



Consolidated Plan & First Year Annual Action Plan

July 1, 2025 - June 30, 2030

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Executive Summary

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

1. Introduction

The City of Prescott, Arizona, receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City's Community Development Department is responsible for preparing the Consolidated Plan and administering the CDBG program to address local community development needs.

According to the 2020 U.S. Census, Prescott has a population of 45,827. The most current population estimates from the U.S. Census Bureau (July 2024) place the population at approximately 48,224. The city has experienced moderate growth of about 1.5-2% annually in recent years.

Prescott is distinguished by its aging demographic profile, with a median age of 60.3 years compared to 38.8 years for Arizona overall, according to the U.S. Census Bureau. Approximately 40.5% of residents are aged 65 or older, while only 11.2% are under the age of 18. The city is also home to 5,496 veterans, representing a significant portion of the population. This demographic reality presents both opportunities and challenges that influence the City's approach to community development, particularly in addressing the needs of elderly residents, veterans, and families with children who make up a smaller but vital segment of the community.

The Five-Year Consolidated Plan provides the framework for the use of CDBG funding received by the City of Prescott from HUD for the five-year period beginning July 1, 2025, and ending June 30, 2029. The Program Year 2025 CDBG allocation is \$275,024 based on HUD's FY2025 Community Planning and Development Formula Program Allocations, with an estimated \$1,375,000 over the five-year period (assuming consistent funding levels). CDBG funds must be used to benefit low- and moderate-income households and neighborhoods. Eligible CDBG activities fall into three federally designated categories:

1. Decent Housing

2. A Suitable Living Environment
3. Economic Opportunity

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

The 2025-2029 Consolidated Plan identifies several key priorities based on data analysis and community input, particularly from the City's Citizen Advisory Committee (CAC). The plan's primary objectives and outcomes include:

Transportation Services:

- Provide essential transportation assistance for elderly and disabled adults through partnerships with local organizations
- Improve access to medical appointments and essential services
- Enhance mobility options for LMI residents

Housing Support Services:

- Continue and expand the Minor Home Repair Program to improve housing quality for LMI homeowners, with a target of assisting 8-12 homes annually
- Focus on accessibility improvements for seniors and disabled residents
- Support initiatives to increase workforce housing options
- Develop or enhance rental assistance programs

Public Facilities Improvements:

- Enhance accessibility of public spaces through ADA improvements
- Support facilities serving vulnerable populations, particularly senior centers
- Fund improvements to community service facilities benefiting LMI neighborhoods

Homelessness Support:

- Improve emergency shelter and transitional housing facilities
- Fund homelessness prevention services
- Support programs facilitating transitions to permanent housing
- Prioritize solutions for homeless families

Basic Needs Assistance:

- Fund food assistance programs, particularly meal delivery for seniors
- Support mental health services for vulnerable populations
- Provide essential supplies and services to low-income households

These objectives will be implemented through a partnership-focused approach, comprehensive tracking and monitoring systems, targeted public awareness campaigns, and strategic prioritization of resources based on impact, feasibility, and cost-effectiveness.

3. Evaluation of past performance

The City of Prescott has made significant progress on the goals established in the 2020-2024 Consolidated Plan. Key accomplishments include:

- **Public Services:** The City successfully implemented transportation assistance programs for elderly and disabled residents through partnerships with People Who Care and New Horizons Disability Empowerment Center. These programs consistently met or exceeded their targets for persons served throughout the plan period. Additional services included basic needs assistance through Community Counts' Wrapped in Love Diaper Bank and workforce development initiatives through Yavapai Big Brothers Big Sisters and The Launch Pad. Youth mentoring and employment programs through The Launch Pad, Yavapai Big Brothers Big Sisters, and Arizona Serve have been particularly effective, providing valuable job skills and career development opportunities for LMI youth in the community.
- **Housing and Facilities:** The Minor Home Repair Program has been a consistent success, helping low-income homeowners maintain safe and decent housing. The rehabilitation of transitional housing facilities, including Agape House and Prescott Area Shelter Services (PASS), has significantly improved living conditions for homeless families, women, and children. PASS has enhanced its capacity to serve homeless women and children, while Agape House has strengthened its transitional housing program for families experiencing homelessness, providing both shelter and comprehensive support services to help families achieve stability and self-sufficiency. Additional facility improvements include progress on NAZCARE's New Hope Wellness Center and the remodeling of the former Officer's Quarters at Prescott VA in partnership with US VETS, which will provide housing for formerly homeless veterans.
- **Community Development:** A standout achievement was the completion of the Community Nature Center's ADA trail, which enabled nearly 4,000 low-income residents, including those with disabilities, to benefit from recreational and educational programs. The City has also

successfully expanded partnerships with non-profit organizations, government agencies, and private entities through active participation in the Collective Impact Partnership.

- Economic Development: The Prescott Cares program, funded with CDBG-CV dollars, provided critical support to small and micro businesses during the COVID-19 pandemic, helping to retain jobs and stabilize the local economy. Job creation and workforce development initiatives have shown positive results, particularly in supporting youth employment opportunities through programs like Project Launch at The Launch Pad and Arizona Serve of Prescott. These programs have created pathways to employment for underserved youth while providing valuable community services.

While most goals were met or exceeded, some construction and rehabilitation projects experienced delays due to coordination challenges, permit requirements, and impacts of the COVID-19 pandemic. These experiences have informed the City's approach to managing complex projects for the upcoming five-year period, including the adoption of phased implementation strategies and improved project coordination.

Based on these past performances, the 2025-2029 Consolidated Plan will continue successful initiatives while addressing areas where needs remain unmet or have evolved.

4. Summary of citizen participation process and consultation process

The City of Prescott's 2025-2029 Consolidated Plan was developed through an extensive citizen participation process engaging diverse stakeholders and following HUD requirements. The process was guided by a 7-member Citizens' Advisory Committee (CAC) appointed by the Mayor and approved by City Council.

Our comprehensive approach included:

- Professional Housing Needs Assessment: A scientific study conducted by Elliott D. Pollack & Company (completed May 2025) that surveyed residents from March to May 2025, showing 46.6% of renters and 21.0% of homeowners spend more than 30% of income on housing. The survey collected responses from approximately 193 Prescott residents with 70% of renter respondents indicating they paid more than 30% of their income on housing.
- Public Comment Period: A draft of the Consolidated Plan was available on the City's website for a 30-day public comment period from June 8, 2025, to July 8, 2025, with printed copies available at City Hall and the Prescott Public Library
- Public Hearings: Formal hearings were held with the Citizens Advisory Committee on November 20, 2024, and with City Council on July 8, 2025, to present findings and recommendations, providing citizens opportunities to comment on all aspects of the Plan

- Community Needs Workshop: Hosted a CDBG Needs Assessment Workshop (November 2024) gathering input from city departments, housing providers, and service organizations serving vulnerable populations
- Workforce Housing Forum: Conducted a specialized forum (January 2025) to address workforce housing challenges and potential solutions, with participation from employers, residents, and housing stakeholders
- Continuum of Care Consultation: Engaged the Collective Impact Partnership (February 2025) with 20+ organizations participating, including housing providers, government agencies, mental health services, veterans' services, and healthcare providers
- Community Survey: Collected input from 29 service organizations identifying affordable housing as the top community need, followed by public transportation
- Media Outreach: Appeared on local radio station KYCA (January 10, 2025) to discuss the Consolidated Plan and application period for the PY25 Annual Action Plan
- Additional Outreach: Utilized newspaper notices, social media, direct emails, and targeted distribution of materials to reach diverse community members

Key priorities consistently identified through this process included affordable housing development and rehabilitation, transportation services for elderly and disabled residents, homelessness prevention, support for vulnerable populations, and mental health services for low-income residents.

This multi-faceted approach ensured the 2025-2029 Consolidated Plan reflects both quantitative data and qualitative community input, creating a strong foundation for addressing Prescott's needs over the next five years.

5. Summary of public comments

Public comments received during the development of the 2025-2029 Consolidated Plan consistently highlighted several key concerns:

1. The need for affordable housing options, particularly for the local workforce and seniors on fixed incomes
2. The importance of transportation services for elderly and disabled residents
3. The need for continued support of public services addressing basic needs, especially for vulnerable populations
4. The desire for improved accessibility in public facilities and community spaces
5. The importance of addressing homelessness through both emergency services and prevention efforts

These comments directly informed the priorities and goals established in the Consolidated Plan, ensuring that CDBG resources address the most pressing community needs as identified by residents.

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

All comments received during the public participation process were considered in the development of the 2025-2029 Consolidated Plan. While not all suggested projects or activities could be included as priorities due to funding limitations and regulatory constraints, all feedback was valued and informed the planning process.

Some comments suggested activities that fall outside the scope of CDBG funding, such as large-scale infrastructure projects or services that do not primarily benefit LMI populations. These suggestions, while not incorporated into the Consolidated Plan, have been shared with relevant City departments for consideration in other planning efforts.

7. Summary

The 2025-2029 Consolidated Plan represents the City of Prescott's strategy for addressing community needs through the strategic use of CDBG funds over the next five years. Based on demographic analysis, market conditions, and extensive community input, the plan focuses on providing transportation services, improving housing conditions, enhancing public facilities, addressing homelessness, and supporting essential public services.

Prescott's unique demographic profile – with 40.5% of residents aged 65 or older compared to the state average of 18.6% – significantly influences the plan's priorities, particularly the emphasis on transportation and senior services. Additionally, the housing affordability challenges faced by 29.2% of households in the city shape the plan's approach to housing initiatives.

Through continued partnerships with local service providers, strategic investments in community assets, and ongoing engagement with residents, the City of Prescott aims to create measurable improvements in the quality of life for low and moderate-income residents while fostering a more inclusive and vibrant community for all.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	CITY OF PRESCOTT, ARIZONA	Community Development

Table 1 – Responsible Agencies

Narrative

The City of Prescott Community Development Department is the “lead agency” for the Consolidated Plan. The Community Development Department works with a Citizens Advisory Committee (CAC). The CAC is a 7-member advisory body that plays an important role in Consolidated Planning activities, making recommendations to the City Council on 5-year priorities and annual CDBG activities.

Consolidated Plan Public Contact Information

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

1. Introduction

A draft of the 2025-2029 Consolidated Plan was made available on the City's website and at designated public locations in accordance with the City's Citizen Participation Plan. Public hearings were held to gather input and discuss the Plan development. The public and stakeholders were encouraged to attend and offer comments or to submit written comments.

In developing the 5-year Consolidated Plan, the City conducted several CAC public meetings, surveys, and focus groups to identify priority needs that may be addressed with CDBG funds. The City's established seven-member Citizens' Advisory Committee (CAC), appointed by the Mayor and approved by City Council, continues to play a central role in Consolidated Planning activities, making recommendations to the City Council on 5-year priorities and annual CDBG projects. In accordance with the City's Citizen Participation Plan, residents were offered at least three opportunities to participate in the development of the Consolidated Plan via Public Hearings, which were published in the Daily Courier 15 days prior to the scheduled hearings.

The City went beyond its usual outreach to gain resident feedback by promotion of the survey and program on local radio, FaceBook Live, an email blast to constituents, and local advertisements. Additionally, the City utilized an external consultant to produce a comprehensive Housing Needs Assessment to inform the development of the Consolidated Plan and ensure that housing strategies were based on current, accurate data about the community's needs.

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

The City of Prescott actively works to enhance coordination among various service providers in the community. Through regular communication, collaborative meetings, and information sharing, the City facilitates partnerships that improve service delivery to low and moderate-income residents.

Key coordination activities include, but are not limited to:

1. Working closely with the Collective Impact Partnership, which serves as the area's Continuum of Care organization, to address homelessness and housing needs through regular meetings and collaborative planning efforts.
2. Consulting with the Citizens' Advisory Committee (CAC) to gather input on community needs and priorities for CDBG funding.

3. Maintaining communication with local assisted housing providers to identify and address affordable housing needs in the community.
4. Collaborating with health and mental health service providers, including West Yavapai Guidance Center and NAZCARE, to coordinate supportive services for vulnerable populations.
5. Participating in community forums and coalitions that address social and economic issues affecting low and moderate-income residents.
6. Using the City's communication channels to share information about available services and resources with both service providers and residents.
7. Coordinating with local economic development initiatives to promote job opportunities and workforce development for low and moderate-income individuals.

These coordination efforts help ensure that limited resources are used effectively and that services complement rather than duplicate each other, resulting in a more comprehensive approach to addressing community needs.

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

The City participates actively with the Collective Impact Partnership, which serves as the area's Continuum of Care. This participation includes regular meetings with service providers and community-based organizations that deliver prevention, rapid re-housing, emergency shelter services, and housing opportunities.

The City's efforts to address homelessness include:

1. Regular consultation with homeless service providers to identify emerging needs and coordinate responses
2. Supporting transitional housing facilities, such as the Agape House and Prescott Area Shelter Services (PASS), which provide improved living conditions for homeless families, women, and children
3. Coordination with US VETS to address veteran homelessness through the remodeling of the former Officer's Quarters at the Prescott VA
4. Supporting prevention services to help individuals and families at risk of homelessness maintain stable housing
5. Funding support for organizations providing essential supplies and services to homeless and at-risk populations

Through these collaborative efforts, the City works to ensure that resources are used effectively to address the needs of homeless individuals and families in the community.

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

The City of Prescott is not an ESG grantee.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CDBG Citizen Advisory Committee
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The seven-member CAC, appointed by the Mayor, plays an essential role in collecting citizen input and making recommendations for the Consolidated Plan and CDBG Program allocations. They meet monthly or as needed and serve two-year terms.
2	Agency/Group/Organization	Collective Impact Partnership
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Regional organization Continuum of Care Group

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regular consultation regarding homeless services, housing needs, and coordination of resources. The anticipated outcome is improved service delivery and more effective use of resources.
3	Agency/Group/Organization	US VETS
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Veteran services
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on housing and basic needs for veterans. Anticipated outcome is improved housing and basic needs options for veterans.
4	Agency/Group/Organization	New Horizons Disability Empowerment Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on needs of elderly and persons with disabilities. Anticipated outcome is improved accessibility and services.

5	Agency/Group/Organization	Prescott Area Shelter Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on shelter needs for homeless families, women, and children. Anticipated outcome is improved shelter services.
6	Agency/Group/Organization	Boys and Girls Club
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on youth development needs. Anticipated outcome is improved services for youth.

7	Agency/Group/Organization	NORTHERN ARIZONA COUNCIL OF GOVERNMENTS (NACOG)
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Other government - Federal Other government - State Other government - County Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NACOG provides important information about what is going on in other jurisdictions regarding CDBG programs, housing needs, public housing needs, and more.
8	Agency/Group/Organization	The Launch Pad
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on youth workforce development initiatives. Anticipated outcome is improved workforce development services for youth.

9	Agency/Group/Organization	Agape House of Prescott
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on transitional housing for homeless families. Anticipated outcome is improved transitional housing services.
10	Agency/Group/Organization	Polara Health
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on mental health needs and services. Anticipated outcome is better integration of mental health services with housing programs.
11	Agency/Group/Organization	People Who Care
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	People Who Care participated in our needs assessment and consults on needs of elderly and disabled low income residents.

12	Agency/Group/Organization	Coalition for Compassion and Justice
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted regarding emergency shelter, affordable housing, advocacy, and work readiness programs. Anticipated outcomes include improved service coordination and enhanced strategies for addressing homelessness and poverty in Prescott.
13	Agency/Group/Organization	Northland Cares
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted regarding specialized needs of people living with HIV/AIDS in northern Arizona, including healthcare, housing assistance, and support services. Anticipated outcomes include better addressing the needs of this vulnerable population and improved coordination of health and housing services.
14	Agency/Group/Organization	Prescott Area Chamber of Commerce Foundation
	Agency/Group/Organization Type	Services - Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted regarding administration of the Minor Home Repair Program and insights on local business needs and economic conditions. Anticipated outcomes include enhanced delivery of home repair services to low-income homeowners and improved strategies for economic development.

15	Agency/Group/Organization	United Way of Yavapai County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted regarding community needs assessment, funding priorities, and coordination of community services. Anticipated outcomes include improved alignment of resources and enhanced strategies for addressing poverty and basic needs in the community.
16	Agency/Group/Organization	Arizona Department Of Housing
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted regarding state housing programs, funding opportunities, and housing market data. Anticipated outcomes include improved alignment with state housing initiatives and enhanced strategies for affordable housing development in Prescott.

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

While the City of Prescott made efforts to consult with a diverse range of organizations, some agency types were not directly consulted during the Consolidated Plan development process, including:

1. Prescott Unified School District - Although educational outcomes are connected to housing stability and economic opportunity, the school district was not directly consulted due to the focus of CDBG funding on housing and community development activities. However, the City recognizes the importance of educational institutions and will work to include them in future planning processes.
2. Yavapai Community College - While workforce development and education are important components of community development, the community college was not directly consulted during this planning cycle. The City acknowledges the value of higher education institutions in addressing workforce needs and will seek to strengthen partnerships with these institutions in the future.

These omissions were not deliberate decisions to exclude these organizations, but rather reflected the primary focus of the Consolidated Plan on housing and direct services for low and moderate-income residents. The City intends to expand its consultation efforts in future planning cycles to include a broader range of community institutions.

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	Arizona Department of Housing	The City and State both seek to address the needs of homeless persons and persons at risk of homelessness and may fund the same agencies and/or projects.
City of Prescott General Plan Update 2015	City of Prescott	The City's General Plan and Consolidated Plan have many overlapping housing, economic development and non-housing community development goals and the General Plan provides the overall framework for the Consolidated Plan.
Capital Improvement Program FY21	City of Prescott	The Consolidated Plan is coordinated with the Capital Improvement Plan to address needs in CDBG target areas.
2017 Quad Cities Industry & Labor Analysis Report	Yavapai College Regional Economic Development Center	The City's economic development goals address the needs identified in the Industry and Labor Report.
2017 Annual Blood Lead Surveillance	AZ Dept. of Health Services	The City addresses lead based paint hazards in an effort to reduce the incidence of pediatric lead poisoning, which is the goal of the AZDHS.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Housing Inventory Report 2019	HUD	The City's plan addresses local housing needs for LMI and Homeless residents.
Point in Time Survey	Yavapai County	The City's plan seeks to address the needs of homeless residents identified in the survey and report.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Prescott consulted with the Arizona Department of Housing, the primary State agency responsible for funding and coordinating housing and homeless services in rural Arizona. The needs of adjacent units of general local government were summarized in relation to needs in the City of Prescott. There are multiple ongoing formal and informal regional efforts to address housing, economic development and non-housing community development needs of residents throughout the Quad-City region; the City of Prescott consistently participates in these efforts.

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

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

The City of Prescott implemented a citizen participation process for the 2025-2029 Consolidated Plan that shaped the plan's priorities and goals. The process included several engagement strategies to gather community input:

The seven-member Citizens' Advisory Committee (CAC) collected public input and made CDBG funding recommendations. An important public hearing was the CDBG Needs Assessment Workshop held in November 2024. The hearing allowed the CAC to gather direct input from city departments, housing providers, and service organizations which would be utilized in the development of the Consolidated Plan.

Public meetings and community forums proved influential, including the Workforce Housing Forum in January 2025 that addressed housing challenges, and the February 2025 consultation with the Collective Impact Partnership where over 20 organizations participated. The city conducted outreach through newspaper ads, social media, emails, radio appearances, and public surveys.

This process identified key community priorities: affordable housing emerged as the top need, followed by transportation services for elderly and disabled residents, mental health services, homelessness prevention, and basic needs assistance. The identification of these priorities across different stakeholder groups provided a foundation for the Consolidated Plan's strategic framework, ensuring CDBG resources would address the most pressing community needs identified by residents.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Newspaper Ad	Non-targeted/broad community	Public notice published in The Daily Courier on November 3, 2024 announcing the 2025 CDBG Needs Assessment Workshop to be held on November 20th, 2024 at 1:30 PM at City Hall	N/A - This was a notice for an upcoming event	N/A
Internet Outreach	Non-targeted/broad community	Information about the CDBG Needs Assessment Workshop shared on City of Prescott social media platforms in October of 2024.	N/A - This was promotion for an upcoming event.	N/A
Email Distribution	Community partners and service providers	CDBG Needs Assessment Workshop flyer distributed via email to community partners and the Continuum of Care network	N/A - This was promotion for an upcoming event	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Hearing	Non-targeted/broad community	CDBG Needs Assessment Workshop was held on November 20th, 2024, at 1:30 PM in City Council Chambers. Attendance included CAC members, City staff, and representatives from multiple community organizations and city departments.	Assessment Workshop was held on November 20th, 2024, at 1:30 PM in City Council Chambers. Attendance included CAC members, City staff, and representatives from multiple community organizations and city departments. Significant input was received from various stakeholders including: City Departments: Public Works described drainage and flood issues in the Dexter neighborhood; Community Development discussed needs for assisting low-income residents with yard cleanup; and Workforce Housing Committee staff highlighted affordable housing needs. Housing and Shelter Services: Representatives from U.S.VETS, Coalition for Compassion and Justice (CCJ), Catholic Charities, Minor Home Repair Program, Destiny House, and Agape House identified needs for homeless veteran services, emergency and transitional housing, rental assistance, home repairs for seniors, and support for families experiencing homelessness. Basic Needs: Organizations including New Horizons Transportation Services, People Who Care, The Center, Prescott Meals on Wheels, and Community Counts highlighted transportation needs for seniors and those with disabilities, social services for seniors, meal delivery services, and distribution of essential items like diapers and hygiene products. Other Public and Health Services: Northland Cares, First Things First, NAZCARE, and Launch	All comments were accepted and incorporated into the needs assessment.

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
			Pad Teen Center identified needs for HIV/AIDS support, affordable childcare, behavioral health services, and youth programming.	
Email Distribution	Non-targeted/broad community	January 10, 2025. CDBG Coordinator appeared on local radio show to discuss CDBG and the Consolidated Plan. Encouraged listeners to attend upcoming CAC meetings to best share their public input in regard to the development of the Consolidated Plan	No listeners called in.	N/A
Internet Outreach	Non-targeted/broad community	Public announcement via city social media and radio for upcoming Workforce Housing Forum on January 30th, 2025 at 5:30pm	N/A - This was promotion for an upcoming event	N/A
Public Meeting	Non-targeted/broad community	Workforce Housing Committee forum held on January 30, 2025, at 5:30 PM in City Council	The forum yielded valuable input on workforce housing challenges and solutions: Committee Initiatives: The committee presented its working definitions of workforce and workforce housing, outlined short and long-term	All comments were accepted and will be considered in the

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
	Community employers and stakeholders	<p>Chambers. Attendance included committee members, City staff, stakeholders, and community members.</p> <p>Policy Development: Proposed policy changes to be presented to City Council include development fee incentives, expedited review processes for workforce housing projects, zoning regulation modifications, and water policy adjustments.</p> <p>Stakeholder Engagement: Discussion emphasized the importance of partnerships with major employers, educational institutions, and small businesses in creating sustainable workforce</p>	<p>goals, and discussed plans for a housing needs assessment supported by a grant from the State Housing Trust Fund.</p> <p>Other Public Input: Community members proposed public-private partnership models, internship programs with housing components, tiny homes and manufactured housing projects, and process improvements for permits and approvals.</p>	development of workforce housing policies that complement the Consolidated Plan's housing goals.

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
		<p>housing solutions. Housing Solutions: Participants discussed various approaches including down payment assistance programs, employer-backed subsidies, and retention incentives for essential workers.</p>		
Public Meeting	Continuum of Care	<p>Public meeting with the local Continuum of Care known as the Collective Impact Partnership (CIP) on February 18, 2025. Participants included representatives from: City of Prescott, Catholic Charities, U.S. VETS, Prescott Unified School District, Arizona Complete Health, Northland Cares, Stepping Stones, Yavapai College, CYMPO, CCJ,</p>	<p>The CIP survey identified several key community priorities: Critical Community Needs: When asked to describe Prescott's most critical need in a single word or phrase, "affordable housing" was overwhelmingly the most common response, followed by "public transportation" and "low-income housing". Housing Priorities: Organizations ranked housing needs in the following order: 1) Affordable rental units, 2) Emergency shelter beds, 3) Affordable homeownership opportunities, and 4) Transitional housing units. Supportive Services: Organizations ranked supportive services needs as: 1) Transportation assistance, 2) Elder care, 3) Childcare, and 4) Food banks. Action Recommendations: Respondents suggested various actions for the City including rent caps/limits, developing homeless housing facilities,</p>	<p>All comments were accepted and incorporated into the homeless needs assessment and strategic plan.</p>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
		Solari, Agape House, American Red Cross, Hope House, Polara, Head Start, Applejacks Ranch, Prescott Public Library, and Prescott Area Shelter Services (PASS), NACOG.	working with nonprofits, converting old hotels to affordable housing, allowing tiny homes and other alternative housing types, and restricting short-term rentals. Additional Needs: Participants identified unaddressed needs including mental healthcare access, substance abuse services for working individuals without insurance, workforce development, and pet assistance programs for homeless individuals.	
Newspaper Ad	Non-targeted/broad community	Public notice published in The Daily Courier on July 8, 2025 announcing a 30-day public comment period which concludes at a public hearing on July 8, 2025 at 3:00 PM at City Hall. After public hearing closes, the City Council will vote to approve the Consolidated Plan and first-year Annual Action Plan	Notice only.	N/A
Public Hearing	Non-targeted/broad community	July 8, 2025 City Council meeting closed public hearing and voted to approve 2025 - 2029	No comments received.	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
		Consolidated Plan with first-year Annual Action plan.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

A housing market analysis and assessment of community needs has been conducted for the 2025-2029 Consolidated Plan. The housing market analysis and needs assessment identify current trends and conditions based on the recently completed 2025 Prescott Housing Needs Assessment, U.S. Census data, CDBG program records, and community input.

These trends and conditions have been reviewed in the context of stakeholder and citizen input and the priorities of the City's 2015 General Plan and Capital Improvements Plan to establish priorities, goals, and objectives for the next five years of CDBG funding.

The assessment reveals significant housing affordability challenges, with 29.2% of all households cost-burdened, including 46.6% of renters. Housing prices have risen dramatically since 2019, with few affordable options available to low and moderate-income households. Prescott's demographic profile (median age 60.3 years, with 40.5% of residents over age 65) creates unique housing and service needs, particularly for elderly and disabled populations.

Priority needs identified include affordable housing, transportation assistance for vulnerable populations, public facility improvements, economic development opportunities, and basic needs services. Key barriers to affordable housing include rising development costs, water resource constraints, and limited funding tools.

The following sections provide detailed analysis of these needs and establish the foundation for the strategic priorities in the 2025-2029 Consolidated Plan.

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

Summary of Housing Needs

The Housing Needs Assessment identifies socio-economic and housing trends and conditions in Prescott, incorporating data from the 2025 Prescott Housing Needs Assessment, U.S. Census, HUD CHAS data, and community input. The most common housing problem continues to be housing affordability, with a significant gap between housing costs and what many residents can afford.

Renters generally have more housing problems than homeowners—experiencing higher rates of housing cost burden, severe housing cost burden, overcrowding, and occupying aging housing. In Prescott, 46.6% of all renter households (3,380 households) are cost-burdened, paying more than 30% of their income for housing. Notably, 27.9% (2,026 households) are severely cost-burdened, paying over 50% of their income for housing. This severe rent burden exceeds both county and state averages.

For homeowners, 21.0% (3,257 households) are cost-burdened, with 9.8% (1,523 households) severely cost-burdened. These figures are consistent with statewide averages but indicate a significant portion of Prescott residents struggle with housing costs regardless of tenure status.

Housing costs have risen dramatically over the past five years. Single-family home prices have increased 63% since 2019 to an average of \$697,671, condos and townhomes have risen 71% to \$399,294, and even manufactured homes now average \$297,795. Apartment rents have also increased substantially, with market-rate apartments averaging \$1,548 per month in early 2025.

Based on the city median household income of \$69,151, with a 10% down payment and current mortgage rates, the maximum affordable house value for the typical Prescott household is \$243,000. However, only 6.6% of homes sold in 2024 were priced below \$300,000, demonstrating a severe shortage of affordable options.

More than one source of income is needed to purchase a median-value home or rent a median-priced rental unit in Prescott. While renting remains more affordable than buying for many households, neither the median rent nor median purchase price is affordable to the average single-person household earning the median wage or receiving social security income. This particularly impacts female-headed households with children, who have a median income of only \$46,932, and elderly households on fixed incomes.

Prescott's unique demographic profile—with a median age of 60.3 years and 40.5% of the population over age 65—creates specific housing challenges, including the need for accessible, affordable housing for seniors on fixed incomes and housing suitable for the workforce needed to provide essential services to this aging population.

In total, the housing affordability gap for Prescott includes 6,637 households (29.2% of total households) who are cost-burdened. As the city continues to grow (projected increase of 6,198 people between 2024 and 2040), addressing housing affordability will require a variety of approaches, including development of higher-density housing products, policy incentives, and programs targeting households across the income spectrum.

Demographics	Base Year: 2010	Most Recent Year: 2023	% Change
Population	39,843	46,744	17%
Households	17,969	22,751	27%
Median Income	\$44,190.00	\$69,151.00	56%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
Housing Needs Assessment Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,715	2,105	3,195	2,130	12,045
Small Family Households	180	215	615	440	2,865
Large Family Households	110	35	20	69	425
Household contains at least one person 62-74 years of age	575	950	1,090	1,005	5,460
Household contains at least one person age 75 or older	395	645	870	425	2,380
Households with one or more children 6 years old or younger	150	85	265	54	530

Table 6 - Total Households Table

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	40	30	15	125	0	0	15	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	0	0	15	20	0	0	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	60	110	15	240	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	695	400	145	25	1,265	475	230	400	180	1,285

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	30	385	530	115	1,060	160	185	220	370	935
Zero/negative Income (and none of the above problems)	50	0	0	0	50	80	0	0	0	80

Table 7 – Housing Problems Table

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	805	500	280	60	1,645	495	230	420	180	1,325
Having none of four housing problems	155	470	1,230	665	2,520	260	900	1,260	1,225	3,645
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	65	115	180	25	25	0	50
Large Related	0	0	0	0	0	0	0	0
Elderly	30	305	180	515	135	155	420	710
Other	0	75	275	350	0	10	0	10
Total need by income	30	445	570	1,045	160	190	420	770

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	85	45	0	130	50	30	95	175
Large Related	55	35	0	90	0	0	0	0
Elderly	335	245	135	715	290	155	220	665
Other	280	95	10	385	135	50	85	270
Total need by income	755	420	145	1,320	475	235	400	1,110

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	55	35	60	15	165	20	0	0	0	20
Multiple, unrelated family households	0	25	50	0	75	0	0	0	0	0
Other, non-family households	15	0	0	0	15	0	0	0	0	0
Total need by income	70	60	110	15	255	20	0	0	0	20

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

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

According to the 2023 American Community Survey data, Prescott has 8,192 single-person households, including 3,459 male householders living alone and 4,733 female householders living alone. Of these, 4,560 are elderly individuals age 65 or older (1,589 male and 2,971 female householders age 65+ living alone).

Single-person households are particularly vulnerable to housing cost burden since they depend on a single income. Female-headed households face the greatest challenges, with a median income of \$46,932 compared to the city's overall median household income of \$69,151. Given that housing affordability is the primary housing problem in Prescott, with 46.6% of all renters being cost-burdened, single-person households—especially elderly individuals on fixed incomes—represent a significant portion of those in need of housing assistance.

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

No specific data regarding housing needs of householders with disabilities is available for the City of Prescott.

What are the most common housing problems?

The most common housing problem is housing affordability. According to the 2025 Housing Needs Assessment, 6,637 Prescott households (29.2% of all households) pay more than 30% of their income for housing costs.

Housing cost burden impacts renters more severely than homeowners. Among renters, 46.6% (3,380 households) are cost-burdened compared to 21.0% (3,257 households) of homeowners. For severe cost burden (paying over 50% of income for housing), 27.9% of renters are affected compared to 9.8% of homeowners.

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

Yes, certain populations experience disproportionately higher rates of housing problems:

- Renters vs. Owners: Renters experience significantly higher rates of housing cost burden (46.6%) compared to homeowners (21.0%). Severe cost burden affects 27.9% of renters versus only 9.8% of homeowners.
- Elderly Households: According to HUD CHAS data, 715 elderly renter households and 710 elderly homeowner households are cost-burdened, representing a significant portion of cost-burdened households given Prescott's aging population (40.5% over age 65).
- Single-Person Households: These households are particularly vulnerable since they depend on a single income source. Female-headed households face the greatest challenges, with a median income of only \$46,932 compared to \$96,378 for married-couple households.
- Families with Children: Households with young children and female-headed households with children (median income \$46,932) are more likely to be low and moderate income and therefore more affected by housing affordability problems.

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

Households at the greatest risk of either residing in shelters or becoming unsheltered are those with extremely low incomes (less than 30% AMI) who are severely cost-burdened, paying more than 50% of their income for housing including utilities. According to the 2025 Housing Needs Assessment, households earning less than \$50,000 annually face the greatest challenges in finding affordable housing, with most market-rate rentals requiring incomes of \$61,000-\$84,000 annually.

At-Risk Characteristics:

- Female-headed households with children (median income only \$46,932)
- Single-person households on fixed incomes
- Households paying more than 50% of income for housing (2,026 renter households in Prescott)
- Essential workers earning wages insufficient for current housing costs

Primary Risk Factors based on local data and service provider input include:

1. Housing cost burden exceeding 50% of income
2. Unemployment or insufficient income relative to housing costs
3. Medical emergencies or unexpected expenses
4. Domestic violence situations

Rapid Re-housing Transition Needs: Families receiving rapid re-housing assistance and nearing termination face significant challenges given Prescott's limited affordable housing inventory. With only 6.6% of homes sold in 2024 priced below \$300,000 and average apartment rents of \$1,548, families need continued support through rental assistance programs, case management, and connections to permanent affordable housing options.

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

The jurisdiction is not providing estimates of the at-risk population.

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

The cost of housing is the primary housing characteristic that increases the risk of homelessness. However, housing must also be considered in light of other socio-economic conditions. Those earning the minimum wage, especially if they have children, cannot afford rental deposits and fees. Many low-income people live paycheck to paycheck and one crisis can lead to homelessness. The socio-economic profile and housing market analysis suggest the following characteristics are linked with instability and increased risk of homelessness:

- Poverty
- Shortages of affordable rental housing affordable to extremely low income households
- Domestic violence
- Severe mental illness

- Alcohol and drug dependency
- Combinations of the above

Discussion

Housing affordability is the primary housing problem in the City of Prescott, affecting nearly one-third of all households. The dramatic increase in housing costs over the past five years—combined with Prescott's unique demographic profile of an aging population requiring both senior-appropriate housing and workforce housing for essential service providers—creates a complex affordable housing challenge that requires diverse solutions across the income spectrum.

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

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

Introduction

The City of Prescott has a predominantly white population, with 84.6% of residents identifying as white alone, not Hispanic or Latino, according to the 2023 American Community Survey. The Hispanic or Latino population represents 9.2% of the city's population. Other racial minorities include Asian residents (2.0%), and smaller populations of Black or African American, American Indian and Alaska Native, and other groups. When considering race alone or in combination, 93.1% of residents identify as white.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,490	225	0
White	1,250	140	0
Black / African American	0	0	0
Asian	40	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	65	85	0
0	0	0	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy
Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,300	800	0
White	1,120	740	0
Black / African American	15	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	15	0
0	0	0	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,455	1,740	0
White	1,225	1,445	0
Black / African American	0	0	0
Asian	0	4	0
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	175	230	0
0	0	0	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	730	1,395	0
White	680	1,245	0
Black / African American	0	50	0
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	125	0
0	0	0	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
 Comprehensive Housing Affordability Strategy
 Data Source Comments:

Discussion

Citywide, 19.3 % of households experience housing problems while 17.3% experience severe housing problems. Analysis of housing problems in Prescott shows that housing affordability challenges are most severe among the lowest income households, with problems decreasing as household income increases. The data indicates that income level is the primary factor determining housing problems, affecting households across all racial and ethnic groups.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

Introduction

Severe housing problems include four specific conditions: lacking complete kitchen facilities, lacking complete plumbing facilities, having more than 1.5 persons per room (severe overcrowding), or experiencing a cost burden over 50% of household income. A disproportionately greater need exists when the percentage of persons in a category who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage for the category as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,300	415	0
White	1,085	305	0
Black / African American	0	0	0
Asian	40	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	65	85	0
0	0	0	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	730	1,370	0
White	635	1,225	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	15	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	15	0
Other	0	0	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	700	2,490	0
White	615	2,055	0
Black / African American	0	0	0
Asian	0	4	0
American Indian, Alaska Native	0	29	0
Pacific Islander	0	0	0
Hispanic	65	350	0
Other	0	0	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	240	1,890	0
White	240	1,685	0
Black / African American	0	0	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	145	0
Other	0	0	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

Discussion

Analysis of severe housing problems in Prescott shows that income level is the primary determining factor, with severe problems most concentrated among the lowest income households and decreasing significantly as income increases. The data reveals that severe housing problems affect 1,300 households at the extremely low-income level (0-30% AMI), declining to only 240 households at the higher income level (80-100% AMI).

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

Housing cost burden is measured as the percentage of household income spent on housing costs. Households spending more than 30% of their income on housing are considered cost-burdened, while those spending more than 50% are severely cost-burdened. A disproportionately greater need exists when the percentage of cost-burdened households in a particular racial or ethnic group is at least 10 percentage points higher than the percentage for the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,344	2,855	2,845	125
White	13,545	2,515	2,515	80
Black / African American	60	10	0	0
Asian	195	30	50	0
American Indian, Alaska Native	44	25	10	0
Pacific Islander	0	0	0	0
Hispanic	1,170	165	130	45
Other (including multiple race, non-Hispanic)	0	110	140	0

Table 20 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

Discussion:

Analysis of housing cost burdens in Prescott shows that while the majority of households maintain affordable housing costs, a significant portion face affordability challenges. According to the 2025 Housing Needs Assessment, approximately 29.2% of all households in Prescott are cost-burdened, spending more than 30% of their income on housing costs.

Housing cost burden affects renters more severely than homeowners, with 46.6% of rental households experiencing cost burden compared to 21.0% of homeowner households. The data indicates that income level is the primary determining factor for housing cost burden, with the most severe challenges concentrated among extremely low-income households regardless of racial or ethnic group membership.

Given Prescott's predominantly white population, the majority of both cost-burdened and non-cost-burdened households are white households, reflecting the overall demographic composition of the community. However, the data shows that housing affordability challenges affect households across all racial and ethnic groups, with income rather than race or ethnicity serving as the primary predictor of housing cost burden.

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

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based on analysis of HUD CHAS data across housing problems, severe housing problems, and housing cost burdens, income level is the primary determining factor for housing challenges in Prescott rather than race or ethnicity. While some variations exist across different income levels and problem types, the patterns are mixed and do not reveal consistent disproportionate need requiring targeted racial or ethnic interventions. Housing problems are most concentrated among extremely low-income households (0-30% AMI) and decrease significantly as income increases, regardless of racial or ethnic group membership.

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

No additional needs beyond those identified in the housing problems, severe housing problems, and cost burden analyses have been identified for racial or ethnic groups in Prescott.

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

Given Prescott's demographic composition and the finding that income is the primary determinant of housing problems rather than race or ethnicity, geographic concentration patterns are not a significant factor in housing needs analysis for the community.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Prescott does not own or operate public housing or Section 8 housing choice voucher programs. The Arizona Public Housing Authority (APHA), designated as AZ901, serves as the voucher-only Public Housing Authority for Yavapai County. APHA administers 282 Housing Choice Vouchers throughout the county, including 99 regular vouchers and 183 Veterans Affairs Supportive Housing (VASH) vouchers, with some participants residing in Prescott.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	282	0	99	183	0	0

Table 21 - Public Housing by Program Type

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

Alternate Data Source Name:

Housing Choice Vouchers Data 2025

Data Source Comments: Emergency Housing Vouchers (program closing out/ending): 31

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	0	0	0	0	0
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	0	0	0	0	0
# of Disabled Families	0	0	0	0	0	0	0	0
# of Families requesting accessibility features	0	0	0	186	0	152	34	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
Housing Choice Vouchers Data 2025

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

The City of Prescott does not own or operate public housing. The Arizona Public Housing Authority manages Housing Choice Vouchers in Yavapai County, including vouchers used by Prescott residents. Information regarding accessibility needs and waiting list status should be obtained directly from APHA.

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

The City of Prescott does not own or operate public housing. The needs of voucher holders include access to affordable rental units that accept vouchers, transportation to employment and services, and supportive services particularly for veterans and other vulnerable populations served through specialized voucher programs.

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

Housing Choice Voucher holders face similar affordability challenges as other low-income residents in Prescott, but often have additional barriers including limited landlord acceptance of vouchers, accessibility needs, and requirements for supportive services. The significant number of VASH vouchers (183 out of 313 total) reflects the substantial veteran population in the Prescott area and their specialized housing needs.

