Source: American Community Survey, 2021 5-Year Estimates

Almost all homeowners in Marana own a single family detached house whereas only two-thirds of renters live in a single family detached house. Approximately one in three renters live in a multiunit building. Table 18 also showcases the lack of diversity in housing type located in Marana.

Table 19: Year Units Built by Tenure, 2021

	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Built 2000 or later	12,240	64.4%	1,985	62.2%	14,225	74.8%
Built 1980-1999	3,119	16.4%	848	26.6%	3,967	20.9%
Built 1940-1979	466	2.5%	352	11.0%	818	4.3%
Built 1939 or earlier	4	0.0%	6	0.2%	10	0.0%
Total	15,829		3,191		19,020	

Source: American Community Survey, 2021 5-Year Estimates

Compared to other regions in Arizona and the United States, the current housing stock in Marana is relatively new. Two in three housing units in the town were built between 2000 and 2021. Only 14 houses in Marana were built before 1939. Older houses often require more upkeep and may contain lead-based paint or asbestos, which can be hazardous to a person’s health. Only 4.3% of the housing stock in the town was built before 1979 and may contain lead-based paint, which can be harmful to children and pets. More owner-occupied housing units were built within the past 20 years compared to rental units.

Table 20: Unit Size by Tenure¹

	Owner occupied:		Renter occupied:	
	Number	%	Number	%
No bedroom	35	0.2%	19	0.6%
1 bedroom	78	0.5%	550	17.2%
2 or 3 bedrooms	9,329	58.9%	2,269	71.1%
4 or more bedrooms	6,387	40.3%	353	11.1%
Total	15,829	100.0%	3,191	100.0%

Source: American Community Survey, 2021 5-Year Estimates

Most housing units in Marana have two to three bedrooms. However, renters are more likely to live in smaller units, while most units with four or more bedrooms are owner occupied.

Rent Profile

The median contract rent for all units in Marana in 2021 was \$889. However, through conversation with community residents, the real market rate for rental units is likely much higher.

Table 21: Rent Paid, American Community Survey, 2021

Rent Paid	Number	Percent
Less than \$500	56	1.9%
\$500-999	472	15.6%
\$1,000-1,499	1516	50.3%

¹ The total number of tenures varies slightly.
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\$1,500-1,999	865	28.7%
\$2,000 or more	107	3.6%
Total	3,016	100%

Source: 2021 American Community Survey 5-Year Estimates

Through conversations with town officials, community service providers, and community residents, the need for more affordable housing and a diversity of housing options is needed in the town. A lot of new development has been focused on single family homes in established developments. Many of these homes sell for about \$426,000². In order to afford a \$400,000 house with a 30-year conventional mortgage and a 20% down payment, a household must earn a minimum of \$105,864 a year.

While the housing market has largely been focused on single family homes, there are several apartment complexes being built or in the early stages of development. However, both town officials and community residents have stated that they are largely more expensive luxury apartments and unaffordable for young families and professionals with a lower median household income.

Marana does not have any subsidized or public housing within its town limits. However, there are 14 households in Marana that utilize Housing Choice Voices through Pima County. While Marana does not have public housing, it does have two apartment complexes that are considered affordable housing. However, the Marana Apartments, which housed HUD residents through the Low Income Housing Tax Credit was sold in 2021 to new owners. The Arizona Department of Housing granted the new owners a partial release from LIHTC, and many residents were forced to find new housing or will need to find new housing before October 30, 2024, when the remaining HUD restrictions expire. After October 20, 2024, the apartments will become market rate.

Table 24: Affordable Housing

Name	Address
El Memorial De Don Frew Apartments	11907 W Grier Rd
Marana Apartments	13387 North Lon Adams Road

Source: Arizona Department of Housing, Housing Search

The HUD AFFHT dissimilarity data for Marana is not currently available for the jurisdiction.

Table 26 shows the 2022 HUD HOME and Fair Market Rent limits for Pima County. Owners of affordable properties must meet these rent guidelines, and Section 8 voucher holders must find units at or below the Fair Market Rents, which is becoming a challenge as rent prices are increasing in Marana and Pima County.

² Redfin. Marana Housing Market Trends. <https://www.redfin.com/city/11280/AZ/Marana/housing-market>
Crescendo Consulting Group

Table 25: Monthly Rent, 2022, Pima County

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$786	\$893	\$1,175	\$1,670	\$1,955
High HOME Rent	\$665	\$761	\$1,001	\$1,262	\$1,389
Low HOME Rent	\$665	\$719	\$863	\$997	\$1,112

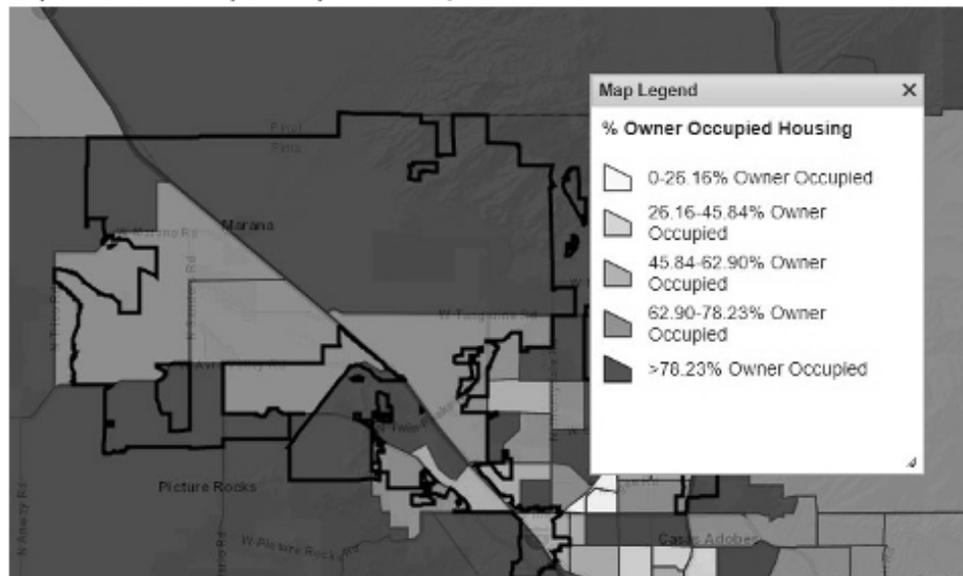
Source: HUD FMR and HOME Rents, 2022.

Homeownership Profile

The real estate market over the course of the pandemic has been historically high and a wild ride for many homebuyers. For many regions across the country, the existing housing stock was limited due to many people being reluctant to sell their homes during a global pandemic. With higher demand than supply, this led to a sharp increase in prices. The rapid increase in sale prices and intense buyer competition negatively impacted low-income and first-time homebuyers who may be limited by a low-down payment and more restricted loan options, such as FHA or VA loans. Additionally, the influx of people, especially retirees with higher net worth, to southern Arizona has also led to tight housing market.

The median sales prices for February 2023 for a single family detached house was \$396,249 in Marana³. For a person or family to afford to purchase a home in Marana with a median sales price of \$396,249 with a mortgage interest rate of 6.5% and a 5% downpayment, a household would need an income of at least \$112,000. Marana is primarily an owner-occupied town with pockets of renters scattered in different parts of the town. Renters are more concentrated near the border of Tucson and around the census tracts with colonias.

Maps 6: Homeownership Rates by Census Tract, 2020



Source: HUD CPD Maps

³ Redfin. <https://www.redfin.com/city/11280/AZ/Marana/housing-market>
Crescendo Consulting Group

Affordable Housing Needs

There is currently an affordable housing crisis in the United States. HUD federal grants, such as CDBG and HOME funds are designated to help low to moderate income households with housing issues, such as home repairs and related services. In 2016, approximately 50 percent of all renters in the United States were considered cost burdened⁴. In addition to cost burden, HUD defines housing problems as:

1. Housing unit lacks complete kitchen facilities.
2. Housing unit lacks complete plumbing facilities.
3. Overcrowding (1.01–1.5 persons per room).
4. Severe Overcrowding (greater than 1.5 persons per room).
5. Cost Burden (households paying between 30% and 50% of their income for housing).
6. Severe Cost Burden (household pays 50% or more of their income for housing).

In Marana, HUD estimates there were 1,040 rental units and 1,765 owner occupied units without complete plumbing or kitchen facilities in 2019. There were few overcrowded or severely overcrowded households in Marana in 2019.

By far the largest housing problem experienced by households at 100% or less of AMI in Marana was cost burden or severe cost burden. Homeowners were more likely to be both severely cost burdened or cost burdened than renters. HUD estimates that at 0-30% AMI there were 295 owner occupied households and 165 renters that were severely cost burdened in 2019.

Table 27: Cost Burden (> 30%) Households by Tenure

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	15	220	235	0	35	155	190
Large Related	0	30	35	65	0	4	130	134
Elderly	0	4	4	8	10	45	190	245
Other	4	10	25	39	0	10	50	60
Total need by income	4	59	284	347	10	94	525	629

⁴ Joint Center for Housing Studies of Harvard University. The State of the Nation's Housing 2018: https://www.jchs.harvard.edu/sites/default/files/Harvard_JCHS_State_of_the_Nations_Housing_2018.pdf
Crescendo Consulting Group

Source: 2015-2019 CHAS

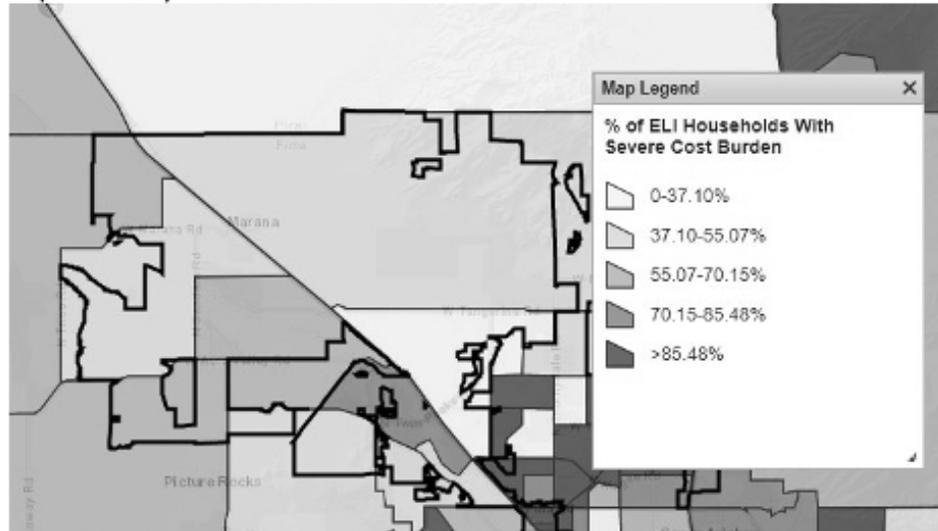
The highest number of severely cost-burdened households are owners with incomes at >50–80% AMI, these being a mixture of different household types. Similarly, the highest number of severely cost-burdened renter households are those at >50–80% AMI, with the largest group of these being small, related households.

