

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

Prepared By: Town of Marana, Community and Neighborhood Services

Town of Marana
Community Development Block Grant
Program Year 2025

Prepared for:

Town of Marana

11555 W. Civic Center Dr. Marana, AZ 85653

<https://www.maranaaz.gov/>

Jon Post, Mayor

Roxanne Ziegler, Vice Mayor

Patti Comerford, Councilmember

Herb Kai, Councilmember

John Officer, Councilmember

Patrick Cavanaugh, Councilmember

Teri Murphy, Councilmember

Terry Rozema, Town Manager

Erik Montague, Deputy Town Manager

Table of Contents

CR-05 - Goals and Outcomes	3
CR-10 - Racial and Ethnic composition of families assisted	5
CR-15 - Resources and Investments 91.520(a)	6
CR-20 - Affordable Housing 91.520(b)	8
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	10
CR-30 - Public Housing 91.220(h); 91.320(j)	12
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)	13
CR-40 - Monitoring 91.220 and 91.230	16
CR-45 - CDBG 91.520(c)	18
CR-58 – Section 3	19
CR-60 - ESG 91.520(g) (ESG Recipients only)	20

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During Program Year 2025, the Town of Marana made targeted progress toward its Consolidated Plan and Annual Action Plan priorities by focusing resources on direct assistance programs that stabilize households and improve neighborhood livability. Recognizing the acute needs of low-to-moderate-income (LMI) residents, seniors, and vulnerable homeowners, the Town prioritized three core areas: home repairs, utility assistance, and neighborhood clean-up initiatives.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	45	12	26.67%	10	5	50.00%
Homeless Prevention	Affordable Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	150	79	52.67%	75	43	57.33%
Program Administration	Program Administration	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%

Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1	0	0.00%			
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	1200	80.00%	300	300	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During Program Year 2025, the Town of Marana’s expenditure of CDBG funds directly addressed the highest-priority objectives established in the Consolidated Plan and Annual Action Plan, with a specialized focus on direct household assistance and neighborhood preservation. Rather than undertaking capital public facility projects during this cycle, resources were intentionally concentrated on the community's most critical high-priority needs: sustaining affordable housing through critical home repairs, mitigating housing instability via utility assistance, and revitalizing target neighborhoods through coordinated clean-up efforts. The home repair program served as a primary vehicle for addressing substandard housing conditions, enabling low-income residents to maintain safe living environments. Simultaneously, utility assistance provided essential gap funding to prevent shut-offs and household displacement, while neighborhood clean-ups directly attacked blighted conditions to improve overall neighborhood livability. This targeted deployment of funds ensured that every CDBG dollar was funneled directly into programs yielding high-impact, measurable benefits for low-to-moderate-income residents.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	30
Black or African American	8
Asian	1
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	0
Total	41
Hispanic	22
Not Hispanic	25

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In reporting race and ethnicity data, a total of 48 participants identified their race, with 7 selecting “Other.” For ethnicity, 1 participant selected “Prefer not to say/Unsure.” Neither of those options are reflected in the chart above. The Town of Marana remains committed to ensuring that underserved populations are aware of and have equitable access to available assistance programs. To support this, legal notices, press releases, applications, and community resource materials are provided in multiple languages, with targeted outreach to high-need populations. In addition, all communications can be made available in alternative formats upon request, ensuring accessibility for all residents.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	572,094	96,244

Table 3 - Resources Made Available

Narrative

During PY25, a total of \$96,244.45 was expended across eligible activities, including:

- Administration: \$41,441
- Housing Rehabilitation: \$30,892.40
- Utility Assistance: \$20,185.41
- Neighborhood Clean-Up: \$3,725.64

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Townwide	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

All CDBG investments are made Townwide and may benefit low-and-moderate income people living in any area of the Town, or specific areas where larger percentages of low-and-moderate income people reside. One hundred percent of project funds were used townwide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In PY25, the Town of Marana provided approximately \$150,000 in General Funds in staff salaries for the oversight and administration of the CDBG program. Marana also provides approximately \$2,000 in General Funds to provide roll-off dumpsters in the high need neighborhoods that are not LMA qualifying areas, as well as approximately \$2,000 to provide the community trailer to residents outside of the LMA qualifying area. Additionally, the Town of Marana and Waste Management have an agreement which provides sixteen (16) dumpsters annually, as well as thirty (30) free dump passes as year to be provided to our high need residents. The Town does not have any subrecipients at this time.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	10	5
Number of Special-Needs households to be provided affordable housing units	0	0
Total	10	5

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	5
Number of households supported through Acquisition of Existing Units	0	0
Total	10	5

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Town of Marana completed 5 home repair projects during Program Year 2025 against an annual goal of 10. This variance was primarily driven by the pace of the application intake process, rigorous project pre-requisites, and ongoing contractor availability constraints within the local construction market. While several additional households began the application and scoping process during the reporting year, their construction and final inspections will not be formally completed until PY26, at which point they will be recorded as accomplishments. The Town continues to work closely with

applicants and local contractors to streamline project pacing while maintaining strict compliance standards.

Discuss how these outcomes will impact future annual action plans.

These outcomes will not impact future annual actions plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	19	0
Low-income	7	0
Moderate-income	22	0
Total	48	0

Table 7 – Number of Households Served

Narrative Information

This program year, we saw a wide range of income levels, from extremely low to moderate.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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 (CoC) 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. During PY 2025 the Town of Marana collaborated 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. The 2026 count identified 2,130 residing in shelter, transitional housing, or living without shelter in Pima County.