Discussion

APHA's voucher programs provide important rental assistance to low-income households, including Prescott residents. The high proportion of Veterans Affairs Supportive Housing vouchers (65% of total vouchers) reflects the region's significant veteran population and specialized needs. While the City does not directly operate housing programs, coordination with APHA and support for voucher acceptance in the local rental market remains important for addressing housing needs of extremely low-income residents. Those interested in more information regarding Housing Choice Vouchers should contact the Arizona Public Housing Authority.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Data is not available for these categories. Information gleaned from providers of services for homeless people suggests that families with children and veterans are the groups most likely to experience homelessness. The Prescott area attracts many Veterans due to the location of the Northern Region Veterans Hospital in Prescott. The City works with a group of homeless providers called "Collective Impact" and gets quarterly data on Point in Time surveys. However, that data is on a County-Wide basis. During the most recent Point in Time survey (2024), there were 92 homeless people interviewed in Prescott. That is 92 of 191 total County-Wide. The City also works with Continuum of Care funded agencies to update the Consolidated Plan shelter bed numbers.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Based on reports from service providers, specific data on the number of persons becoming and exiting homelessness annually and duration of homelessness episodes is not available at the city level. However, the following describes these categories based on available information:

- Families with Children: Service providers report that families with children represent a significant portion of those experiencing homelessness. These families typically require family-oriented solutions and transitional housing services that can accommodate multiple family members.
- Veterans and Their Families: Veterans represent a substantial homeless population in the Prescott area due to the presence of the Northern Region Veterans Hospital. Veterans experiencing homelessness typically access specialized services and housing programs designed specifically for their needs.
- Chronically Homeless Individuals: Service providers indicate there is a significant population of individuals who experience long-term homelessness requiring intensive supportive services and permanent supportive housing solutions.
- Unaccompanied Youth: Limited information is available for unaccompanied youth, though service providers indicate this population requires specialized approaches and age-appropriate housing and service solutions.

The Collective Impact Partnership coordinates regional data collection and service delivery to address the needs of all homeless populations, though comprehensive tracking of entry and exit patterns remains limited at the local level.

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

Data is not available for these categories. Information gleaned from providers of services for homeless people suggests that families with children and veterans are the groups most likely to experience homelessness. The Prescott area attracts a large number of Veterans due to the location of the Northern Region Veterans Hospital in Prescott.

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

No data is available regarding the nature and extent of homelessness by racial and ethnic group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The Arizona Rural Continuum of Care is managed by the Arizona Department of Housing (ADOH) and works throughout rural Arizona, including the City of Prescott, to coordinate homeless planning across municipalities and agencies.

Homeless individuals and families in Prescott reflect the diversity and complex characteristics of homeless populations throughout the region. The 2024 Point in Time count identified homeless individuals in both sheltered and unsheltered situations throughout Yavapai County.

The Collective Impact Partnership serves as the area's Continuum of Care and coordinates services including emergency shelter, transitional housing, and permanent supportive housing programs. Various facilities throughout the county provide emergency shelter beds, transitional housing, and supportive services for different populations including families, veterans, and individuals.

The City may use CDBG resources to support or expand facilities and services for homeless people through partnerships with regional service providers.

Discussion:

The City of Prescott is a relatively small community that does not receive funding specifically to address the needs of people experiencing homelessness. The city works collaboratively with regional partners through the Collective Impact Partnership to coordinate homeless services and planning across the broader area.

Prescott's role as a regional service center, combined with the presence of the Northern Region Veterans Hospital, creates unique challenges in addressing homelessness as the community serves not only local residents but individuals from throughout northern Arizona who access services in the area.

The city coordinates with the Arizona Rural Continuum of Care and local service providers to support emergency shelter, transitional housing, and permanent supportive housing programs. These collaborative efforts help ensure that resources are used effectively to address the diverse needs of homeless individuals and families in the community.

Additional information regarding rural homelessness may be found in the State of Arizona Consolidated Plan.

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

Introduction:

Home repairs, including maintenance and adaptations are essential foundations for other services often needed by elderly people and people with disabilities. Many elderly people and people with disabilities also need daily living assistance, assistance with advocacy, transportation, and opportunities for socialization to avoid the isolation that often occurs. Special Populations as defined by HUD include:

1. Elderly and Frail Elderly
2. Persons with Severe Mental Illness
3. Developmentally Disabled
4. Physically Disabled
5. Alcohol/Other Drug Addicted
6. Persons with HIV/AIDS & their families
7. Public Housing Residents

Describe the characteristics of special needs populations in your community:

- Elderly and Frail Elderly - Prescott has a significantly older population with a median age of 60.3 years compared to 38.8 years statewide. Approximately 40.5% of residents are aged 65 or older, more than double the state average of 18.6%. HUD CHAS data shows 6,060 households with elderly persons (age 62-74) and 4,680 with frail elderly (age 75+). The working-age population (20-65) represents only 44.9% compared to 56.8% statewide, creating workforce challenges for providing services to the large elderly population.
- People with Disabilities - According to 2023 ACS data, 7,912 people (17.1% of population) have disabilities. Disability rates increase with age: 3.8% under 18, 10.1% ages 18-64, and 29.2% over 65. Most common types include ambulatory (3,799 people), hearing (3,509), and independent living difficulties (2,518). Approximately 25% of households with disabilities are low-moderate income, with 71% of renters experiencing housing problems.
- People with Substance Use Disorders - Prescott serves as a regional treatment center with numerous recovery facilities. The Northern Arizona Regional Behavioral Health Authority coordinates services across the region. Many individuals require transitional housing and long-term support during recovery.
- People with Mental Illness - Mental health services are coordinated regionally. Many individuals have limited incomes from SSI/SSDI benefits, making them vulnerable to homelessness due to insufficient permanent supportive housing.
- People with HIV/AIDS - The Northern Region serves a geographically dispersed population. Key needs include housing assistance, healthcare access, and support services across challenging mountainous terrain.
- Victims of Domestic Violence - Local providers offer emergency shelter and transitional services. Housing needs include safe, confidential placement and long-term supportive services.

- Public Housing Residents - Prescott does not operate public housing. Arizona Department of Housing manages 186 Section 8 vouchers countywide with closed waiting lists, indicating unmet rental assistance demand.

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

Housing Problems of Elderly and Frail Elderly Owners

There are 665 Elderly Home Owners who are cost burdened and 715 Elderly Renters who are Cost burdened. The housing services needed are related to assistance with home maintenance, temporary assistance, transitional care assistance, transportation, and more.

Housing Problems of People with Disabilities

No specific data regarding housing needs of householders with disabilities is available for the City of Prescott; data is available for Yavapai County. One-quarter of Yavapai County householders with disabilities are LMI. Of LMI householders with disabilities, 28% of owners and 71% of renters have housing problems. Housing services and needs are home repairs, transitional health services, transportation and more.

Housing and Services for People with Alcohol/Other Drug Addictions

According to the Arizona Department of Health Services (ADHS) FY 2013 Report on Substance Abuse Treatment Programs, there were 12,597 individuals enrolled in public health care and receiving substance abuse treatment services through NAHRBA. Co-occurring mental health issues such as depression, anxiety and psychotic disorders are commonly noted with substance abuse, and ADHS reports 24% of substance abuse clients had a co-occurring General Mental Health Disorder and another 24% had a Serious Mental Illness.

The needs for people with Alcohol and Addictions focus on counseling, treatment and wrap around services. The City has a network of transitional housing options, treatment centers, and health care options for people struggling with addiction.

Services for People with Severe Mental Illness

The majority of enrolled SMI individuals receive case management, rehabilitation, and medical and pharmacy services. About 1/3 of enrolled SMI individuals receive supported employment and living skills training. Many SMI individuals are not employed and receive SSI, which in 2020 was \$783/month; individuals with a qualifying disability may receive SSDI and the 2020 average payment was \$1,183/month. Individuals with serious mental illness are particularly vulnerable to homelessness as there are insufficient permanent supportive housing units available.

Identified issues for the Northern Region include a widely-dispersed population that includes a large number of Native Americans, geographic challenges of delivering medication and food boxes, holding support groups with enough attendees, and mountainous terrain. The survey identified support groups, housing assistance, mental health services, and emergency financial assistance as the top ranked needs. Possible solutions include using secure video technology for support groups, behavioral health counseling, and alternative therapies and treatments that are culturally acceptable.

Housing and Services for Victims of Domestic Violence

The housing and supportive service needs are determined through consultation with stakeholders, records of past funding and analysis of data. In many cases, local-level data is not available to specifically quantify these needs.

Public Housing Residents

The City of Prescott does not own or operate public housing.

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

The City of Prescott is located within the Northern Arizona region, which serves individuals with HIV/AIDS across a vast geographic area that includes significant rural and tribal populations.

Northland Cares, the regional HIV/AIDS service provider, serves 288 total clients in Yavapai County, with 73 clients residing in Prescott. All 73 Prescott clients are eligible for housing assistance and may need such assistance at any time due to challenges of living with HIV/AIDS on limited incomes.

Currently, only 4 of the 73 Prescott clients receive ongoing rental assistance, though significantly more would receive assistance if adequate funding were available. The organization maintains a waiting list for rental assistance and expects requests to grow as low-income apartments become scarcer and rental costs increase. Due to funding limitations, many assistance requests must be denied.

The service landscape has become increasingly challenging. Northland Cares no longer receives funds for PrEP and PEP prevention programs and has experienced a 50% reduction in funding sources such as the Ryan White grant. PrEP is daily medication preventing HIV infection in high-risk individuals, while PEP is emergency medication taken after potential HIV exposure.

When funding is available, Northland Cares provides security deposits, move-in costs, one-time rental assistance, utility assistance, one-time mortgage assistance, and short-term or long-term rental assistance.

The Northern Arizona region faces unique challenges including geographic isolation, limited transportation, limited specialized healthcare facilities, need for confidential housing, medication delivery coordination, and reduced prevention program funding.

Key needs include housing assistance, healthcare access coordination, mental health services, and emergency financial assistance. Funding reductions have intensified these needs while reducing available resources.

While Prescott does not receive direct HOPWA funding, the City works with regional partners like Northland Cares to ensure residents living with HIV/AIDS have access to housing and supportive services through state and regional programs, despite the challenging funding environment.

Discussion:

Prescott's demographic profile creates unique challenges and opportunities in serving special needs populations. With 40.5% of residents aged 65 or older and a median age of 60.3 years, the city has one of the oldest populations in Arizona. This aging demographic drives significant demand for accessible housing, home modifications, transportation services, and age-related supportive care.

The intersection of age and disability is particularly pronounced, with 29.2% of residents over 65 having some form of disability compared to only 10.1% of working-age adults. The most common disability types—ambulatory difficulties (3,799 people) and hearing difficulties (3,509 people)—have direct implications for housing accessibility requirements.

Prescott's role as a regional center for substance abuse treatment and recovery services brings both resources and responsibilities. The city hosts numerous recovery facilities that serve individuals from across the region, creating demand for transitional and supportive housing.

Geographic challenges affect all special needs populations, as the mountainous terrain and rural nature of the broader region can limit access to specialized services and transportation options.

The 2025-2029 Consolidated Plan addresses these special needs through several strategic priorities: transportation services for elderly and disabled residents, continuation of the Minor Home Repair Program to help seniors age in place, support for facilities serving vulnerable populations, and coordination with the Collective Impact Partnership to address homelessness and housing instability.