Table 28: Severe Cost Burden (> 50%) Households by Tenure

	Renter			Total	Owner			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI		0-30% AMI	>30-50% AMI	>50-80% AMI	
NUMBER OF HOUSEHOLDS								
Small Related	35	65	235	335	24	25	145	194
Large Related	0	39	4	43	25	50	130	205
Elderly	45	95	65	205	120	130	89	339
Other	60	55	155	270	60	45	105	210
Total need by income	140	254	459	853	229	250	469	948

Source: 2015-2019 CHAS

Map 7: Extremely Low-Income Households with Severe Cost Burden



Source: HUD CPD Maps

The areas of highest concentration of extremely low-income (ELI) households with severe cost burden in the map above are mostly areas of the City of Tucson or unincorporated Pima County adjacent to Marana to the Southeast. Within the Town of Marana, the Continental Ranch area has some of the highest concentration of ELI households with severe cost burden.

Overcrowding is also most prevalent in single family owner households with moderate incomes. Overcrowding also can occur when a household must rent or purchase a home smaller than they need because the price is lower than larger units.

Table 29: Overcrowding

	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	0	15	15	0	0	20	125	145
Multiple, unrelated family households	0	30	0	0	30	0	0	0	0	0
Other, non-family households	0	35	0	0	35	0	0	0	0	0
Total need by income	0	65	0	15	80	0	0	20	125	145

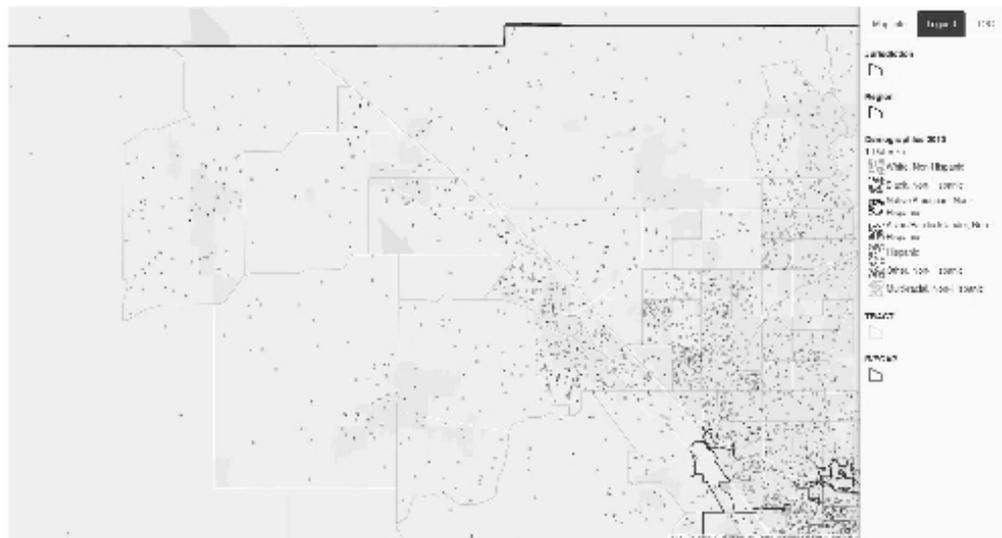
Source: 2015-2019 CHAS

GENERAL ISSUES

Segregation and Integration

Marana is primarily a White community with pockets on diversity. As the town continues to grow, its population will likely become more diverse as well. The HUD Affirmatively Furthering Fair Housing Mapping System provides some insight into segregation trends in Pima County. Map 8 below is zoomed in our Marana census tracts and neighboring census tracts. There is no evidence of high concentrations of any one race or ethnicity in any census tract indicating any historic or emerging segregation in Marana.

Map 8: Race and Ethnicity Trends, 2010



HUD AFFHT Mapping System

HUD's AAFHT Mapping System currently does not have the Racial/Ethnic Dissimilarity map for Marana or Pima County available.

Dissimilarity Index

The dissimilarity index measures whether one particular group is distributed across census tracts in an area in the same way as another group. Ranging from 0 to 100, a high value indicates that the two groups live in different tracts. A value of 60 or above is considered very high – it means that 60% or more of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low.

As demonstrated in the City of Tucson-Pima County Consortium *2020 Analysis of Impediments to Fair Housing Choice* report, the 2017 dissimilarity index in Pima County is moderate with the highest among

Asians and Hispanics, followed by Blacks and Hispanics. However, it is important to note that this data includes Tucson, which skews the other smaller outlying towns in the county.

Table 30: Pima County Dissimilarity Index Trend, 1990-2017

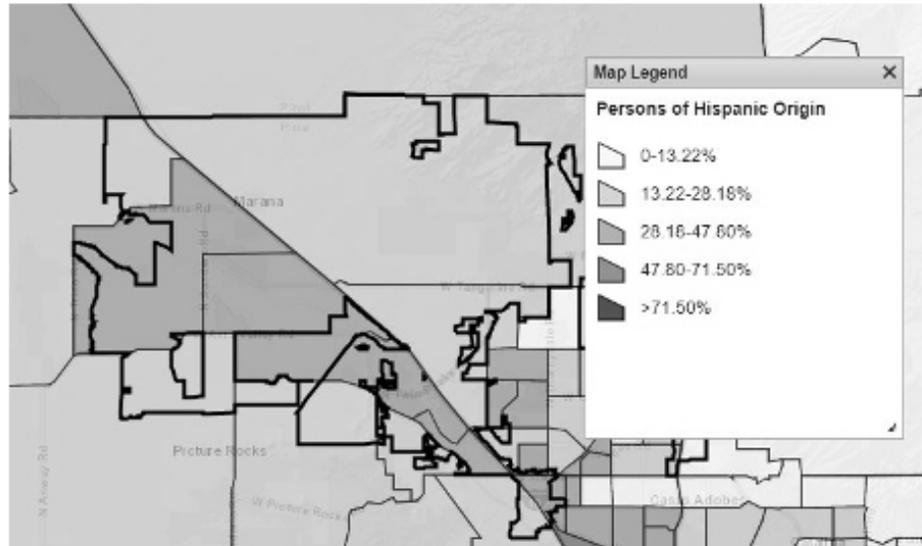
	1990	2000	2010	2009 ACS	2017 ACS
White-Black	36	29.4	25.6	35.2	37.6
White-Hispanic	52.1	50	47.2	49.7	31.4
White-Asian	24.8	20.6	17.2	30.1	34.7
Black-Hispanic	39.4	36.8	36.9	45.4	41.4
Black-Asian	30.2	28	24.8	48.3	43.7
Hispanic-Asian	52	49.5	45.5	55.1	49

Source: City of Tucson-Pima County Consortium *2020 Analysis of Impediments to Fair Housing Choice*

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs. Marana does not have any R/ECAP census tracts within its jurisdiction.

Map 10: Percent of Hispanic or Latino Households



One in three Marana residents identify as Hispanic or Latino. However, there are no high concentration of Hispanic or Latino persons living in any one census tract that you see in other major cities in the southwest.

Additionally, according to the City of Tucson-Pima County Consortium *2020 Analysis of Impediments to Fair Housing Choice* report, there are 32 minority concentration census tracts in Pima County where the percentage of minorities exceeds 28.6%. Of those 32 census tracts, 68% are located wholly or partially in Tucson and the remaining percentage of located on Tribal lands and south and west of Tucson. The report also reveals that the census tracts where the percentage of minorities living in poverty exceeds 57% are located wholly or partially in Tucson, Tribal Lands, and west of Tucson. There are no census tracts meeting those requirements in Marana.

Disparities in Access to Opportunity

Education

The Marana town limits is home to two different school districts. The Marana Unified School District (MUSD) encompasses most of the town boundaries and the surrounding Unincorporated Pima County. MUSD has a total of 17 schools, nine of which are located within the incorporated town boundaries. All 17 schools received passing grades from the Arizona Department of Education in 2022. The system also received the highest number of schools receiving an "A" rating in its history⁵.

The Flowing Wells Unified School District (FWUSD) is located in the southern section of Marana. This area has a much smaller residential footprint, but with the new multi-housing constructed in this area, there are Marana residents potentially attending one of the two schools located in the town limits.

Marana is also home to three charter schools and multiple smaller private schools.

Table 29: Number of Schools

School	Number
Elementary Schools	5
Grades K-8 Schools	2
Middle Schools	1
High Schools	3
Charter Schools	3

Source: Marana Unified School District; Flowing Wells Unified School District; Town of Marana Schools

Almost 45% of the adult population aged 25 and older have a bachelor's degree or higher in Marana. While small, one in 20 adults has less than a high school diploma in the town. Often times, education level and median income are closely linked. Table 32 shows that persons with a bachelor's degree earn almost double the income as someone who has less than a high school diploma. Additionally, the gender wage gap also identifies disparities that can impact a woman's ability to afford rent or a mortgage.

⁵ MUSD Highlights School Success in ADE Letter Grades. <https://www.maranausd.org/domain/4368>
Crescendo Consulting Group

Table 31: Educational Attainment, Age 25 and Older

	Total	Percent Male	Percent Female
Less than 9th grade	2.5%	3.6%	1.4%
9th to 12th grade, no diploma	2.2%	2.7%	1.7%
High school graduate (includes equivalency)	17.4%	15.5%	19.3%
Some college, no degree	22.9%	23.8%	22.0%
Associate's degree	10.1%	10.7%	9.5%
Bachelor's degree	27.5%	27.8%	27.2%
Graduate or professional degree	17.4%	16.0%	18.9%
High school graduate or higher	95.3%	93.7%	96.9%
Bachelor's degree or higher	44.9%	43.7%	46.1%

Source: 2021 5-Year American Community Survey Estimates

Employment and Transportation

The unemployment rate in Marana is low and similar to the state unemployment rate. While employment opportunities within Marana are growing as that the town continues to grow, many Marana residents commute to Tucson for employment.

Table 33: Labor Force in Marana, 2021

Total Population in the Civilian Labor Force	24,314
Civilian Employed Population 16 years and over	24,095
Employed	23,103
Unemployed	992
Not in Labor Force	15,922
Unemployment Rate	4.1%

Source: 2021 American Community Survey 5-Year Estimates

The largest number of employed workers in Marana are in the education and health care services, professional, scientific, and management services, retail trade, and manufacturing industries. Many Marana residents commute to Tucson to work as Marana does not have a lot of employment opportunities in town outside of the town government, schools, health care, and retail. However, manufacturing and warehousing has grown in the area with several large warehouses being built in the northern and southern parts of the town.

Table 34: Occupations by Sector in Marana, 2021

Business by Sector	Number	Percent
Agriculture, Mining, Oil & Gas Extraction	173	0.7%
Arts, Entertainment, Accommodations	1,691	7.3%
Construction	1,134	4.9%
Education and Health Care Services	5,746	24.9%
Finance, Insurance, and Real Estate	1,707	7.4%
Information	514	2.2%
Manufacturing	2,198	9.5%
Other Services	834	3.6%
Professional, Scientific, Management Services	2,524	10.9%
Public Administration	2,149	9.3%
Retail Trade	2,507	10.9%
Transportation and Warehousing	1,491	6.5%
Wholesale Trade	435	1.9%
Total	23,103	

Source: 2021 American Community Survey 5-Year Estimates

Table 35: Occupational Wages, Tucson Metropolitan Area

Sector	Number of Workers	Median Salary
Architecture & Engineering	9,090	\$93,390
Art, Design, Entertainment, Sports & Media	3,950	\$50,610
Building & Grounds Cleaning & Maintenance	10,980	\$32,260
Business & Financial Operations	19,410	\$72,190
Community & Social Service	8,240	\$46,150
Computer & Mathematical	12,490	\$88,460
Construction & Extraction	13,880	\$46,960
Educational Instruction & Library	21,390	\$53,360
Farming, Forestry & Fishing	470	\$33,810
Food Preparation & Serving Related	32,610	\$33,190
Healthcare Practitioners & Technical	25,520	\$85,380
Healthcare Support	19,990	\$32,530
Installation, Maintenance & Repair	16,270	\$48,760
Legal	3,000	\$81,580
Life, Physical & Social Science	4,270	\$66,420
Management	23,530	\$97,650
Office & Administrative Support	50,970	\$39,590
Personal Care & Service	6,750	\$34,600
Production	11,480	\$42,750
Protective Service	10,960	\$53,100
Sales & Related	30,680	\$42,170

SOURCE: [Arizona - May 2021 OEWS State Occupational Employment and Wage Estimates \(bls.gov\)](#)

The median household income in Marana is \$94,983. As Table 20 shows, salaries vary widely based on industry sector. The highest paying jobs are typically found in management, architecture and engineering, health care practitioners and technical, and legal. The salaried listed are median salaries so a young professional just starting their career will likely earn a lower income until they gain more experience. With a high median and average sales price of housing in Marana, a young professional early in their career will likely not be able to afford a home in Marana.

Transportation

Marana has very limited public transportation provided by Sun Tran and Sun Shuttle. The Sun Shuttle provides curb-to-curb (shared ride) Dial-a-Ride service for anyone traveling in the Marana / Avra Valley area. Reservations are required for the services. Three Sun Shuttle routes, one Sun Tran and four Sun Tran Express routes operate in the Marana Town limits.

Map 1:Public Transportation Routes in Marana



Source: Sun Express Routes

Disparities in Access Opportunity

Private Sector

Homeownership Lending Policies and Practices

Enacted by Congress in 1975, the Home Mortgage Disclosure Act (HMDA) requires lending institutions to report public loan data. HMDA data is available for all loans made on properties in Marana. This data provides an overview of mortgage lending practices within Marana in 2021. Specific areas to evaluate (which may suggest potential discriminatory practices or trends) include high denial rates for minority and female applicants; very low denial rates; unusually low levels of applications from women, minorities and low and moderate-income persons; and a high number of applications withdrawn by minority applicants, as compared to non-minority applicants.

In 2021, a total of 5,808 loan applications were made in Marana. Over 67% of the loans were conventional loans with Asian (89.87%) and White (69.53%) individuals having the highest rates. FHA loan applications were highest with American Indian or Alaska Native individuals. Black or African American and Native Hawaiian or Other Pacific Islander were more likely to use a VA-guaranteed loan. Approximately 35% of loan applications were for home purchase and 37.5% for refinancing.

Table 37: Types of Loans and Purpose of Loans Originated in Marana, 2021

	FHA-insured	Conventional	VA-guaranteed	Home purchase	Refinancing	Home improvement
Black or African American	19.19%	50.51%	30.30%	54.55%	31.31%	3.03%
Asian/Pacific Islander	3.16%	89.87%	6.96%	40.51%	37.97%	4.43%
White	13.63%	69.53%	16.71%	32.78%	38.95%	2.98%
American Indian or Alaska Native	24.32%	67.57%	8.11%	37.84%	37.84%	5.41%
Native Hawaiian or Other Pacific Islander	10.00%	60.00%	30.00%	40.00%	30.00%	0.00%
No Info Provided	20.05%	61.20%	18.62%	37.49%	35.07%	1.80%

Town of Marana, Assessment of Fair Housing Report

Hispanic/Latino	20.93%	63.58%	15.49%	36.72%	37.22%	4.12%
Non-Hispanic	11.58%	71.05%	17.26%	33.13%	38.93%	2.76%
No Info Provided	11.45%	69.91%	18.51%	24.00%	42.87%	2.31%
Male	12.15%	67.56%	19.97%	32.19%	39.25%	3.05%
Female	17.20%	77.18%	5.53%	37.46%	35.31%	3.38%
Joint	12.90%	66.98%	20.12%	33.16%	39.64%	3.07%
Sex Not Available	22.66%	58.27%	18.97%	39.93%	32.82%	0.90%

Source: Consumer Financial Protection Bureau, 2021 HMDA Raw Data, <https://www.consumerfinance.gov/data-research/hmda/historic-data/>

Loan origination rates varies by race, ethnicity, and gender, but loans taken out by American Indian or Alaska Native were slightly lower than all other categories.

The overall loan denial rate for all categories is 9.21%. American Indian or Alaska Native, Native Hawaiian or Other Pacific Islander, Black or African American, and Hispanic or Latino have slightly higher loan denial rates than other categories equating to approximately one in five of individuals experiencing a loan denial. Women also have a slightly higher loan denial rate than men.

Table 38: Action Taken on Loan by Race, Ethnicity, and Sex, Marana, 2021

Race/Ethnicity	Loan Originated	Loan Approved by Not Accepted	Loan Denied	Application Withdrawn	File Closed	Loan purchased by the institution	Total
Race							
Black or African American	62.63%	2.02%	13.13%	13.13%	6.06%	2.02%	99
Asian/Pacific Islander	58.23%	6.33%	8.86%	17.09%	6.96%	2.53%	158
White	64.22%	2.79%	9.87%	13.84%	5.87%	3.38%	3,728
American Indian or Alaska Native	35.14%	8.11%	27.03%	10.81%	18.92%	0.00%	37
Native Hawaiian or Other Pacific Islander	50.00%	10.00%	20.00%	20.00%	0.00%	0.00%	10
No Info Provided	34.02%	1.92%	7.14%	9.12%	5.90%	41.71%	1,611
Ethnicity							
Hispanic/Latino	58.81%	3.22%	13.07%	13.45%	8.43%	2.94%	1,056
Non-Hispanic	65.12%	2.82%	9.15%	13.72%	5.59%	3.56%	3,257
No Info Provided	57.25%	3.41%	11.57%	16.57%	9.50%	1.34%	821
N/A	2.08%	0.00%	0.45%	0.15%	0.15%	97.18%	673
Sex							
Male	61.45%	3.82%	10.24%	14.82%	7.00%	2.67%	1,572
Female	60.70%	3.68%	11.16%	14.43%	6.35%	3.38%	977
Joint	66.37%	2.00%	9.27%	13.09%	5.78%	3.49%	2,147
Sex Not Available	21.76%	1.35%	5.94%	6.38%	4.86%	59.53%	1,112
Average (%) and Grand Total	55.54%	2.65%	9.21%	12.50%	6.03%	13.98%	5,808

Source: Consumer Financial Protection Bureau, 2021 HMDA Raw Data, <https://www.consumerfinance.gov/data-research/hmda/historic-data/>

Reasons for the denial of applications are listed in Table 39 by race, ethnicity, and gender. The most frequent reasons for denial were debt to income ratio, credit history, and credit application incomplete. While the percentage of loan denials is very low at approximately 10%, there are some difference between the race and ethnicity groups. American Indian or Alaska Native had the highest overall loan denial rates than the other groups with the most common reasons listed as debt-to-income ratio, credit history, and collateral.

Table 39 reveals underlying systemic racism that has long plagued the financial system in the United States. Current credit scoring systems have a disparate impact on people of color⁶. It is not surprising that Black or African American and Native American or Alaska Native had the highest loan denial rate for credit history and/or credit application incomplete. Women are also most likely to be denied for credit history or debt-to-income ratio.

Table 39: Loan Denial Reason by Race, Ethnicity, and Gender Marana, 2021

	All	American Indian or Alaska Native	Asian	Black or African American	Native Hawaiian or Other Pacific Islander	White	Hispanic or Latino	Female
Debt-to-Income Ratio	2.10%	5.41%	0.63%	1.01%	0.00%	2.41%	3.76%	3.28%
Employment History	0.17%	0.00%	0.00%	2.02%	0.00%	0.13%	0.11%	0.20%
Credit History	2.01%	8.11%	1.90%	5.05%	0.00%	2.17%	3.31%	2.87%
Collateral	1.12%	8.11%	0.63%	1.01%	0.00%	1.29%	0.99%	0.92%
Insufficient Cash	0.22%	0.00%	0.00%	0.00%	0.00%	0.32%	0.44%	0.31%
Unverifiable Information	0.48%	2.70%	0.63%	1.01%	0.00%	0.48%	0.77%	0.82%
Credit Application Incomplete	1.86%	0.00%	3.16%	3.03%	10.00%	1.85%	2.43%	1.54%

⁶ Rice, L, Swesnik D. Discriminatory Effects of Credit Scoring on Communities of Color. Suffolk University Law Review. 46; 935 (2013).
Crescendo Consulting Group

Town of Marana, Assessment of Fair Housing Report

Mortgage Insurance Denied	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Other	1.22%	2.70%	1.90%	0.00%	10.00%	1.18%	1.99%	1.23%
Non Noted	90.56%	72.97%	91.14%	86.87%	80.00%	89.94%	86.19%	88.74%

Source: Consumer Financial Protection Bureau, 2021 HMDA Raw Data,
<https://www.consumerfinance.gov/data-research/hmda/historic-data/>

Public and Private Sector

Land Use, Zoning, and Planning

Marana is one of the fastest growing communities in Arizona and is projected to at least double its current population by 2050. With population growth comes housing and service needs. Marana has a very active Planning and Development Department that has developed several comprehensive plans, development plans, and strategic plans.

Marana does not currently have any affordable housing policies. To support the development of new affordable housing units, the report recommends that the Town support projects with inclusionary zoning or policies to ensure units will be affordable to renters with low or very low incomes. Additionally, Marana is largely comprised of single-family homes. To increase the housing supply, the Town likely needs to embrace more density through the development of multifamily housing and accessory dwellings or casitas. The Town needs to ensure enough land is zoned for multifamily housing and that city infrastructure can support the number of units being built.

Fair Housing Community Awareness

As part of the 2023-2027 Consolidated Plan, an online community survey was used to gather insights and perceptions of community needs within the town of Marana by community residents. Approximately 325 respondents completed the survey. Almost half of all respondents indicated that they or someone they know has experienced a type of housing discrimination within Marana.

Three in ten respondents (30.6%) reported that they, or someone they know, has experienced one of the types of housing discrimination listed:

- Someone refuses, discourages, or charges more to rent an apartment or buy a home
- Someone discourages a person from living where they want to live or steers them to another apartment, complex, or neighborhood
- Someone refuses, discourages, makes it more difficult, charges more, or provides less favorable terms on a home loan to buy, refinance, fix up, or use the equity in a home.
- Someone refuses, discourages, or charges more for home insurance
- Someone refuses to make a reasonable accommodation or does not allow a modification to make an apartment more accessible for a person with a disability
- Someone is a predatory lender and uses unfair, misleading, and deceptive loan practices, which includes loan modification

Exhibit 1: Respondent Self-Reported Experience with Housing Discrimination (Self or Acquaintance)

There is a list below of different types of housing discrimination. Have you ever experienced any of the following types of housing discrimination or know someone who has?	Percent
Yes	30.6%
No	54.9%
I don't know	14.6%

Town of Marana, Assessment of Fair Housing Report

Nearly one in three respondents reported not feeling well informed (or not enough) on housing discrimination (31.8%).

Exhibit 2: Respondent Knowledge of Housing Discrimination

Do you feel well informed on Housing Discrimination?	Percent
Yes	34.1%
Somewhat	34.1%
Not enough	22.7%
No	9.1%

If faced with housing discrimination, the largest proportion of respondents (38.7%) reported that they would report it, and an additional one in four (27.5%) said that they would tell the person that they believe is discriminating.

Exhibit 3: Respondent Anticipated Action if Facing Housing Discrimination

What would you do if you encountered or experienced housing discrimination?	Percent
Report it	38.7%
Tell the person that you believe they are discriminating	27.5%
Ignore it and go somewhere else	18.2%
Would not know what to do	15.6%

Fair Housing Laws and Education in Marana

Prior to becoming its own entitlement community in Program Year 2023, Marana received entitlement funds through Pima County and followed Pima County Fair Housing laws and policies. Pima County does not have a fair housing ordinance and defers to the state fair housing statute. Because the Arizona Fair Housing Act is essentially the same as the Federal Fair Housing Act, the State's law is federally designated as "substantially equivalent." All allegations of illegal housing discrimination are referred to the Southwest Fair Housing Council (SWFHC) or the Attorney General's Office.

The Town of Marana does not currently offer any Fair Housing education and defers to Pima County and the SWFHC for fair housing complaints. SWFHC offers free housing trainings and workshops throughout Pima County and Arizona annually.

Disproportionate Housing Needs

A disproportionately greater need exists when the members of a racial or ethnic group at any income level experience housing problems at a greater rate (10 percent points or more) than the income level. Data tables below show the number of households experiencing housing problems by income level and race/ethnicity. The four housing problems are: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, and cost burden greater than 30%.

Extremely Low Income - 0 to 30% AMI

An estimated 78.1% of the extremely low income households had one or more of the four housing problems, including 100.0% of the Asian population and 95.2% of the Hispanic population, as well as 74.5% of those identifying as White and 50.0% of those identifying as Black or African American.

Table 43: 0%-30% of Area Median Income with Housing Problems

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	535	150
White	395	135
Black / African American	10	10
Asian	35	0
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	80	4

Source: 2015-2019 CHAS

Very Low Income - 30 to 50% AMI

An estimated 77.7% of the very low income households had one or more of the four housing problems, including 100.0% of the American Indian, Alaska Native population, as well as 79.2% of those identifying as Hispanic, 76.6% of those identifying as White, and 64.3% of those identifying as Asian. None of those identifying as Black or African American (n=10) had any of the four housing problems.

Table 44: 30%-50% of Area Median Income with Housing Problems

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	715	205
White	490	150
Black / African American	0	10
Asian	45	25
American Indian, Alaska Native	39	0
Pacific Islander	0	0
Hispanic	95	25

Source: 2015-2019 CHAS

Low Income - 50 to 80% AMI

An estimated 55.6% of low income households had one or more of the four housing problems, including 100.0% of the Black or African American population. Fifty eight percent of White households, 44.7% of Asian households, 41.2% of Hispanic households, and zero of the American Indian Alaska Native households (n=4) had any of the four housing problems.

Table 45: 50%-80% of Area Median Income with Housing Problems

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	1,210	965
White	925	660
Black / African American	40	0
Asian	85	105
American Indian, Alaska Native	0	4
Pacific Islander	0	0
Hispanic	140	200

Source: 2015-2019 CHAS

Moderate Income - 80 to 100% AMI

An estimated 19.9% of the moderate income households had one or more of the four housing problems, including 23.6% of those identifying as White and 17.6% of those identifying as Hispanic. None of those identifying as Black or African American (n=40) or Asian (n=25) experienced any of the four problems.

Table 46: 80%-100% of Area Median Income with Housing Problems

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems
Jurisdiction as a whole	345	1390
White	265	860
Black / African American	0	40
Asian	0	25
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	80	375

Source: 2015-2019 CHAS

Summary

Housing problems in Marana are experienced at a higher rate by households with lower incomes. However, across income ranges, housing problems disproportionately affect Hispanic households at rates unequal to their overall representation in the Marana population.

Households that spend between 30 and 50 percent of their annual household income on housing costs are considered cost burdened while households that spend over 50 percent of their annual household income are considered severely cost burdened. Black/African American (22.8%), American Indian / Alaska Native households (17.3%), and Hispanic (16.8%) have the highest percentage of households that are severely cost burdened. The same racial and ethnic groups also have the highest percentage of households that are cost burdened.

Table 47: Housing Cost Burden by Race/Ethnicity and AMI

Housing Cost Burden	<=30%	30-50%	>50%
Jurisdiction as a whole	10,950	1,315	774
White	9,655	1,525	835
Black / African American	275	40	55
Asian	590	75	85
American Indian, Alaska Native	60	35	4
Pacific Islander	15	0	0
Hispanic	2,430	245	125

Source: 2015-2019 CHAS

Discussion

Black/African American, Asian, and American Indian/Alaska Native households have the highest percentage of households experiencing housing cost burden and severe cost burden in Marana. While this is not explained by differences in median income, it is likely driven in part by the high costs associated with housing in Marana, and more broadly, across Southern Arizona.

Section V: Disability and Access Analysis

AT-RISK POPULATIONS

HUD's grant programs are designed to increase safe and affordable rental options, reduce chronic homelessness, fight housing discrimination by ensuring equal opportunity in the rental and purchase markets, and support vulnerable populations. Vulnerable populations, or defined as special populations by HUD, may have unique housing needs and are defined as the following:

Seniors - The supportive housing needs of this population may involve maintaining individuals in their homes with minor home repairs, in-home support services, at-home nursing (skilled) care, and hospice care. More older adults would like to age in place in their homes.

Persons with Physical Disabilities - Accessible and adaptable housing is a primary housing need for people with disabilities and their families. Affordable housing with supportive services is needed to serve these populations effectively. Many people with disabilities are best served in an independent living environment. However, some may need higher levels of support and supervision. Small group home facilities are a model that may work well for persons with physical or developmental disabilities. But there can be significant financial challenges with this model.

Mental Illness - For individuals with mental health conditions, supportive housing is critical to avoid homelessness. Types of services include home based case management, therapeutic services, medication monitoring, and peer to peer support.

Substance Use Disorders – People with serious mental illness, substance use disorders, or co-occurring disorders require coordinated and accessible treatment and support. Permanent supportive housing, particularly for those who have experienced homelessness is critical to prevent future episodes of homelessness. Peer supports and case management support can be effective services for persons with substance use disorders.

Persons Living with HIV/AIDS - The supportive housing needs of persons living with HIV/AIDS are unique and varied. Some require only short-term assistance with their rent, mortgage, or utilities during times of financial insecurity. Others who have HIV/AIDS and co-occurring disorders may require longer term supportive housing. Supportive housing allows people living with HIV/AIDS to access necessary drug therapies and other health/mental health supports.

Overall, the biggest need mentioned by providers in community stakeholder interviews, community focus group meetings, and the community survey was for additional affordable housing units for very low-income households, accessible units for those with physical or unseen disabilities, transitional or permanent housing for persons experiencing homelessness and/or mental health/substance use disorders and improved public transportation system.

Housing Needs of Persons with Disabilities

HUD defines special needs groups as seniors, persons with mental, physical, and intellectual and developmental disabilities (IDD), persons with HIV/AIDS, and persons with mental health and/or substance use issues. Some individuals with disabilities may have limited ability to work and earn a living, requiring them to live on Social Security Disability. They may also require modified housing units that include ramps, widened doors, and other features, and/or service enriched housing that includes assistance with activities of daily living, a group quarter, or an assisted living environment.

The next table shows the number of households with one of the four housing problems and a disabled household member. Overall, there are more owner than renter households with disabled household members and housing problems, according to CHAS data from 2019. However, there is higher percentage of low-income renters with a disability than owners. There are more households with ambulatory or hearing or vision impairment limitations with housing problems than households with other limitations. Households at 80% AMI or less with a disabled household member may need a price restricted housing unit or a housing unit with accessibility features.

Table 49: HUD CHAS Household with Housing Problems with Disabled Household Member

	Total	0-30% AMI	31-50% AMI	51-80% AMI	> 80% AMI
All Households					
Household member has a hearing or vision impairment	560	120	75	230	135
Household member has an ambulatory limitation	625	135	175	240	75
Household member has a cognitive limitation	505	55	155	200	95
Household member has a self-care or independent living limitation	355	95	100	115	45
Renters					
Household member has a hearing or vision impairment	45	0	0	45	0
Household member has an ambulatory limitation	160	30	85	35	10
Household member has a cognitive limitation	145	20	65	60	0
Household member has a self-care or independent living limitation	95	20	30	45	0

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Owners					
Household member has a hearing or vision impairment	515	120	75	185	135
Household member has an ambulatory limitation	465	105	90	205	65
Household member has a cognitive limitation	360	35	90	140	95
Household member has a self-care or independent living limitation	260	75	70	70	45

Source: HUD CHAS Data 2015-2019

The table below shows the percent of people with a disability by race and Hispanic origin. Black or African American and American Indian and Alaska Native has the highest percentage of persons with a disability in Marana.

Table 50: Population by Disability by Race and Hispanic Origin Marana, 2021

	Number with a Disability	Percent with a Disability
White	4,707	12.4%
Black or African American	234	15.2%
American Indian and Alaska Native	71	13.1%
Asian	128	6.9%
Native Hawaiian and Other Pacific Islander	0	0.0%
Some other race alone	152	7.7%
Two or more races	748	12.4%
White alone, not Hispanic or Latino	4073	13.1%
Hispanic or Latino (of any race)	1418	10.4%

Source: American Community Survey, 2021 5-Year Estimates

Housing Needs for Seniors

The senior population (65 years old and over) is the fastest growing population in Marana. As people age, they often have unique housing, health, and other social needs compared to younger age groups. Additionally, seniors many need accommodations made to their homes for health, mobility, and safety reasons. Some may also require specialized housing, such as assisted living or memory care facilities as they continue to age.

Seniors may also have increased needs for health care, especially specialty care. Local providers report an increase in the number of seniors with medical issues, including mental health and increasing need for home-based services. The CHAS table below shows the numbers of elderly households in Marana with one or more housing problem as defined by HUD. There were an estimated 169 senior households at 30% or below of the area median income (AMI) and 425 households between 31-50% of the AMI with one or more HUD defined housing problems in 2019.

HUD defines “elderly” as those aged 62 to 74 and “extra elderly” as those aged 75 and above. Table 51 shows that elderly homeowners are more likely to be cost burdened than renters in Marana. This is likely due to the limited or fixed income that seniors often live on and the high costs of maintaining an older home or the purchase of a newer home.

Table 51: Seniors with One or More Housing Problems

	Total	0-30% AMI	31- 50% AMI	51- 80% AMI	81-100 % AMI	> 100 % AMI
All Households						
Elderly	4,674	169	425	475	560	3045
Extra Elderly	2,124	170	169	365	425	995
Renters						
Elderly	545	45	140	25	120	215
Extra Elderly	329	35	19	90	115	70
Owners						
Elderly	4,129	124	285	450	440	2830
Extra Elderly	1,795	135	150	275	310	925

Source: HUD CHAS Data 2013-2017

Housing Needs for Minorities

Marana is primarily a White community with some diversity. As the town continues to grow, it will likely continue to become more diverse. While several major racial and ethnic groups have increased over the past 10 years, the largest increases occurred in the American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, and Two or more races populations.

As the population of minority racial and ethnic groups grows, housing providers and local agencies must continue to ensure that outreach is conducted in communities of color and through information channels appropriate to each group to ensure access to housing resources.

Table 52: Change in Population by Race, 2010-2021

	Percent Population 2010	Percent Population 2021	Percent Change
White	78.8%	75.4%	-4.3%
Black or African American	4.2%	3.2%	-23.8%
American Indian and Alaska Native	0.4%	1.2%	+200.0%
Asian	3.5%	3.7%	5.7%
Native Hawaiian and Other Pacific Islander	0.0%	0.3%	+100.0%
Some other race alone	9.9%	4.3%	-56.6%
Two or more races	3.2%	11.9%	+271.9%

Source: American Community Survey, 2010, 2021 5-Year Estimates

Table 53: Change in Population by Ethnicity, 2010-2021

	Percent Population 2010	Percent Population 2021	Percent Change
Hispanic or Latino	24.3%	27.6%	+13.6%
Mexican	20.8%	22.3%	+7.2%
Puerto Rican	0.4%	2.2%	+450.0%
Cuban	0.2%	0.1%	-50.0%
Other Hispanic or Latino	2.9%	3.0%	+3.4%

Source: American Community Survey, 2010, 2021 5-Year Estimates

Table 54 shows the median income of households in Marana by race and ethnicity. The 2021 median household income for Marana is \$93,772 for all races and ethnicities. When median household income is broken into race and ethnicity, there are income disparities across various races and ethnicities. Unfortunately data for American Indian and Alaska Native and Native Hawaiian and Other Pacific Islanders is unavailable.

Table 54: Median Income of Households by Race, 2021

	Median Income
White	\$93,772
Black or African American	\$106,875
American Indian and Alaska Native	-
Asian	\$106,172
Native Hawaiian and Other Pacific Islander	-
Some Other Race	\$101,016
Two or More Races	\$98,816
Hispanic or Latino Origin	\$98,888
White Alone, Not Hispanic or Latino	\$92,801

Source: American Community Survey, 2021 5-Year Estimates

Section VI: Fair Housing Enforcement, Outreach Capacity, and Resources Analysis

Identification Of Fair Housing Concerns or Problems

Violations of fair housing include any action, omission or decision taken because of race, color, religion, sex, disability, familial status, or national origin that may restrict housing choices or the availability of housing choices. This section addresses housing problems related to discriminatory and illegal practices, as well as general and specific local housing concerns that may occur. The discriminatory and illegal practices listed below are examples and definitions of the kinds of discrimination that could occur in a community with respect to housing, which are considered illegal under the provisions of the Fair Housing Act and are not intended to imply that these practices are occurring in a community.

1. Discriminatory and Illegal Practices

Advertising or printing and/or publishing or causing the printing and/or publishing of any notice, statement or advertisement in the sale or rental of a dwelling which shows preference, limitation, or discrimination.

Blockbusting is the unethical real estate practice of creating fear by moving one or more households of another race or creed into a neighborhood, then exploiting the situation by urging residents to sell their homes at deflated prices.

Control of listings is when a real estate agent or broker refuses to list a home or rental because it is minority-owned or because of the neighborhood in which it is located.

Discrimination in the provision of brokerage services may result when a minority or disabled real estate agent or broker is denied membership in a multiple listing directory or other organization.

Lending practices are discriminatory when different credit standards are used to qualify minority and non-minority home buyers. In addition to race, such things as marital status, age, sex and number of dependents may also be the basis for discriminatory lending practices.

Rental practices discriminate against minorities, families, seniors, or persons with disabilities when a landlord charges higher rent for equivalent units, misrepresents information concerning unit vacancies, requires larger security deposits and/or uses different or higher standards of tenant approval.

Steering is the practice of directing a prospective buyer away from a certain property due to a person's race, color, religion, sex, disability, familial status, or national origin.

Many of the above described discriminatory practices may occur unknowingly. When discrimination occurs in the area of housing, it encourages segregated living patterns and housing markets. These discriminatory practices are often difficult to see and document. Those who have been discriminated against must bring charges of housing discrimination to the attention of local, state or federal authorities in order to detect and enforce against such illegal practices.

Fair Housing Complaints:

Evaluation of Jurisdiction’s Current Fair Housing Status

The HUD Fair Housing and Equal Opportunity Office reported 169 complaints in Pima County between January 1, 2015, and April 15, 2019. The number of complaints from Marana specifically is unknown. More than one-third (36.4%) of complains were filed on a basis of disability, while 12% were filed on the basis of race and 12% on the basis of sex.

The Southwest Fair Housing Council (SWFHC) in Tucson conducts tests and processes hundreds of fair housing inquires annually. SWFHC’s records provide a baseline of knowledge of fair housing trends in Pima County.

Fair housing testing can be used to investigate and support a fair housing complaint or can be done systematically. It is a controlled method of comparing the quality of information and services provided to a matched-pair of testers. One tester is a control and the other tester represents one of the protected classes. The testers are matched in every aspect other than the protected class difference.

Fair housing organizations can bring fair housing complaints based on testing results alone. Test results are categorized as either “supports allegations” when a fair housing violation is found and “does not support allegations” when the test did not uncover any fair housing violations. For testing completed between January 1, 2016 to December 21, 2018 in Pima County, 40% of tests found that allegations were supported. However, it is unknown how many tests were completed in Marana.

Table 1: SWFHC Fair Housing Testing Results, January 1, 2016 - December 31, 2018

	2016	2017	2018	Supports		Does Not Support		Total
				#	%	#	%	
Race	44	42	51	55	40%	82	60%	137
National Origin	54	59	17	44	34%	86	66%	130
Familial Status	9	17	15	14	34%	27	66%	41
Disability	62	40	67	77	46%	92	54%	169
Total	169	158	150	190	40%	287	60%	477

Source: City of Tucson-Pima County Consortium 2020 Analysis of Impediments to Fair Housing Choice

PUBLIC HOUSING. PUBLIC HOUSING AND OTHER ASSISTED/INSURED HOUSING PROVIDER TENANT SELECTION PROCEDURES; HOUSING CHOICES FOR VOUCHER HOLDERS

Marana does not have a public housing authority within its jurisdiction. However, there are Housing Choice Voucher holders through the Pima County Section 8 program that reside in Marana.

Sale of Subsidized Housing/Displacement

There are no plans for the sale of subsidized housing units at the time of this analysis.

Property Tax Policies:

The Town does not administer the property tax system. The property tax collections are administered by Pima County.

Section VII: Fair Housing Priorities and Goals

The Town of Marana is dedicated to continually affirmatively furthering fair housing across the town. The Town has identified four fair housing priorities and goals to address over the course of the next five years. Many of these goals are in alignment with Pima County. Potential strategies are outlined below.

Goal	Potential Strategies	Measurable Objective	Timeline	Responsible Program Participant(s)
1. Increase the number of affordable rental housing units and preserve existing units	<ul style="list-style-type: none"> • Build new rental housing units. • Introduce inclusionary zoning policies. • Establish an Affordable Housing Committee or coalition. 	Number of affordable rental housing units created and preserved	Annually	Town of Marana
2. Increase community education about affordable housing	<ul style="list-style-type: none"> • Develop community awareness campaigns about affordable housing 	Number of community awareness campaigns completed	Annually	Town of Marana
3. Increase understanding of housing discrimination and Fair Housing	<ul style="list-style-type: none"> • Participate in fair housing training sponsored by the Southwest Fair Housing Council. • Continue fair housing complaint resolution with partners and refer fair housing complaints to appropriate agencies if necessary • Host a fair housing training for landlords and the public in Marana. 	Number of fair housing trainings Number of fair housing interventions and/or referrals	Ongoing	Town of Marana

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<p>4. Develop fair housing monitoring and reporting policies in Marana.</p>	<ul style="list-style-type: none"> • Develop internal policies for fair housing complaints. • Create fair housing education and complaint information on the Town website for public access. 	<p>New fair housing policies developed</p> <p>Fair housing information on the Town of Marana website</p>	<p>PY2023</p>	<p>Town of Marana</p>
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Town of Marana Five-Year Consolidated Plan Community Survey Findings

The Community Survey enabled a greater share of people living in Marana to share their perspectives on the unique barriers, challenges, and potential solutions to community needs across a variety of topics, from housing to health care.

Approach

The community survey was made available online, as well as in print form upon request, in both English and Spanish on January 18, 2023. The questionnaire included closed-ended, need-specific evaluation questions; open-ended questions; and demographic questions. Upon closure of the online survey on February 21, 2023, a rigorous assessment of response quality and comprehensiveness resulted in a set of 326 valid survey responses.

Special care was exercised to minimize the amount of non-sampling error by careful assessment of design effects (e.g., question order, question wording, response alternatives). The survey was conducted to maximize accessibility and comprehensively evaluate community members' insights. The community survey had 24 numbered questions, as well as sub-questions including requests for respondents to rate topic-specific community needs on an array of measure-specific scales.

Invitations to participate were provided to the community through the Town's social media accounts. Community partners disseminated the survey through a variety of channels, including email and word of mouth.

Limitations

For this assessment, the community survey served as a practical tool for capturing the insights of individuals across Marana. It is important to note that this was not a random sample, and the findings should not be interpreted as representative of the town population. Additionally, the sample sizes of several demographic population subgroups are too small to consider the samples to be representative of the broader populations from which responses were received. Differences in responses across groups have not been tested for statistical significance.

Demographics

More than half of respondents (54.8%) reported being between the ages of 25 and 44, and more than one in five (21.6%) were age 55 or older. Nearly two in three (65.9%) identified as White or Caucasian, with one in ten (9.5%) identifying as Native American or Alaska Native. An additional one in thirteen identified as Black or African American or Asian (7.2% each). Nearly two in five respondents (39.1%) identified as being of Hispanic, Latino, or Spanish origin.

Exhibit 1: Respondents by Selected Demographic Characteristics

Respondent Demographic Characteristics	
What is your age?	Percent
Under 18	0.8%
18 to 24	8.4%
25 to 34	26.4%
35 to 44	28.4%
45 to 54	14.4%
55 to 64	12.4%
65 or older	9.2%
What is your race? (Check all that apply)	
White or Caucasian	65.9%
Native American or Alaska Native	9.5%
Black or African American	7.2%
Asian	7.2%
Native Hawaiian or other Pacific Islander	6.4%
Another race	3.8%
Are you of Hispanic, Latino, or Spanish origin?	
Yes	39.1%
No	60.9%
Which of the following ranges best describes your total annual household income in the past year?	
Under \$15,000	3.8%
Between \$15,000 and \$29,999	13.4%
Between \$30,000 and \$49,999	16.3%
Between \$50,000 and \$74,999	18.4%
Between \$75,000 and \$99,999	16.7%
Between \$100,000 and \$150,000	20.9%
Over \$150,000	10.5%
Do you live in a single-parent household?	
Yes	34.4%
No	65.6%
Do you live in a household with multiple generations, or in a home with three or more generations living together (like grandparents, kids, and grandkids)?	
Yes	37.7%
No	62.3%

More than two in three respondents reported having annual household income below \$99,000, a threshold slightly above the median household income for Marana (\$94,983).¹

One in three respondents (34.4%) reported living in a single-parent household, and a slightly larger proportion (37.7%) reported living in a multi-generational household. Nearly all respondents (99.4%) completed the survey in English.

¹ U.S. Census Bureau, 2017-2021 American Community Survey Five-Year Estimates.

Respondents most commonly identified as Marana residents (62.9%), with one in five (19.3%) identifying as Town employees. Fifteen percent identified as members of a faith community, and one in ten (10.7%) identified as businesspeople.

Exhibit 2: Respondents by Role

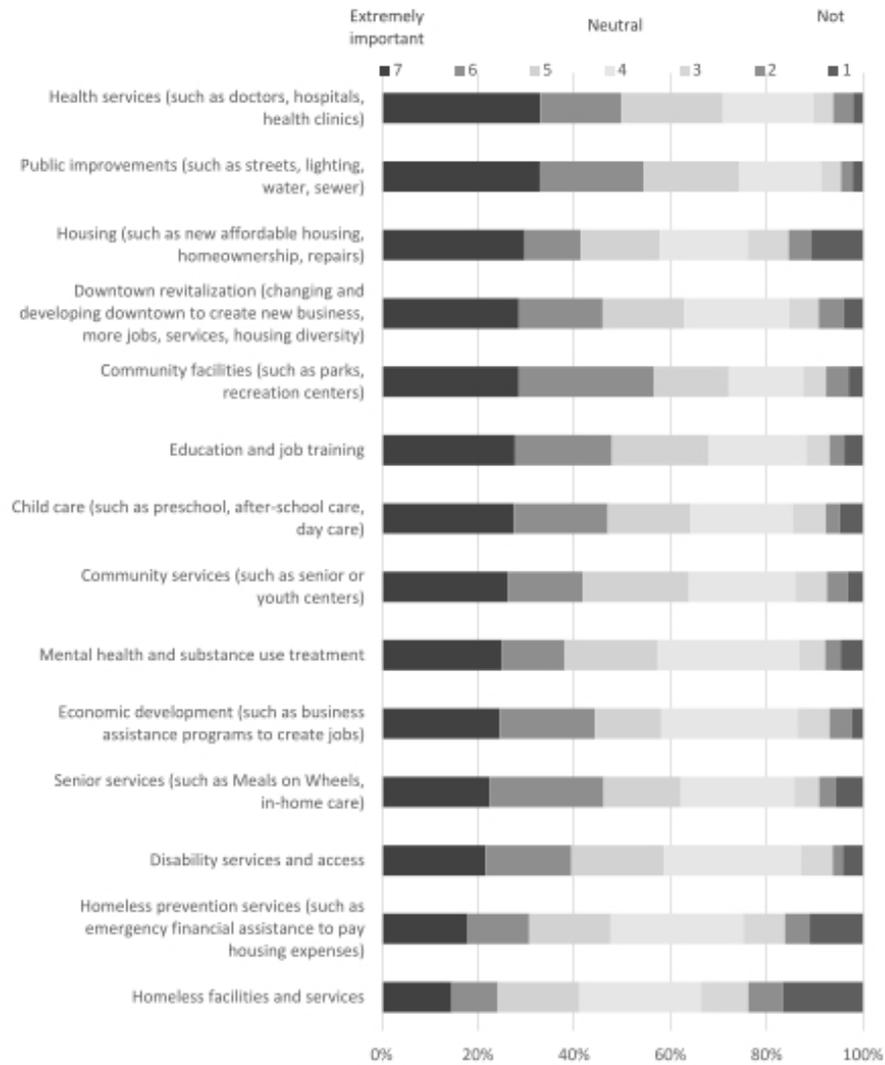
Which of the following best describes your role when taking the survey? (Check all that apply)	Percent
Marana resident	62.9%
Town employee	19.3%
Member of a faith community	15.0%
Business person	10.7%
Elected public official	9.2%
Member of an advocacy group	8.3%
Non-profit service provider	6.7%
School employee or educator	6.7%
State agency employee	6.4%
Healthcare professional	5.2%
Person living with disabilities	4.9%
Real estate professional	4.3%
Lending professional	3.1%

Findings

Overall Community Needs

One in three respondents rated **health services**, such as doctors, hospitals, and health clinics, and **public improvements**, such as streets, lighting, water, and sewer, as extremely important community needs.

Exhibit 3: Overall Community Needs as Rated by Degree of Importance



Needs rated as extremely important by slightly fewer respondents include **housing** (29.3%), **community facilities** (28.5%), **downtown revitalization** (28.0%), and/or **education and job training** (27.2%).

Homeless prevention services (17.6%) and/or homeless facilities and services (14.3%) were rated as extremely important by the smallest proportions of respondents.

Respondent-provided community needs:

- *A high school, hospital and a space for Al Gusto!*
- *"Downtown" needs a serious revamp. I tell guests to get off on Tangerine road from I-10 at night to avoid Marana road as it's "scary" to some people.*
- *Disability services and access*
- *I have a disabled grandson living with me who will need a group home at some point with me*
- *I think all of these are very important for the town of Marana. We need to be a city of excellence.*
- *Marana has had so much growth. I wish the town didn't feel like we had to buy more farmland for housing! Part of what makes Marana great is knowing that we live among farms! It's beautiful to see!*
- *More recreational services, gym, sport for special needs individuals specially youth*
- *No HOA*
- *Senior housing for fixed income/disability income persons*
- *Slow growth until Marana school district can build new schools*
- *speed enforcement*
- *The Tangerine/I-10 interchange needs immediate attention, widening, etc.. The town should consider having Moore meet the freeway. Transportation planning needs to be of high importance. Also bringing in non-industrial businesses.*

Housing

Most respondents (92.9%) reported having stable housing they own, rent, or live in during the past two months.

Exhibit 4: Respondents by Housing Stability, Past Two Months

In the past two months, have you been living in stable housing that you own, rent, or live in as part of the household?	Percent
Yes	92.9%
No	7.1%

Three in five respondents (61.1%) reported being homeowners, and an additional one in seven (14.3%) reported being renters.

Exhibit 5: Respondents by Current Housing Status

Which of the following best describes where you live	Percent
I own a house that I live in	61.1%
I rent an apartment or house	14.3%
I live with my family	7.8%
I live in a group facility like a college dorm, nursing home, or transitional home	5.6%
I temporarily live with family or friends	4.0%
I temporarily live in a shelter	3.7%
I temporarily live in my car	1.6%
I do not have any stable housing	1.6%
Other	0.3%

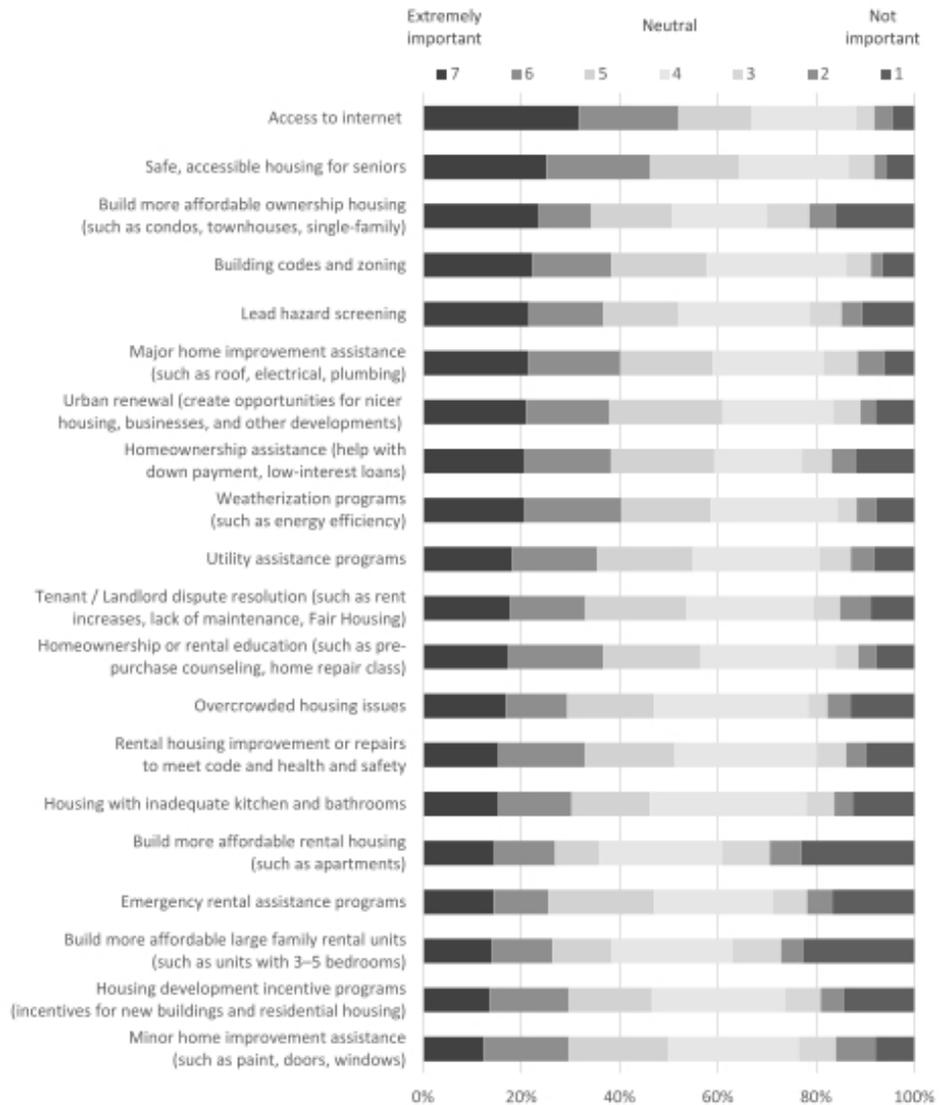
While a small minority of respondents (7.1%) reported not currently living in stable housing in the past two months, four times as many respondents (31.3%) reported worrying that in the next two months they may not have stable housing.

Exhibit 6: Respondents by Anticipated Housing Stability, Next Two Months

Are you worried that in the next two months you may NOT have stable housing that you own, rent, or stay as part of a household?	Percent
Yes	31.3%
No	68.7%

Among housing needs, **access to internet** was rated as extremely important by the largest proportion of respondents (31.7%). Other needs ranked highly in terms of importance by respondents included **safe, accessible housing for seniors** (25.2%) and/or **more affordable ownership housing**, such as condos, townhouses, and single-family homes (23.4%).

Exhibit 7: Housing Needs as Rated by Degree of Importance



Housing Discrimination

Three in ten respondents (30.6%) reported that they, or someone they know, has experienced one of the types of housing discrimination listed:

- Someone refuses, discourages, or charges more to rent an apartment or buy a home
- Someone discourages a person from living where they want to live or steers them to another apartment, complex, or neighborhood
- Someone refuses, discourages, makes it more difficult, charges more, or provides less favorable terms on a home loan to buy, refinance, fix up, or use the equity in a home.
- Someone refuses, discourages, or charges more for home insurance
- Someone refuses to make a reasonable accommodation or does not allow a modification to make an apartment more accessible for a person with a disability
- Someone is a predatory lender and uses unfair, misleading, and deceptive loan practices, which includes loan modification

Exhibit 8: Respondent Self-Reported Experience with Housing Discrimination (Self or Acquaintance)

There is a list below of different types of housing discrimination. Have you ever experienced any of the following types of housing discrimination or know someone who has?	Percent
Yes	30.6%
No	54.9%
I don't know	14.6%

Nearly one in three respondents reported not feeling well informed (or not enough) on housing discrimination (31.8%).

Exhibit 9: Respondent Knowledge of Housing Discrimination

Do you feel well informed on Housing Discrimination?	Percent
Yes	34.1%
Somewhat	34.1%
Not enough	22.7%
No	9.1%

If faced with housing discrimination, the largest proportion of respondents (38.7%) reported that they would report it, and an additional one in four (27.5%) said that they would tell the person that they believe is discriminating.