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 better understood within Marana, Marana cannot address the emergency shelter and transition housing needs of homeless persons within its jurisdiction.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Town of Marana is utilizing CDBG dollars towards a new utility assistance program to help LMI households who are at risk of utility shutoff. This program is the first step in helping prevent

homelessness in the community. As the program evolves and more money to fund the initiative grows, the Town hopes to expand the program to include rental and/or mortgage payment assistance as well.

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

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.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Town of Marana unfortunately does not have its own Public Housing Authority; however, the City of Tucson/Pima County Housing Authority offers services to the Marana community in the form of housing choice vouchers.

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

The Town of Marana does not own or operate public housing or Section 8 Housing Choice Voucher programs. Marana is served by the City of Tucson/Pima County Housing Authority.

Actions taken to provide assistance to troubled PHAs

The Town of Marana does not own or operate public housing or Section 8 Housing Choice Voucher programs. Marana is served by the City of Tucson/Pima County Housing Authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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 has a program called “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).” The Town of Marana provided Fair Housing educational tools available on the town website and within the Community & Neighborhood Services Department.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In prior years, the Town of Marana received CDBG funding through Pima County, which was primarily used to support Colonia clean-up efforts and a housing rehabilitation program for eligible households. With the transition to receiving its own CDBG allocation, the Town has been able to expand both the Housing Rehabilitation and Neighborhood Clean-Up programs and launch a new Utility Assistance Program. These expanded efforts allow the Town to address a broader range of community needs and provide more direct support to low- and moderate-income households.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Although the majority of housing in Marana was constructed after 1978, there are several pre-1978 homes located in certain areas of the Town. The Town is committed to improving local awareness of the potential hazards lead-based paint poses with the following actions:

- Include lead testing and abatement procedures, where 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 Towns residential rehabilitation programs. A member of CDBG program staff also has an EPA HUD and State Renovation, Repair, or Painting (RRP) Lead Paint certification and has the ability to inspect and evaluate homes for lead-based paint hazards prior to undertaking rehab projects.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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 therefore prioritizes funding for activities that will most effectively address those goals. 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. During Program Year 2025, Marana addressed the most pressing need among low-and-moderate income 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 be the result of a safe, affordable, stable, and accessible living environment. Additionally, the Town provides referrals to other resources and services offered by local community service providers and Pima County.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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 allocates a percentage of CDBG to fund subsistence 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.

Identify actions taken to overcome the effects of any impediments identified in the

jurisdictions analysis of impediments to fair housing choice. 91.520(a)

As a requirement to receive CDBG funding, HUDs Fair Housing and Equal Opportunity Division (FHEO) requires entitlement jurisdictions to comply with applicable federal Fair Housing legislation. Part of this requirement involves developing an Analysis of Impediments to Fair Housing Choice (AI) to guide Town of Maranas Consolidated Plan and policies. The AI addresses the following goals and priorities:

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.

The Town of Marana does not currently offer any Fair Housing education and defers to Pima County and the SouthWest Fair Housing Council (SWFHC) for fair housing complaints. SWFHC offers free housing trainings and workshops throughout Pima County and Arizona annually.

CR-40 - Monitoring 91.220 and 91.230

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

Marana has developed an internal monitoring plan to ensure activities being carried out comply with all federal regulatory requirements and policies. Monitoring is an ongoing internal process that involves checks and balances, analysis of reports and audits, and periodic meetings. The Town utilizes a grant management software for the administration of all grant-funded activities. The cloud-based software allows for monitoring of program activities on a regular basis. The software allows for reporting and reimbursement, budgeting and expenditure of funds, beneficiary tracking, and data reporting. This allows the Town real time data to monitor and evaluate program progress and compliance.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Town of Marana Citizen Participation Plan requires that the community be given an opportunity to review and comment on all performance reports. This is accomplished through publication of a notice in The Daily Territorial, advertising the release of the draft report for a 15-day written comment period. The notice, as well as a copy of the draft plans, is posted on the Town of Marana's website. To better reach the target audience copies are also made available at the Marana Town Hall. For this PY2025 CAPER, the public comment period began on September 9, 2026, and closed on September 24, 2026 at 5:00pm. Notice of the comment period opportunity was published on August 25, 2026. A community meeting was held virtually on September 10, 2026 to present the CAPER results to the public.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes or substantial amendments occurred during PY2025. The Town of Marana evaluates its programs annually to ensure that funds are being spent in the most effective and efficient manner

possible. This is accomplished through the Citizen Participation process, consultation community partners, and target populations. Town staff also evaluates each activity over the course of the program year to determine its effectiveness and whether funding levels are adequate to complete any planned projects.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes or substantial amendments occurred during PY2025. The Town of Marana evaluates its programs annually to ensure that funds are being spent in the most effective and efficient manner possible. This is accomplished through the Citizen Participation process, consultation community partners, and target populations. Town staff also evaluates each activity over the course of the program year to determine its effectiveness and whether funding levels are adequate to complete any planned projects.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.	0				
--------	---	--	--	--	--

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The Section 3 regulation found at 24 CFR Part 75 ensures that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low and very low-income persons, particularly those who are residents of the community in which the federal assistance is spent. Section 3 applies to projects with more than \$200,000 in funding from housing and community development financial assistance programs, including CDBG. The Town of Marana had no projects subject to Section 3 provision of the Housing & Urban Development (HUD) Act of 1968.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	Town of Marana
Organizational DUNS Number	098034143
UEI	N6BJH4S4W3L1
EIN/TIN Number	860331775
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount