



MARANA AZ

COMMUNITY &
NEIGHBORHOOD SERVICES

**TOWN OF MARANA ANNUAL
ACTION PLAN 2026**

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Executive Summary

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

1. Introduction

The Town of Marana 2026-2027 Action Plan details the available resources and activities that will utilize Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD).

Marana's Annual Action Plan will outline the objectives, goals, and projected outcomes to be carried out utilizing CDBG funds during the third year of the Five-Year Consolidated Plan. Priorities presented in the fourth year Annual Action Plan were developed during the public process of creating the Five-Year Consolidated Plan and represent any input from the residents during the development of this year's plan. The Town of Marana agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The Town of Marana will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Marana's estimated allocation is \$200,000 in CDBG funds. All funds must be used to assist Marana's low to moderate income residents, and meet one or more of the following HUD objectives:

- Benefit low and moderate income (LMI) persons,
- Aid in the prevention or elimination of slums and/or blight; or
- Meet a need having a particular urgency (referred to as urgent need)

2. Summarize the objectives and outcomes identified in the Plan

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

The Town of Marana will allocate funding to meet the goals and objectives outlined in the Consolidated Plan. In Program Year 2026, projects will invest entitlement funds to continue supporting the following:

1. Housing Rehabilitation
2. Homeless Prevention
3. Public Services
4. Planning & Administration

3. Evaluation of past performance

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

Marana is a relatively new entitlement community, currently in its third year of receiving CDBG funding. Prior to entitlement status, the Town administered CDBG funds as a subrecipient through Pima County, which provided foundational experience in program delivery and compliance. During the first year as an entitlement grantee, efforts were primarily focused on establishing administrative systems, policies, and procedures to ensure regulatory compliance and effective program implementation.

Since that time, the Town has transitioned from program development to active service delivery, successfully assisting over 80 low- and moderate-income residents through housing rehabilitation and utility assistance programs. This early performance demonstrates both a strong community need for these services and the Town's growing capacity to administer them effectively.

Evaluation of past performance indicates that housing stability and affordability remain critical needs within the community. Demand for housing rehabilitation assistance has consistently met or exceeded available resources, and utility assistance has served as an important tool in preventing housing instability among vulnerable households. These outcomes have directly informed the selection of goals and projects outlined in this Annual Action Plan, with a continued emphasis on preserving existing housing stock, supporting low- and moderate-income households, and maintaining program delivery systems that are responsive to community needs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation plays an integral role throughout the planning and development of the Annual Action Plan. Participation of its Citizens in the process is desired to ensure the Town is utilizing the resources towards projects that its residents have identified as a high priority. Additionally, effective citizen participation helps to better inform the public, identify hidden community needs, bring forward citizen ideas, and generate involvement and commitment to proposed solutions.

The Town of Marana held two Community Meetings prior to the development of the draft Annual Action Plan. One was held virtually at 11:00am on February 26, 2026 and the second was held in person at 5:30pm on the same day. We also presented the information to the Marana Chamber of Commerce members on the same day at 8:00am. The intent was to present the public with an overview of the programs funded during PY 2025 and to allow the public an opportunity to provide their insights on

community needs and potential projects. We had public attendance at our in-person meeting, but none during the virtual meeting.

There was a 30-day comment period from March 25, 2026 to April 24, 2026. During that time, the Town conducted two in-person public hearings; one on April 2, 2026 at 5:30pm and the other on April 8, 2026 at 12:00pm. The public comment period and public hearings were announced through an advertisement in The Daily Territorial, posted on the Town’s website and social media, and posted in public locations such as Town Hall. The public hearing notice included the meeting location, date, time, key staff contacts, topics to be considered, and the beginning and ending dates of the public comment period. The notice also included information for citizens requesting reasonable accommodations for a disability. In addition to commenting at the public hearing, citizens were invited to submit written comments to the Community and Neighborhood Services Department by mail, phone, or email. Final approval by the Town of Marana Council was held on May , 2026.

5. Summary of public comments

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

Any comments received will be added after the comment period closes.

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

N/A

7. Summary

The Town of Marana is committed to allocating funds that serve the needs of low-income residents. Marana will continue to utilize its CDBG appropriations over the next year to address the goals and objectives set forth in the plan. These goals and objectives include, but are not limited to, affordable housing by way of housing rehabilitation and homeless prevention. A majority of CDBG funds will continue to be targeted in the low-income area and neighborhoods of the Town of Marana.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Town of Marana	Community and Neighborhood Services

Table 1 – Responsible Agencies

Narrative (optional)

The Town of Marana Community and Neighborhood Services Department serves as the lead agency for the CDBG grant.