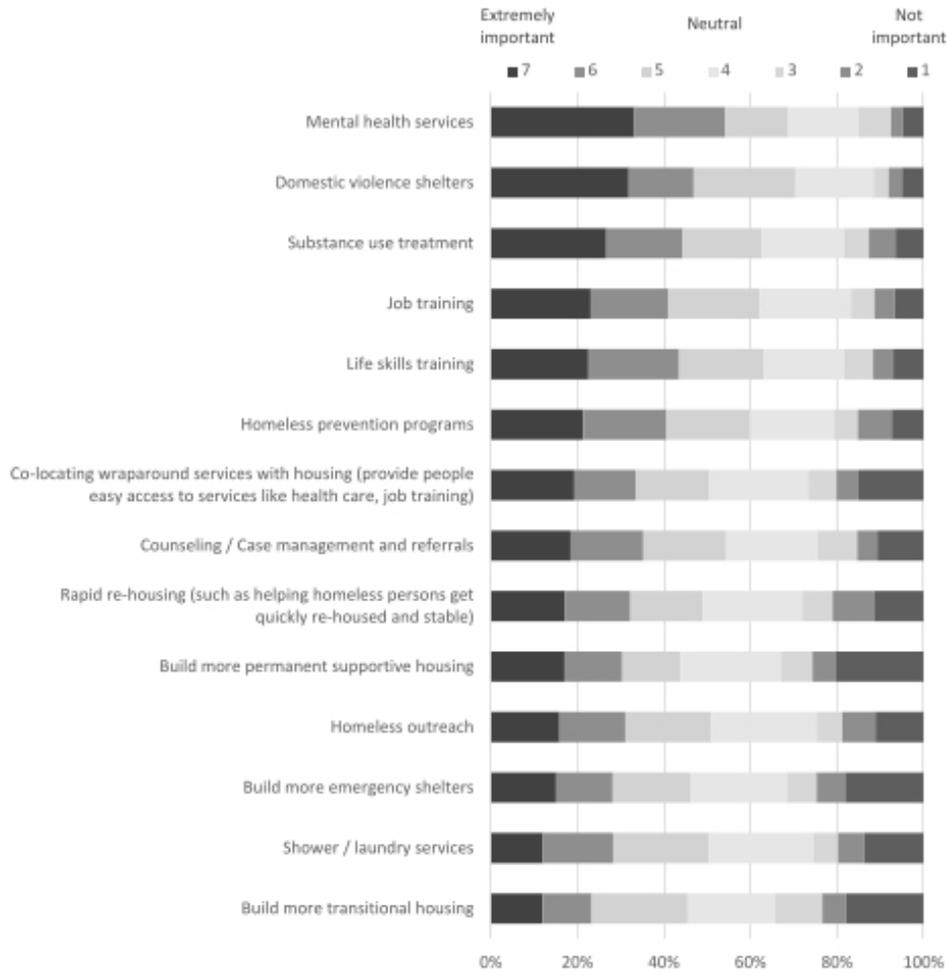
Exhibit 10: Respondent Anticipated Action if Facing Housing Discrimination

What would you do if you encountered or experienced housing discrimination?	Percent
Report it	38.7%
Tell the person that you believe they are discriminating	27.5%
Ignore it and go somewhere else	18.2%
Would not know what to do	15.6%

Homeless Facilities & Services

Among homeless facility and service needs, the most respondents rated **mental health services** (33.2%) and/or **domestic violence shelters** (31.9%) as extremely important. One-quarter of respondents (26.7%) identified **substance use treatment** as extremely important. Few respondents (about 12% in each case) rated the need for transitional housing and/or shower/laundry services as extremely important.

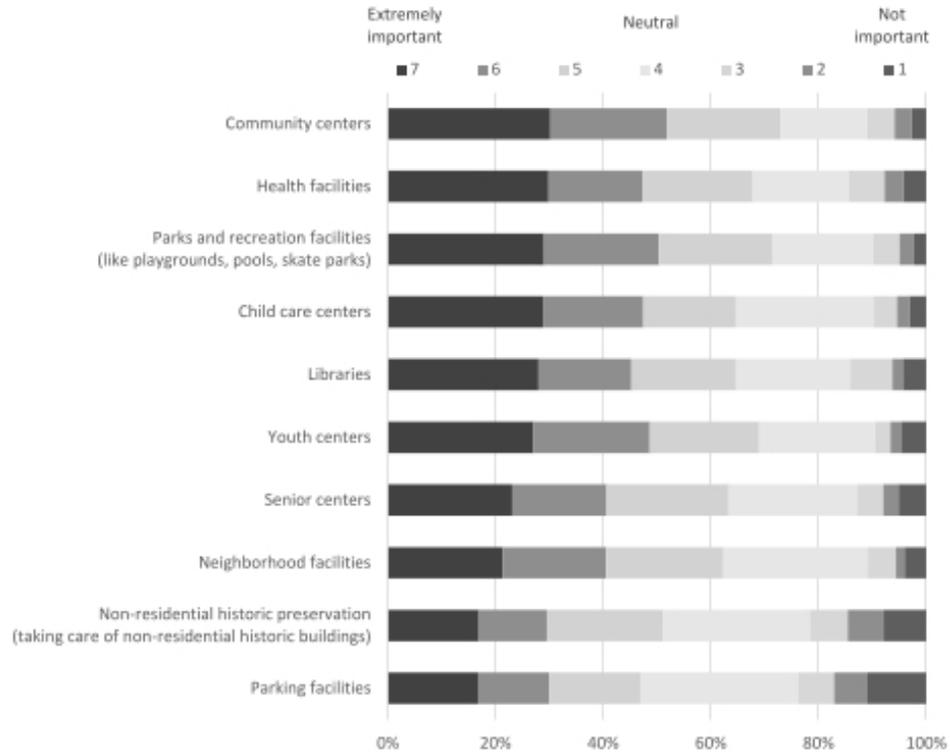
Exhibit 11: Homeless Facility and Service Needs as Rated by Degree of Importance



Community Facilities

A variety of community facility needs were rated as extremely important by one-quarter to one-third of respondents, with the most common being **community centers** (30.2%) and **health facilities** (29.8%).

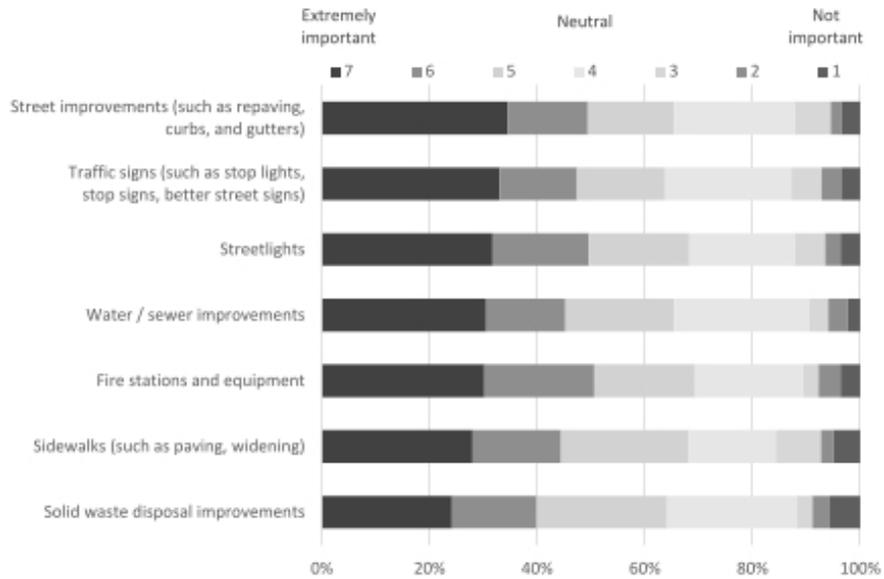
Exhibit 12: Community Facility Needs as Rated by Degree of Importance



Public Improvements

The most common 'extremely important' public improvement needs among respondents were **street improvements** (34.5%) and/or **traffic signs** (33.1%).

Exhibit 13: Public Improvement Needs as Rated by Degree of Importance



COVID-19 Impacts

More than one in three respondents (36.8%) reported using either mortgage assistance or rental assistance since the beginning of the COVID-19 pandemic.

Exhibit 14: Use of Mortgage or Rental Assistance Programs

Since the beginning of the COVID-19 pandemic, have you had to use any mortgage or rental assistance programs?	Percent
Yes, I needed mortgage assistance	18.2%
Yes, I needed rental assistance	18.6%
No	59.1%
I don't know	4.2%

Two in five respondents (41.7%) reported there is much more need for **affordable homes for sale** since the beginning of the COVID-19 pandemic. Other issues commonly identified by respondents included **access to internet** (33.6%), **affordable rental housing** (33.5%), and/or **access to mental health and substance use services** (33.2%).

Exhibit 15: Change in Needs for Services since the Beginning of the COVID-19 Pandemic

Since the beginning of the COVID-19 pandemic, how have the needs for the following services changed? It is also possible that the needs have not changed.	Percent responding there is 'much more need for services'
Affordable homes for sale	41.7%
Access to internet	33.6%
Affordable rental housing	33.5%
Access to mental health and substance use services	33.2%
Access to healthy food	31.1%
Homeless services	29.3%
Utility assistance	29.1%
Access to primary care	28.6%
Child care	27.0%
Public transportation	25.6%
Rental or mortgage assistance	25.5%
Unemployment relief and assistance	21.2%

Respondent 'Other' Concerns

- *Access to I-10 needs to be addressed with Moore meeting it to relieve congestion at Tangerine. Tangerine needs to be widened to two lanes all the way to Dove Mt.*
- *Advantages and disadvantages of property companies*
- *As stated earlier we need to build new schools to accommodate influx of families into city of Marana. Focus on education and school improvements.*
- *Better more inclusive places for children with autism and cheaper admission prices as they usually can't hang very long. We have a huge need for group homes for kids with disabilities aging out of the system.*
- *Continued concerns with DR Horton as a builder in S.B community*
- *Creeping socialism/communism/fascism (yes, they are very much the same) in my local, state, and federal governments over the past 60 years.*
- *Flooding roads near the high school when it rains*
- *Housing first - treatment second for homelessness. Have an outreach program that could monitor all those living under Marana's bridges, etc., provide some type of mental health care, and general hygiene facilities.*
- *I didn't move to Marana for it to become another Portland or Tucson. Many of the homeless people in the encampments have felonies or are drug addicts. The people just down on their luck you'll find sleeping in their cars in the Wal-Mart parking lot. The issue in Marana is predatory investors buying up single family homes and using them for AirBnB's and rental properties. Oro Valley is now requiring a license for AirBnB's. I think Marana should do the same thing, but take it a step further and require private investors to also be licensed. Housing ordinances need to be passed to prevent neighborhoods from becoming giant rental communities. These investors squeeze buyers out of the market. A massive tax needs to be placed on out of state investors purchasing condos and townhomes in Marana.*
- *I don't want slums to go up in my neighborhood! The "HUD" low income properties that sold nearby in 2013 and there about went from being lovely well cared for properties and became run down eye sores. Stop allowing slums into our beautiful community!*
- *I have been waiting 6 years for the bike path to connect from Tangerine to Avra Valley every year I am told it will be done the next year. Please connect us to the loop.*
- *I hope the community will have more affordable housing with full facilities*
- *I live in the rural area. And I'm there for a reason I don't want more buildings so that we are crowded. Keep it closer to I10*
- *I wasn't actually too concerned about the direction the Town of Marana was heading in prior to the start of this survey. But given the fact the Town seems bent on turning Marana into a warehousing district, and now we're getting questions about affordable housing, homeless shelters, and rehab centers, I'm now concerned that Marana will no longer be a safe environment/community for families.*
- *I-10 and Tangerine interchange solution.*

- *I'd like to see Marana go after more sustainable businesses. Such as restaurants in the Gladden Farms areas that are not fast food. Marana is quickly going to become the unhealthiest city in the country with all the fast food places they're putting up. They also need to address the large influx of trucks that will be clogging up the freeway entrance ramp at Tangerine and I-10 after CTI and the other logistics businesses are up and running. It's going to make traffic a living nightmare out here.*
- *I'm concerned about the excessive amounts of trash and recyclables that are scattered all across the roads and farm fields of Avra Valley Road and Clayton Rd. which was not a problem until the dump was placed at Avra Valley Rd.*
- *Lots of residents go on social media and denigrate the need for rentals (apartments or new housing area of only rentals) thinking somehow that those that need those places are trashy people. Someone needs to educate those people that that is NOT the case. Plenty of people rent because it's their preferred lifestyle. Not everyone wants to be responsible for, or don't have the skills for, repairs/maintenance.*
- *More dog parks*
- *More support for self-employed, equal treatment of self-employed, community support*
- *My concern is road widening prior to more building*
- *My concern is the Tangerine exit between 4-5pm the exit is full that you have to get on the shoulder of the freeway and if you can't see up ahead as a semi is ahead of you and have no clue that the exit is all the way backed up and the speed limit is 75mph you practically have to slam on your brakes so you don't rear end someone or for myself I don't feel safe if I'm at the end of the exit as I see cars coming up fast and there are more vehicles and semis behind them at a speed of 75mph that's an accident waiting to happen*
- *Need a stoplight at the intersection of Sunflower Park Dr and Twin Peaks-very unsafe will all of the school traffic*
- *One of my biggest concerns is how there are some with low income and are not able to join parks and recreation due to prices on the activity. Also, the fact that if a child from Roadrunner Elementary wanted to join an activity they would have to pay more due to not being a Marana resident even if they are in MUSD.*
- *Please do not put in the Fry's on Tangerine and Lon Adams. This area is NOT ready for it and the traffic will drown the community. The bright lights will destroy our beautiful night sky. No more please no to the Fry's! Also please fix Cortaro-I-10 interchange and Tangerine-I-10 interchanges they are getting dangerous.*
- *Please don't make Marana like Tucson or Phoenix. Leave it like it is. It's a nice place to live and I feel safe. When you build affordable housing, homeless shelters, giving out free stuff that's when the problems began and crime goes up. NOT IN OUR TOWN!*
- *Please look into incentivizing builders to build retail and living apartments/townhomes above the retail section to help with the housing crisis. Build with pedestrians/bikers first vehicles second. That's how we'll solve traffic, congestion, construction and everything else that comes along with a city that doesn't adapt to people but for cars.*

- *Random and not what this survey is technically about but I know in the Tribute neighborhood we really would love if the HOA would hold people accountable for their yards (front mostly). People's trees and weeds are so overgrown and it causes bugs, trash to be caught in it and it just makes the neighborhood look so bad. We were told they aren't being strict "because of Covid", but even that correlation is very unfair to people that do keep their yard. Thanks!*
- *Recently moved from east coast and see the complete lack of access to healthcare in Marana especially on Marana Road exit area and lack of growth. Marana would benefit greatly from business growth, nightlife, apartment condo housing, more sub-divisions. This area feels very underdeveloped and behind for 2023 compared to other cities in the US*
- *Recycling, speeding cars, water supply insufficient for new development, dwindling desert preserves, neighborhoods built in food deserts*
- *Renters are likely to be lacks in caring for their home and the neighborhood they live in*
- *Rethink housing density to offset the water shortage. Less homes per acre may upset the builders but they have been raping the land for years and water is more important then their bank accounts.*
- *Speed Enforcement on W Tangerine Road is severely lacking*
- *Stop building homes that just sit there and starting to over crowd the please I moved to to get away from there City*
- *The community needs for food sources (grocery stores, farmers markets, restaurants, etc.)*
- *The roads of Marana are becoming too congested and the ingress/egress of these roads are constricting to residents. Massive commercial and residential construction on Tangerine Rd has made the I-10 WB off ramp extremely congested. During rush hour traffic is backed up onto I-10 creating an extremely dangerous. Cortaro Rd and I-10 is also a tragedy. More and more commercialization and more and more homes being built yet the infrastructure cannot keep up with the ebb and flow of traffic. Downtown Marana near the new roundabout is a disaster. The zoning of roads are very narrow. For an exit close to the I-10 and a bunch of new businesses there is no parking or room to support the increase in traffic. The roads and roundabout are extremely narrow. There is no room to park or maneuver.*
- *The roundabout downtown is a joke. Road is too narrow for the traffic. It needs to be two lanes.*
- *There needs to be an ambulance in Gladden Farms. The current Avra Valley ambulance is too far out.*
- *There needs to be more help for people living in motels. If you need help with rent none of the resources help with motels what so ever.*
- *Too many houses being built destroying our landscape and depleting our water resources. House are on top of each other.*
- *Traffic will be an issue, with highway access and egress. We need more business entities as a city. Therefore, local taxation is on the residences.*
- *We don't need low-income housing in Marana. There's enough of that in Tucson!!!*
- *We don't want a bunch of apartments or affordable housing going up in our area. Marana is going from great to ghetto real fast.*

- *We need fiber internet in Gladden Farms for existing homes. We need a Moore Road I-10 exit. Moore Road should connect all the way to Dove Mountain to provide better access to business in Marana. A Sam's Club would be even better.*
- *Would hate to see Marana turn into another 'Walmart town' where obesity and a lack of health awareness is rampant. Try not to give into quick and easy fast food businesses or commercial distribution as a source of growth.*

Grantee SF-424's and Certification(s)

OMB Number 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
*1 Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2 Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*3 (where, select appropriate letter(s)): <input type="text"/> *3b (Specify): <input type="text"/>
*3a Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only: 6. Date Received by State: <input type="text"/> 7. State Application Identifier: <input type="text"/>		
B. APPLICANT INFORMATION:		
*8. Legal Name: <input type="text" value="Town of Marana"/>		
*9. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="00-0000000"/>	*10. UIC: <input type="text" value="000000000000"/>	
d. Address:		
*11 Street: <input type="text" value="11355 W. Camino del Oeste Drive"/>	<input type="text"/>	
Street 2: <input type="text"/>	<input type="text"/>	
*12 City: <input type="text" value="Marana"/>	<input type="text"/>	
County/Parish: <input type="text" value="Pima"/>	<input type="text"/>	
*13 State: <input type="text" value="AZ - Arizona"/>	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
*14 County: <input type="text" value="0000 - PIMA COUNTY"/>	<input type="text"/>	
*15a. Postal Code: <input type="text" value="85602-7002"/>	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Community & REED Services"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	*16 First Name: <input type="text" value="Lisa"/>	<input type="text"/>
Middle Name: <input type="text"/>	<input type="text"/>	
*17 Last Name: <input type="text" value="Sheffer"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text" value="Community & Neighborhood Services Director"/>		
Organizational Address: <input type="text"/>		
*18 Telephone Number: <input type="text" value="520-382-1900"/>	Fax Number: <input type="text" value="520-382-0011"/>	<input type="text"/>
*19 Email: <input type="text" value="l.sheffer@maranaz.gov"/>		

Application for Federal Assistance SF-424	
* 8. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/> Type of Applicant 2: Select Applicant Type: <input type="text"/> Type of Applicant 3: Select Applicant Type: <input type="text"/> * Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="US Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.218"/> CFDA Title: <input type="text" value="Community Development Block Grant CDBG"/>	
* 12. Funding Opportunity Number: <input type="text" value="14.218"/> * Title: <input type="text" value="Community Development Block Grant CDBG"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="CDBG Program-Ernieby Road, Public Services-Columb Cleanup and Homelessness Prevention & Administration."/>	
All other supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="20,000,000"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="20,000,000"/>

*** 19. Is Application Subject to Review by State Under Executive Order 12872 Process?**

a. This application was made available to the State under the Executive Order 12872 Process for review on

b. Program is subject to E.O. 12872 but has not been selected by the State for review.

c. Program is not covered by E.O. 12872.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes" provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement of agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Full Name:

Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0001
Expiration Date: 02/25/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0345-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

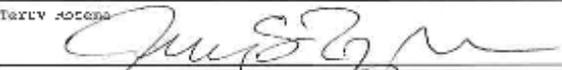
1. Has the legal authority to apply for Federal assistance, and the institutions, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 13 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 86-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §754), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1976, as amended (42 U.S.C. §§6101-6107) which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-615), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 do-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental, or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 4240 (Rev. 7-87)
Prescribed by GMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-643) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1601-1608 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded, in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874) and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 178(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§1401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1986, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, 'Audits of States, Local Governments, and Non-Profit Organizations.'
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Town Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
Town of Marana	04/20/2022

SF-124-D (Rev. 7-97) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

4-12-23
Date

James Lopez
Title

Specific Community Development Block Grant Certifications

The Establishment Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan – Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan – It is following a current consolidated plan that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

 4-12-23
Signature of Authorized Official Date


Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name American Community Survey 2021 5-Year Estimates
	List the name of the organization or individual who originated the data set. The Census Bureau calculates the American Community Survey annually.
	Provide a brief summary of the data set. The American Community Survey (ACS) helps local officials, community leaders, and businesses understand the changes taking place in their communities. It is the premier source for detailed population and housing information about our nation.
	What was the purpose for developing this data set? The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people. Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The American Community Survey is conducted nationally.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2021
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name 2015-2019 HUD CHAS
	List the name of the organization or individual who originated the data set. United States Department of Housing and Urban Development (HUD) produces the Comprehensive Housing Affordability Strategy (CHAS) data.

	<p>Provide a brief summary of the data set.</p> <p>The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD’s programs (primarily 30, 50, and 80 percent of median income). It is also important to consider the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types. The CHAS data provide counts of the numbers of households that fit these HUD-specified characteristics in HUD-specified geographic areas.</p> <p>In addition to estimating low-income housing needs, the CHAS data contribute to a more comprehensive market analysis by documenting issues like lead paint risks, "affordability mismatch," and the interaction of affordability with variables like age of homes, number of bedrooms, and type of building.</p> <p>What was the purpose for developing this data set?</p> <p>To understand housing issues in a local community.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The CHAS data is nation.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2015-2019</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>The City of Tucson</p> <p>List the name of the organization or individual who originated the data set.</p> <p>The City of Tucson provided data on the local Housing Authority Housing Choice Voucher programs and public housing.</p> <p>Provide a brief summary of the data set.</p> <p>The City of Tucson provided data on the local Housing Authority Housing Choice Voucher programs and public housing.</p> <p>What was the purpose for developing this data set?</p> <p>To help provide insight into public housing and housing voucher programs in Marana.</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>March 2023</p> <p>Briefly describe the methodology for the data collection.</p> <p>The data was collected from internal databases.</p>

	<p>Describe the total population from which the sample was taken.</p> <p>N/A</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>N/A</p>
4	<p>Data Source Name</p> <p>2022 Tucson/Pima County Point in Time Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Tucson Pima Collaboration to End Homelessness conducts the annual Point in Time Count.</p>
	<p>Provide a brief summary of the data set.</p> <p>The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single day in January.</p>
	<p>What was the purpose for developing this data set?</p> <p>As Pima County’s CoC, TPCH leads the PIT count each year, which locally is called Everyone Counts!—Pima County Street Count. The data collected during Everyone Counts! delivers insight into our community’s homeless population and service gaps. It provides a snapshot of what homelessness looks like on a single night in Pima County.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 2022</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>N/A</p>
	<p>Describe the total population from which the sample was taken.</p> <p>N/A</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>N/A</p>