Consolidated Plan Public Contact Information

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Community and Neighborhood Services Department

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<https://maranaaz.gov/cdbg-annual-action-plan>

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

1. Introduction

During the development of the 2026 Annual Action Plan, 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:

- Detailed email to include comment period dates, invitation to community meetings and public hearings; and a slide show presentation
- Two (2) Community Meetings; and
- Three (3) Public Hearings.

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 the 2026 Annual Action Plan, the Town consulted with several organizations that provide housing, health services and other community-focused programs. Outreach included invitations to community meetings and public hearings, as well as a slideshow presentation. 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 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. Additionally, Pima Early Education Program (PEEPs) is designed to assist children from income eligible families to attend high quality preschool at over 300 locations across Pima County. By actively collaborating with existing state and federal programs, the target is to assist all income eligible families who want to send their children to high quality preschool in Pima County. Funding for PEEPs is provided by Pima County, the City of Tucson, Towns of Marana and Oro Valley, and participating school districts. Donations to the United Way of Tucson and Southern Arizona from individuals, businesses, and non-profits complement the program.

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 utilize 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. Town of Marana is an active member of TPCH and participated in the 2025 Point in Time Count.

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

N/A. Town of Marana does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's 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
	Briefly describe how the Agency/Group/Organization was consulted. 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.
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 Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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.

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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff has stressed the community need to have more affordable housing in Marana. The Town of Marana continues to experience significant multifamily housing growth, with more than 1,000 apartment units currently under construction across several projects throughout the community. While this increased development helps expand housing supply, only a portion of these units are designated as affordable, including the recently opened 200-unit affordable community The Safford, which provides homes for households earning below 60% of Area Median Income.
4	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town Manager and Deputy Town Manager were consulted regarding current and proposed Town priorities specific to both housing and non-housing needs. Both the Town Manager and Deputy Town Manager supported continuing to focus on housing rehabilitation and utility assistance to serve the needs of the community.
5	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was given to the members and staff of the Marana Senior Center to obtain feedback.
6	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
	Briefly describe how the Agency/Group/Organization was consulted. 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.

7	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
	Briefly describe how the Agency/Group/Organization was consulted. 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, particularly in our low income/colonia neighborhoods.
8	Agency/Group/Organization	Tucson Pima Collaboration to End Homelessness
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the general council of the TPCH, we were given the opportunity to hear the needs of the greater community through community partners. Some of those community partners include: Interfaith Community Services, Our Family Services, Community Food Bank of Southern Arizona, Pima Council on Aging, and Primavera Foundation.

9	Agency/Group/Organization	Marana Food Bank and Resource Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment Food Bank and Resource Center
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Marana Food Bank recently underwent a change in ownership this year. Staff has met with the new food bank and has multiple seats on their advisory board. Understanding the needs of the community will help the food bank offer the most appropriate resources to the community and help the Town know best how to support the mission of the Food Bank Resource Center.
10	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of the Marana Health Center to obtain feedback.
11	Agency/Group/Organization	Marana Unified School District Family Resource Center
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of the Marana Unified School District to obtain feedback. Staff members attended a community meeting.
12	Agency/Group/Organization	Interfaith Community Services (ICS)
	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of the Interfaith Community Services to obtain feedback.

13	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of the Pascua Yaqui Tribe to obtain feedback.
14	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to the staff of the La Paloma staff to obtain feedback. Staff participated in a community meeting.
15	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
	Briefly describe how the Agency/Group/Organization was consulted. 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.

16	Agency/Group/Organization	Pima County Community Development Block Grant Program
	Agency/Group/Organization Type	Services - 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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of the Pima County Community Development to obtain feedback.
17	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of the Community Christian Church of Marana to obtain feedback.
18	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of the Adonis HOA to obtain feedback. HOA president participated in a community meeting.
19	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
	Briefly describe how the Agency/Group/Organization was consulted. 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.
20	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of the Marana Chamber of Commerce to obtain feedback.
21	Agency/Group/Organization	Tucson Electric Power
	Agency/Group/Organization Type	Electric Provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of Tucson Electric Power to obtain feedback.
22	Agency/Group/Organization	Trico Electric Cooperative
	Agency/Group/Organization Type	Electric Provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of Trico Electric Cooperative to obtain feedback.
23	Agency/Group/Organization	The Springs Church
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of The Springs Church to obtain feedback.
24	Agency/Group/Organization	Alive in Christ Lutheran Church
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A presentation on the CDBG programs was emailed to staff of the Alive in Christ Lutheran Church to obtain feedback.
25	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
	Briefly describe how the Agency/Group/Organization was consulted. 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.
26	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
	Briefly describe how the Agency/Group/Organization was consulted. 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 2026 Annual Action Plan

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. Town officials will work with TPCH to conduct a PIT Count in our jurisdiction.
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

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

According to Marana’s Citizen Participation Plan, residents and stakeholders are given multiple opportunities to comment on the plan during the plan development. Two community meetings were scheduled for February 26, 2026, to allow the public an opportunity to provide their insights on community needs and potential projects. A 30-day comment period from March 25, 2026 to April 24, 2056 was posted on Marana’s website and two public meetings were scheduled on April 2, 2026, and April 8, 2026 to provide opportunities for public comment. The public meetings are posted on social media and Marana’s website, noticed through public hearing notices at municipal buildings as well as being advertised in a newspaper with local circulation. Notices provide information about alternative formats and accommodations for disabilities and language barriers. Any comments received will be added after the comment period closes.

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	Town Website Posting	Minorities Non-English Speaking - Specify other language: Spanish, American Sign Language, Other Persons with disabilities Non-targeted/broad community	N/A	None	N/A	https://www.maranaaz.gov/cdbg-annual-action-plan

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	Social Media Posting	Non-targeted/broad community	N/A	None	N/A	
3	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, American Sign Language, Other</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	N/A	None	N/A	https://thedailyterritorial.column.us/search?activeNotice=VNJ2Id40QB3ypNjmxbpG-0

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	Public Notice	<p>Non-English Speaking - Specify other language: Spanish, American Sign Language, Other</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	N/A	None	N/A	https://www.maranaaz.gov/cdbg-annual-action-plan
5	Community Meetings	<p>Non-targeted/broad community</p>	N/A	None	N/A	https://www.maranaaz.gov/cdbg-annual-action-plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/broad community	N/A	None	N/A	https://www.maranaaz.gov/cdbg-annual-action-plan

Table 4 – Citizen Participation Outreach

DRAFT

Expected Resources

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

Introduction

During Program Year 2026, 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 -\$200,000* (Estimated allocation)

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	200,000.00	0.00	0.00	200,000.00	200,000	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 5 - 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 FY2026. In FY2024, Dominion Management Services, LLC received one million dollars in GAP Funding for affordable apartments in Marana, which were completed in 2025
- 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town of Marana does not have publicly owned land or property located within the jurisdiction that can be used to address the needs identified in the plan.

Discussion

The Town of Marana is expected to receive an estimated \$200,000 of CDBG funding annually from HUD for the next five years.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure	2023	2027	Non-Housing Community Development	Townwide	Public Facilities and Infrastructure	CDBG: \$70,000*	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Pubic Facilities
2	Public Services	2023	2027	Non-Housing Community Development	Townwide	Public Services	CDBG: \$.00	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: \$60,000*	Homeowner Housing Rehabilitated: 3 Household Housing Unit
4	Homeless Prevention	2023	2027	Affordable Housing Homeless	Townwide	Homeless Prevention	CDBG: \$30,000*	Homelessness Prevention: 60 Persons Assisted
5	Program Administration	2023	2027	Program Administration	Townwide	Program Administration	CDBG: \$40,000*	Other: 1 Other

Table 6 – Goals Summary

*The funding amounts, program allocations, and proposed activities included in this Annual Action Plan are based on estimated funding levels. Final amounts are subject to change upon receipt of official funding allocations from HUD. The jurisdiction reserves the right to adjust budgets, activities, and outcomes as necessary to reflect actual funding levels and community needs.

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure
	Goal Description	<p>Goal: Enhance the quality and use of the public facilities and infrastructure in Marana.</p> <p>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.</p>
2	Goal Name	Public Services
	Goal Description	<p>Goal: Improve access to public services for low- to moderate-income residents.</p> <p>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.</p>
3	Goal Name	Affordable Housing
	Goal Description	<p>Goal: Low- to moderate-income residents will have access to safe, decent, and affordable housing.</p> <p>CDBG funding for rehabilitation of housing occupied by LMI owners, including energy-efficient, necessary maintenance and accessibility improvements.</p>

4	Goal Name	Homeless Prevention
	Goal Description	<p>Goal: Increase access to homeless prevention programs for Low- to moderate-income residents</p> <p>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.</p>
5	Goal Name	Program Administration
	Goal Description	Goal: Efficiently administer and manage program funding and reporting

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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 2026 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	Program Administration
2	Home Rehabilitation
3	Subsistence Payments
4	Parks and Recreational Facilities

Table 7 - Project Information

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

The Town’s allocation priorities are based on identified community needs, with a focus on maintaining safe and stable housing, supporting low- and moderate-income households, and improving accessibility to public facilities. Funding for home rehabilitation and utility assistance is prioritized to help residents address critical housing conditions, prevent displacement, and maintain housing stability. Administrative funds support effective program delivery and compliance with federal requirements.

The inclusion of an accessibility assessment of parks and recreational facilities reflects the Town’s commitment to identifying and removing barriers to access in accordance with the Americans with Disabilities Act. This effort will help guide future investments to ensure public spaces are safe and inclusive for individuals with disabilities.

Obstacles to addressing underserved needs include limited funding relative to the demand for services, rising construction and material costs, and the increasing cost of housing in the region. Additionally, capacity constraints and the complexity of federal requirements may impact the pace at which programs can be implemented. Despite these challenges, the Town continues to prioritize activities that provide the greatest benefit to low- and moderate-income residents and address critical community needs.

*The funding amounts, program allocations, and proposed activities included in this Annual Action Plan are based on estimated funding levels. Final amounts are subject to change upon receipt of official funding allocations from HUD. The jurisdiction reserves the right to adjust budgets, activities, and outcomes as necessary to reflect actual funding levels and community needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	Townwide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$40,000*
	Description	Funds will be used for general administrative costs associated with the implementation and oversight of the Town's Community Development Block Grant (CDBG) program. Eligible costs include staff time for program administration, financial management, reporting, and compliance activities; procurement and maintenance of program management software; and on-call technical assistance to support regulatory compliance and program administration. These activities are necessary to ensure the effective and compliant delivery of CDBG-funded programs.
	Target Date	6/30/27
	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 Rehabilitation
	Target Area	Townwide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$60,000*

	Description	Funds will be used to provide home repairs to eligible residents to ensure safe, functional, and comfortable living conditions. Eligible repairs may include, but are not limited to, roof repairs or replacements, water heater replacements, heating or air conditioning repairs or replacements, and structural repairs. Program delivery includes all necessary activities to support project implementation, such as application processing, eligibility verification, environmental review, work write-ups, contractor coordination, and project oversight to ensure compliance with applicable requirements.
	Target Date	6/30/27
	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) benefits to low- and moderate-income persons, and 2) aid in the prevention or elimination of slums and blight.
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3 affordable housing units will be renovated and/or updated.
	Location Description	Townwide
3	Project Name	Subsistence Payments
	Target Area	Townwide
	Goals Supported	Affordable Housing Homeless Prevention
	Needs Addressed	Affordable Housing Homeless Prevention
	Funding	CDBG: \$30,000*
	Description	Funds will provide short-term financial assistance to eligible residents to help maintain stable housing. Assistance may include, but is not limited to, utility payments, rent, or mortgage support.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	60 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 help LMI households maintain stable housing. The activities meet the national objective of benefiting low- to moderate-income persons.
4	Project Name	Parks and Recreational Facilities
	Target Area	Townwide
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$70,000*
	Description	This project supports the development and enhancement of parks and recreational facilities that provide safe, accessible, and inclusive spaces for residents. Improvements may include new park development, rehabilitation of existing facilities, installation of playground or recreational equipment, and accessibility upgrades.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 23,000 households are expected to benefit from this activity. The primary beneficiaries are families that include persons with disabilities, who will benefit from improved accessibility in public parks and recreational facilities. Indirectly, all households in Marana will benefit from enhanced accessibility and safety in public spaces
	Location Description	Townwide
Planned Activities	This activity will fund an accessibility assessment of public parks to identify barriers that limit access for persons with disabilities. The assessment will evaluate existing park facilities and identify recommended improvements to increase accessibility and usability.	

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 8 - 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 2026, 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 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	3
Special-Needs	0
Total	3

Table 9 - 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	3
Acquisition of Existing Units	0
Total	3

Table 10 - 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 around 8 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

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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 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 an 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. The Town of Marana is a member of the CoC General Council and meets quarterly with other community partners. The Town of Marana will also be partaking in the annual Point in Time (PIT) count to gain a better understanding of the homeless within Marana.

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 Town of Marana has allocated some of its CDBG dollars to continue its 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 newly established 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. We have made many of these services available on our website.

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 \$117,926, 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 flexible zoning policies that allow 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.

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

To help address these goals, the Town is utilizing a portion of the allocated CDBG funds to provide housing rehabilitation to qualifying residents. This program will assist in preserving existing units within the Town of Marana. The Town Council adopted a new zoning category that was created by the Planning Department for Attached Single Family Homes. This new category is allowed in most of our residential zones and two of our commercial zoned areas. This will give more flexibility on housing product type throughout the Town limits. The Planning Department is continuing to evaluate the zoning code based on recent Arizona legislative actions. We also provide Fair Housing information on our website, as well as a list of additional resources from community partners.

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.

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 using 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 2026 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 provides 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 will investigate 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 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. Recently the Safford Apartments were built in Marana by a private developer using the Low-Income Housing Tax Credit Program (LIHTC). They were also recipients of the Pima County GAP Funding for new affordable housing units. The 200 new affordable units are open for leasing and are currently at 98% capacity, with an expected 100% capacity soon.

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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 2026 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%