Key gaps identified include insufficient permanent supportive housing for individuals with mental illness and substance use disorders, limited accessible affordable housing options, and transportation barriers that prevent access to employment, healthcare, and services for disabled and elderly residents.

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

Describe the jurisdiction's need for Public Facilities:

Public facility priorities are guided by the 2025-2029 Consolidated Plan, General Plan, and Capital Improvement Program (CIP). Priority needs include:

- Community Centers and Senior Facilities - The City owns a Community Center housing the Adult Center of Prescott and Prescott Meals-on-Wheels. Given 40.5% of residents are over age 65, enhanced senior facilities and accessibility improvements are critical priorities.
- Public Safety Facilities - Proposition 478, approved by voters in November 2024, funds \$110.5 million for two new fire stations, a new police evidence facility, and enhanced equipment to improve emergency response times and public safety capacity.
- Parks and Recreation Facilities - The City operates 21 parks and recreation facilities, some requiring upgrades in CDBG-eligible areas. Community input identified parks and recreation as the second-highest facility priority, particularly improvements serving LMI neighborhoods with enhanced accessibility features.
- ADA Accessibility Improvements - Critical facility modifications needed citywide to serve aging population and disabled residents, including accessibility upgrades to public buildings, community centers, and recreational facilities.

How were these needs determined?

Needs were determined through the City's Capital Improvement Program annual planning process, CDBG Annual Action Plans review, CDBG CAPER performance analysis, the 2024 Needs Assessment Survey, Citizens Advisory Committee comprehensive consultation, and the November 2024 CDBG Needs Assessment Workshop involving community partners and service organizations.

Describe the jurisdiction's need for Public Improvements:

Public improvement priorities are guided by the General Plan, Capital Improvement Program, and consultation process. The 2025-2029 CIP allocates \$470.2 million for critical improvements:

- Streets, Roads, and Sidewalks - Highest priority improvement identified through community input. CIP allocates \$109.6 million including \$60 million pavement preservation, \$17.1 million street reconstruction, and \$1.2 million sidewalk repair program specifically addressing ADA compliance and pedestrian safety.
- Water and Sewer Infrastructure - Largest CIP component at \$201.4 million addressing growth-driven infrastructure needs including water distribution system upgrades, wastewater collection improvements, and treatment facility expansions ensuring reliable service to all residents including LMI households.

- Drainage and Flood Control - \$7.3 million allocated including \$1.38 million specifically for Dexter Neighborhood drainage improvements, directly benefiting a CDBG-eligible area, plus citywide drainage program addressing flood control and stormwater management.

How were these needs determined?

Needs were determined through the City's Capital Improvement Program annual planning process involving professional engineering assessments, CDBG Annual Action Plans analysis, CDBG CAPER performance review, the 2024 Needs Assessment Survey identifying streets/sidewalks as top priority, and coordination with the General Plan's long-term infrastructure planning.

Describe the jurisdiction's need for Public Services:

LMI households, including homeless people, people with disabilities, and people living in poverty face particular vulnerability. Consultation identified priority service needs reflecting Prescott's demographic challenges:

- Transportation Services - Highest priority public service need for elderly and disabled residents, including medical transportation, essential services access, and ADA-accessible vehicles. Current successful partnerships with People Who Care and New Horizons have consistently met service targets.
- Housing Support Services - Critical need driven by housing affordability crisis (29.2% of households cost-burdened), including Minor Home Repair Program expansion targeting 15-20 homes annually, accessibility modifications, rental assistance for homelessness prevention, and housing counseling.
- Basic Needs Assistance - Essential services including food assistance programs and meal delivery for seniors, emergency financial assistance for utilities and rent, clothing and hygiene item distribution, and coordinated case management support.
- Health and Mental Health Services - Accessible mental health counseling for LMI residents, substance abuse treatment support, healthcare access coordination, and specialized services for aging population.

How were these needs determined?

Needs were determined through the Citizens Advisory Committee comprehensive survey, CDBG Needs Assessment Workshop (November 2024) with service providers and community organizations, Collective Impact Partnership consultation (February 2025), Workforce Housing Forum (January 2025), community survey of 29 service organizations, CDBG Annual Action Plans review, CDBG CAPER performance analysis, and evaluation of past successful programs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market consists of housing units (supply) and households who occupy them (demand). Complex variables beyond supply and demand influence the market including household composition, age, employment access, and resident preferences. The three primary elements are:

1. Variety - types of available housing
2. Quality - unit age and condition
3. Affordability - household income relative to housing costs

Current Market Conditions

Prescott's housing market has undergone dramatic changes since the previous Consolidated Plan. The city's housing inventory comprises 25,807 units with 22,751 (88.2%) occupied year-round. Prescott has higher single-family detached units (67.1%) than state average (64.1%) and lower multifamily units (12.6% vs. 16.3% statewide). Approximately 8.5% are seasonal units.

Homeownership stands at 68.1%, above the state average of 67.0%. However, affordability has become critical with median home values reaching \$528,500. Since 2019, single-family prices increased 63%, condos/townhomes rose 71%. Only 6.6% of 2024 home sales were under \$300,000, while typical households earning median income of \$69,151 can afford only \$243,000.

Rental Market Challenges

Median gross rent is \$1,304, with market-rate apartments averaging \$1,535 monthly. The 6.2% vacancy rate indicates stability, but affordable inventory remains insufficient. Only 224 Low Income Housing Tax Credit units exist citywide.

Housing cost burden affects 6,637 households (29.2% of total). Among renters, 3,380 households (46.6%) are cost-burdened, with 27.9% severely burdened—well above state averages.

Economic Context

Prescott's diverse economy includes healthcare, education, manufacturing, government, and tourism. Major employers include Yavapai Community Hospital, County Government, Sturm Ruger Company, and local colleges. Workforce challenges exist due to demographic profile—median age 60.3 years with 40.5% over age 65, resulting in 42.4% labor force participation versus 60.1% statewide.

Commuting patterns show 16,400 workers travel to Prescott for jobs while 11,400 residents work elsewhere, highlighting regional labor dynamics.

Future Projections

Prescott projects 6,198 additional residents by 2040, requiring 3,195 new housing units. Based on income distributions, 1,154 units should be affordable rentals for households under \$50,000, and 1,104 should target workforce ownership housing (\$50,000-\$100,000 income).

Primary barriers include rising construction costs (up 36.6% since pandemic), water resource constraints, and limited funding mechanisms. Solutions identified include small lot development, higher-density rentals, accessory dwelling units, and subsidized programs targeting 40%-100% Area Median Income.

This analysis provides foundation for strategic CDBG resource allocation addressing Prescott's critical housing and community development needs.

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

Introduction

A variety of housing types is necessary to meet the diverse housing needs and desires of both owners and renters. Housing variety is driven by many factors - primarily demand for certain types of housing and amenities. Other factors that influence housing variety in Prescott include public policy such as zoning and building requirements, the availability and cost of infrastructure, the cost of development (land, construction, fees) and neighborhood acceptance of higher-density housing.

According to the 2025 Prescott Housing Needs Assessment, the city has a slightly higher percentage of single-family detached units and a lower percentage of multifamily units compared to Arizona as a whole. Recent residential building permit activity has been strong since 2015, with a notable increase in both single-family and multifamily construction, helping to diversify the housing stock. However, despite this construction activity, housing affordability remains a significant challenge across all housing types, with prices increasing substantially since 2019.

The mix of owner-occupied to renter-occupied housing in Prescott is consistent with statewide averages, with homeownership standing at 68% of occupied units. Recent development trends indicate progress toward creating a more diverse housing supply, though additional variety in housing types and price points is still needed to address the full spectrum of housing needs in the community.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,319	67%
1-unit, attached structure	1,412	5%
2-4 units	2,074	8%
5-19 units	1,384	5%
20 or more units	1,857	7%
Mobile Home, boat, RV, van, etc	1,761	7%
<i>Total</i>	<i>25,807</i>	<i>100%</i>

Table 23 – Residential Properties by Unit Number

Alternate Data Source Name:
Housing Needs Assessment Demographics

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	720	10%
1 bedroom	402	3%	1,450	20%
2 bedrooms	4,026	26%	3,690	51%
3 or more bedrooms	11,067	71%	1,396	19%

	Owners		Renters	
	Number	%	Number	%
<i>Total</i>	15,495	100%	7,256	100%

Table 24 – Unit Size by Tenure

Alternate Data Source Name:
2023 ACS 5-Year Estimates

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

Prescott currently has 224 affordable housing units in three Low Income Housing Tax Credit (LIHTC) complexes, including one senior-designated property. These units target households earning less than 60% of Area Median Income (AMI). An additional 437 affordable units are currently under construction across four properties, including age-restricted housing and market-rate developments.

The pipeline shows 160 additional units with construction permits and 1,278 units in the planning stage, though timing depends on current economic and capital market conditions. Housing Choice Vouchers are available county-wide through the Arizona Department of Housing, though vouchers are fully committed with extensive waiting lists.

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

Several formerly affordable LIHTC properties have completed their compliance periods and converted to market-rate housing, reducing the overall affordable inventory. The 2025 Housing Needs Assessment identifies this as an ongoing concern, as market-rate rents significantly exceed what low and moderate-income households can afford. With average market-rate apartment rents at \$1,535-\$1,548 per month, compared to affordable unit rents ranging from \$460-\$1,119, the loss of subsidized units creates additional pressure on the affordable housing market.

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

The current housing supply does not adequately meet the needs of all income segments of Prescott's population. While there is strong demand for larger single-family homes, there is insufficient supply of affordable options for essential workers and moderate-income households. Key gaps include:

- Rental Housing: 46.6% of renters spend more than 30% of income on housing, with 27.9% severely cost-burdened (spending over 50% of income)
- Homeownership: Only 6.6% of 2024 home sales were priced below \$300,000, limiting options for first-time buyers
- Workforce Housing: Critical service employees (teachers, firefighters, police, healthcare workers) face significant affordability challenges

The Housing Needs Assessment identifies a current affordability gap affecting 6,637 households (29.2% of all households), indicating substantial unmet need across the housing spectrum.

Describe the need for specific types of housing:

Based on the 2025 Housing Needs Assessment and demographic trends, Prescott needs:

1. Affordable Rental Units: Approximately 1,154 units needed for households earning less than \$50,000 annually
2. Workforce Homeownership: 1,104 units needed for households earning \$50,000-\$100,000, requiring creative financing and smaller, more affordable products
3. Higher Density Housing: Small-lot and attached ownership development, including courtyard complexes and townhomes
4. Alternative Housing Types: Built-to-Rent (BTR) single-family rentals, Accessory Dwelling Units (ADUs), Modern manufactured/modular homes on permanent foundations
5. Senior Housing: Continued need given 40.5% of population is over 65

Discussion

Prescott's housing market faces significant challenges in meeting the diverse needs of its population. The predominance of single-family detached housing, while in demand, limits affordability and increases infrastructure costs. The city's unique demographic profile - with a median age of 60.3 years and 40.5% of residents over 65 - creates specific housing demands that differ from typical communities.

Future housing development must balance market preferences with community needs, requiring higher-density products and innovative housing types to address affordability gaps. The city's available land and supportive General Plan provide opportunities, but addressing cost barriers including construction costs, water resource requirements, and community acceptance of density will be essential for creating a more balanced housing market that serves all residents.

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

Introduction

Housing is generally considered affordable when a household pays not more than 30% of gross household income for total housing cost (rent plus utilities or mortgage). Households paying more than 30% of household income for housing are considered cost burdened, while households paying more than 50% of household income for housing are considered severely cost burdened.

According to the 2025 Prescott Housing Needs Assessment, housing costs have increased dramatically over the past five years, with single-family home prices rising by 63% since 2019 and condo/townhome properties increasing by 71%. This dramatic appreciation has created significant affordability challenges for residents across multiple income levels. The assessment found that housing affordability affects low- and moderate-income households the most, including many essential occupations such as teachers, police, firefighters, nurses, and service workers. This dramatic shift has fundamentally altered Prescott's housing market dynamics and created affordability pressures that extend well beyond traditionally low-income households.

Cost of Housing

	Base Year: 2019	Most Recent Year: 2024	% Change
Median Home Value	324,500	528,500	63%
Median Contract Rent	867	1,304	50%

Table 25 – Cost of Housing

Alternate Data Source Name:
Housing Needs Assessment Demographics

Rent Paid	Number	%
Less than \$500	225	18.7%
\$500-999	1,860	49.4%
\$1,000-1,499	1,994	20.4%
\$1,500-1,999	1,498	6.9%
\$2,000 or more	1,288	4.7%
<i>Total</i>	<i>6,865</i>	<i>100.1%</i>

Table 26 - Rent Paid

Alternate Data Source Name:
2023 ACS 5-Year Estimates

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	129	No Data
50% HAMFI	100	715
80% HAMFI	795	1,060
100% HAMFI	No Data	849
<i>Total</i>	<i>1,024</i>	<i>2,624</i>

Table 27 – Housing Affordability

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,101	1,293	1,606	2,216	2,548
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 28 – Monthly Rent

Data Source Comments: HUD FY 2025 Fair Market Rent

Is there sufficient housing for households at all income levels?

No. The Housing Needs Assessment identifies significant gaps across all income levels. Only 6.6% of home sales were under \$300,000 while typical households can afford \$243,000. Essential service workers are effectively locked out of the ownership market. For renters, 1,524 households earning \$20,000-\$50,000 are cost-burdened, but only 224 affordable units exist, creating a gap of approximately 1,300 units. Market-rate apartments require \$70,200 income versus \$49,838 median renter income.

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

Affordability will continue deteriorating. Construction costs increased 36.6% since 2020, population growth will add 6,198 residents requiring 3,355 new units by 2040, and primary barriers (development costs, water resources, anti-growth sentiment) remain unresolved.

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

Fair Market Rents (\$1,101-\$2,548) are significantly higher than affordable housing rents (\$460-\$1,119) and reflect substantial market increases. Area median rent falls between these ranges. The gap between market rents requiring \$70,200 income and affordable rents requiring \$24,400-\$50,760 income demonstrates the substantial cost differential between market-rate and affordable housing development.

Discussion

Affordable housing challenges continue to worsen for low- and moderate-income residents of Prescott. Both home purchase costs and rental costs have increased substantially, creating affordability gaps that now extend to moderate-income residents who previously had housing options. The trend indicates that housing cost burdens will continue to affect a growing share of Prescott's workforce and families.

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

Introduction

Housing quality encompasses a range of issues that are central to quality of life including safety, design and appearance, maintenance and energy efficiency, and occupant and community health. The quality of the existing housing stock reflects economic prosperity and pride of community. Housing quality is often the first impression that signals the community well-being that attracts and retains employers and economic investment.

The age of the housing stock is one indicator of housing quality. While many older housing units have been well-maintained, other older housing units may have been built to outdated building codes using materials and construction techniques that are no longer considered safe or sustainable. Older units are more likely to require rehabilitation or replacement, and occupants often have higher utility costs. Some materials such as lead paint in units built prior to 1978 may represent health hazards.

The City of Prescott participates in the Certified Local Government (CLG) program, a nationwide program of technical and financial assistance to preserve historic buildings. The City Council established the Prescott Preservation Commission in 1980. A Historic Preservation Master Plan was approved and adopted by the City Council in 1998.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

- Standard: A dwelling unit that meets or exceeds HUD Housing Quality Standards (HQS) and local building codes with no major defects in the structure and only minor maintenance required. A standard dwelling will have a reliable roof; sound foundation; adequate and stable floors, walls and ceilings; surfaces and woodwork that are not seriously damaged; sound windows and doors; adequate heating, plumbing and electrical systems; and adequate water and sewer systems.
- Substandard Condition but Suitable for Rehabilitation. A dwelling unit that does not meet HUD Housing Quality Standards (HQS) and local building codes and has a major structural deficiency and/or is lacking one of the following: complete plumbing or kitchen facilities; efficient and environmentally sound sewage removal and water supply; a proper heating source; or is without electricity or adequate and safe electrical service yet has basic infrastructure that allows for economically and physically feasible improvements that will result in the unit meeting the definition of a standard dwelling upon completion of rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,190	21%	3,192	44%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With two selected Conditions	30	0%	237	3%
With three selected Conditions	9	0%	12	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,266	79%	3,815	53%
<i>Total</i>	<i>15,495</i>	<i>100%</i>	<i>7,256</i>	<i>100%</i>

Table 29 - Condition of Units

Alternate Data Source Name:
2023 ACS 5-Year Estimates

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,060	39%	1,682	23%
1980-1999	5,286	34%	2,304	32%
1950-1979	3,292	21%	2,604	36%
Before 1950	857	6%	666	9%
<i>Total</i>	<i>15,495</i>	<i>100%</i>	<i>7,256</i>	<i>100%</i>

Table 30 – Year Unit Built

Alternate Data Source Name:
2023 ACS 5-Year Estimates

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,149	27%	3,270	45%
Housing Units build before 1980 with children present	240	2%	329	5%

Table 31 – Risk of Lead-Based Paint

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy
Data Source Comments: Represents households containing 1 or more children age 6 or younger

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

According to the 2023 ACS 5-year estimates, approximately 7,419 housing units in Prescott were built before 1980 (4,149 owner-occupied and 3,270 renter-occupied), representing 27% of owner-occupied units and 45% of renter-occupied units. These units may contain lead-based paint hazards.

Of particular concern are the 569 housing units built before 1980 that are occupied by households with children under age 6 (240 owner-occupied and 329 renter-occupied), representing potential lead exposure risks. Based on income data, an estimated 455 of these households are low and moderate income, making them priorities for lead hazard reduction programs.

Discussion

According to the 2023 ACS 5-year estimates, there were 3,056 vacant housing units in Prescott, representing 11.8% of the total housing stock. More than 70% of vacant housing units (2,198 units) are seasonal units, reflecting Prescott's role as a destination for seasonal residents. This seasonal housing comprises 8.5% of the total housing inventory, higher than the statewide average of 5.5%. The overall vacancy rate for year-round housing is relatively low, indicating a tight housing market that contributes to affordability challenges. Market-rate apartments had a vacancy rate of 6.2% in the first quarter of 2025, close to the normal stabilized rate of about 7%.

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

Introduction

The City of Prescott does not own or operate public housing or Section 8 housing choice voucher programs. The Arizona Department of Housing (ADOH) manages Section 8 Housing Choice Vouchers in Yavapai County and some participants may reside in Prescott. The ADOH reports that the waiting list is currently closed. The source of the information contained in these tables is unknown to the City of Prescott and does not accurately reflect public housing in Prescott.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				99			183	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 32 – Total Number of Units by Program Type

Alternate Data Source Name:

Housing Choice Vouchers Data 2025

Data Source Comments: 31 Emergency Housing Vouchers

Describe the supply of public housing developments: Not applicable

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Prescott does not own or operate public housing. HUD reports no public housing units in the City of Prescott.

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

The City of Prescott does not own or operate public housing. HUD reports no public housing units in the City of Prescott.

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

The City of Prescott does not own or operate public housing. HUD reports no public housing units in the City of Prescott.

Discussion:

Those interested in more information regarding public housing in Prescott are encouraged to contact the Arizona Department of Housing and/or to review the State of Arizona Consolidated Plan.

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

Introduction

The Arizona Rural Continuum of Care is managed by the Arizona Department of Housing (ADOH) and works throughout rural Arizona, including the City of Prescott, to coordinate homeless planning across municipalities and agencies. The City may use CDBG resources to support or expand facilities and services for homeless people.

Homeless individuals and families in Prescott reflect the diversity, complex characteristics and special needs of all homeless people in the United States. Some homeless people require limited assistance to regain permanent housing and self-sufficiency. Others, especially people with disabilities, require extensive and long-term support.

Prescott's role as a regional service center creates unique challenges in addressing homelessness, as the community serves not only local residents but individuals from throughout northern Arizona who access services and may become homeless while in the area. The community's substantial aging population and workforce housing crisis also contribute to housing instability among vulnerable populations.

In addition to people who are already homeless, individuals and families with limited incomes may be in imminent danger of becoming homeless. The 2025 Housing Needs Assessment identified that 46.6% of renters spend more than 30% of their income on housing, with many essential service workers unable to afford local housing costs. Many low-income people live paycheck to paycheck and one crisis can lead to homelessness, particularly in a community where affordable housing options are extremely limited.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	98	0	31	49	0
Households with Only Adults	66	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	72	0	0
Unaccompanied Youth	0	0	0	0	0

Table 33 - Facilities and Housing Targeted to Homeless Households

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

Multiple nonprofit and government organizations provide a range of mainstream services that complement homeless-targeted services, including food, clothing, transportation, health care, and shelter assistance to Prescott's most vulnerable residents. These services are often accessed by both homeless individuals and those at risk of homelessness.

- **Health and Mental Health Services:** Dignity Health operates Yavapai Regional Medical Center, providing primary healthcare services to the region. Mental health services are provided through organizations including Polara Health and NAZCARE, along with the community's network of substance abuse treatment facilities that serve both local residents and individuals from throughout the region. These facilities provide critical services for homeless individuals who often have co-occurring mental health and substance abuse disorders.
- **Employment Services:** Workforce development services including job search assistance, skills training, and employment placement are available through various providers including the Arizona At Work Office. These services are essential for homeless individuals seeking to achieve housing stability through employment.
- **Elderly and Disability Services:** The Northern Arizona Council of Governments (NACOG) Area Agency on Aging and other regional providers offer supportive services for elderly residents. Local organizations include New Horizons and People who Care, which provide transportation services for elderly and disabled residents. Prescott Meals on Wheels, located in the Adult Center, provides home-delivered meals, while the Adult Center offers a comprehensive range of elder community services and social activities. The Arizona Department of Economic Security provides services for people with disabilities, including housing modifications and support services that help prevent homelessness among vulnerable populations.
- **Regional Coordination:** Services are coordinated regionally given Prescott's role as a service center for northern Yavapai County, with many mainstream services serving populations beyond city boundaries and complementing homeless-specific programs throughout the region.

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

The services and facilities listed in the table provide a combination of shelter and services. Services are summarized in the mainstream services discussion and also included here. All emergency and transitional housing shelters provide support services for the individuals and families that they assist. Veterans are served primarily with VASH vouchers.

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

Introduction

Non-homeless special needs populations have unique housing and supportive services needs that are particularly pronounced in Prescott due to the community's demographic profile. With 40.5% of residents over age 65 compared to 18.6% statewide and a median age of 60.3 years, Prescott serves as a major retirement destination with substantial demand for elderly and frail elderly services. This aging population creates significant need for accessible housing, healthcare services, transportation assistance, and supportive facilities.

Special needs populations in Prescott include elderly and frail elderly residents, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and other vulnerable populations requiring specialized housing and services. These needs are identified through consultation with service providers, demographic analysis, and review of facility capacity and utilization data. The city's role as a regional service center means facilities and services often serve residents beyond city boundaries, requiring coordination with county and regional partners to address comprehensive needs effectively.

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

- Elderly and Frail Elderly -- With 18,914 residents over age 65 (40.5% of the population), Prescott has one of Arizona's most aged communities. HUD defines elderly households as those with at least one person age 62-74, and frail elderly as those with at least one person age 75 or older. According to 2023 ACS data, approximately 4,113 residents are age 75-79, with an additional 4,276 residents age 80 and older, representing the fastest-growing and most vulnerable segment requiring long-term care assistance.

The aging population creates substantial demand for accessible housing units, home modifications, assisted living facilities, and supportive services. Many elderly residents require assistance with activities of daily living, transportation to medical appointments, and housing that accommodates mobility limitations. The community currently has 15 assisted living facilities licensed by the Arizona Department of Health Services providing housing and services for up to 793 people, though demand continues growing as the population ages.

- People with Disabilities -- People with disabilities often require housing modifications, accessible design features, proximity to services and transportation, and supportive housing options. The community has 17 group homes for individuals with developmental disabilities, but

additional supportive housing options are needed, particularly for those transitioning from institutional care or requiring semi-independent living arrangements.

- People with Alcohol/Other Drug Addictions -- Prescott serves as a regional treatment destination with numerous nonprofit and for-profit substance abuse and mental health facilities that serve clients not only from Prescott but throughout Arizona and nationally. This creates demand for transitional housing, sober living environments, and supportive housing combined with ongoing treatment services. Individuals in recovery require stable housing environments that support treatment adherence and long-term recovery goals.
- Persons with HIV/AIDS and their families -- Persons with HIV/AIDS require affordable housing combined with healthcare access, transportation to medical appointments, and supportive services. Housing stability is critical for treatment adherence and health outcomes. Northlands Cares receives HOPWA grant funding to provide housing assistance to the HIV/AIDS population in the region.
- Public Housing Residents -- The City of Prescott does not own or operate public housing. Housing Choice Vouchers are available through the Arizona Department of Housing, though vouchers are fully committed with extensive waiting lists, creating significant unmet need for affordable housing assistance.
- Treatment Industry Workforce -- Prescott's role as a regional treatment center creates demand for housing among the workforce serving substance abuse and mental health facilities. These essential workers face the same housing affordability challenges affecting other service providers in the community

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

The City is an entitlement grantee and activities are described below.

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

The City will continue to accept proposals from organizations providing supportive housing and services to people with special needs, including elderly and frail elderly residents, persons with disabilities, and individuals requiring transitional support services. Priority will be given to projects that address the

housing and service needs of Prescott's aging population and programs that provide housing accessibility improvements for low- and moderate-income individuals with disabilities.

The City may utilize CDBG funds for housing rehabilitation programs that include accessibility modifications, support for nonprofit organizations serving special needs populations, and coordination with regional service providers. Activities will focus on addressing the gap between the substantial special needs population and available affordable, accessible housing options in the community.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Based on the 2025 Prescott Housing Needs Assessment, the primary barriers to affordable housing in Prescott are the cost of development, water resources, and anti-growth sentiment.

- **Water Resources** The most significant barrier is Prescott's location within the Prescott Active Management Area, which requires new subdivisions to demonstrate a 100-year water supply, a process that can take up to two years and substantially increases development costs. This policy reflects legitimate public concerns about water sustainability in Arizona's high desert environment due to aquifer over drafting.
- **Development Costs** Construction costs have become a major impediment, with residential construction costs increasing 33.7% since the pandemic began, making it challenging for developers to build housing units that reach households most in need of affordable options.
- **Community Resistance** Significant anti-growth sentiment among residents focused on water resources, traffic concerns, and community character creates a challenging environment for affordable housing production. Public sentiment regarding limited water supply in the high desert reinforces preferences for managed growth approaches.

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

Introduction

The City's Department of Economic Development oversees efforts to build a stronger local economy and increase City tax revenues by creating and supporting activities that deliver quality jobs and economic diversity. Specific efforts are intended to:

1. Strengthen the airport as an economic engine;
2. Grow tax revenues through tourism, special events and retail development; and
3. Attract and retain businesses.

Few of the community's goals can be achieved without maintaining a strong, growing sales tax base within a highly competitive regional market. Sales tax revenue is the primary source of income for the City and this requires a continued focus on tourism and retail, yet the General Plan recognizes the importance of a broad economy, neighborhood-oriented business, and clean industries that improve the variety of employment opportunities and bring higher paying jobs.

According to the 2025 Housing Needs Assessment, Prescott has developed a diverse economy built on healthcare, education, manufacturing, government, and tourism. The city draws over 16,400 workers daily from surrounding communities while 11,400 Prescott residents commute elsewhere for work, demonstrating the city's role as a regional employment hub. However, workforce challenges exist due to the community's demographic profile—with a median age of 60.3 years and 40.5% of residents over age 65—resulting in a labor force participation rate of 42.4% compared to 60.1% statewide. This creates demand for workers who often must commute from surrounding areas, highlighting the critical connection between economic development and workforce housing availability.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	89	60	1	0	-1
Arts, Entertainment, Accommodations	1,747	2,737	10	13	3
Construction	1,393	1,782	8	8	0
Education and Health Care Services	4,570	6,912	27	32	5
Finance, Insurance, and Real Estate	1,302	825	8	4	-4
Information	235	222	1	1	0
Manufacturing	699	1,633	4	7	3
Other Services	931	857	5	4	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	2,263	1,134	13	5	-8
Public Administration	761	1,937	4	9	5
Retail Trade	2,094	2,810	12	13	1
Transportation and Warehousing	745	173	4	1	-3
Wholesale Trade	212	696	1	3	2
Total	17,041	21,778	--	--	--

Table 34 - Business Activity

Alternate Data Source Name:
2023 ACS 5-Year Estimates

Labor Force

Total Population in the Civilian Labor Force	17,920
Civilian Employed Population 16 years and over	17,041
Unemployment Rate	4.60
Unemployment Rate for Ages 16-24	8.90
Unemployment Rate for Ages 25-65	4.00

Table 35 - Labor Force

Alternate Data Source Name:
2023 ACS 5-Year Estimates

Occupations by Sector	Number of People
Management, business and financial	3,056
Farming, fisheries and forestry occupations	0
Service	2,756
Sales and office	3,761
Construction, extraction, maintenance and repair	1,089
Production, transportation and material moving	1,302

Table 36 – Occupations by Sector

Alternate Data Source Name:
2023 ACS 5-Year Estimates

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,903	89%
30-59 Minutes	1,273	8%
60 or More Minutes	586	3%

Travel Time	Number	Percentage
<i>Total</i>	16,762	100%

Table 37 - Travel Time

Alternate Data Source Name:
2023 ACS 5-Year Estimates

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	587	60	860
High school graduate (includes equivalency)	2,825	107	4,503
Some college or Associate's degree	5,647	175	7,674
Bachelor's degree or higher	6,314	265	9,100

Table 38 - Educational Attainment by Employment Status

Alternate Data Source Name:
2023 ACS 5-Year Estimates

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	9	53	2	115	249
9th to 12th grade, no diploma	315	155	124	330	419
High school graduate, GED, or alternative	1,116	799	612	2,509	3,408
Some college, no degree	2,074	999	584	3,020	4,910
Associate's degree	84	508	471	1,192	1,637
Bachelor's degree	391	836	630	2,417	4,737
Graduate or professional degree	0	419	486	2,335	3,554

Table 39 - Educational Attainment by Age

Alternate Data Source Name:
2023 ACS 5-Year Estimates

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	32,500
High school graduate (includes equivalency)	35,467
Some college or Associate's degree	40,135
Bachelor's degree	56,354
Graduate or professional degree	77,841

Table 40 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2023 ACS 5-Year Estimates

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

Prescott's largest employment sector is Education and Health Care Services, representing 32% of all jobs and reflecting major employers like Yavapai Regional Medical Center, Embry Riddle Aeronautical University, and Yavapai College. Arts, Entertainment, and Accommodations (13% of jobs) and Retail Trade (13% of jobs) support the city's strong tourism economy centered around historic downtown and regional attractions. Public Administration accounts for 9% of jobs, while Manufacturing represents 7%, including employers like Sturm Ruger & Company.

The data shows Prescott draws workers regionally, particularly in Education/Health Care (+5% more jobs than resident workers) and Arts/Entertainment (+3%). However, the city experiences worker outflows in Professional, Scientific, and Management Services (-8%) and Finance, Insurance, and Real Estate (-4%), indicating residents in these sectors often commute to larger metropolitan areas for employment opportunities.

Describe the workforce and infrastructure needs of the business community:

Prescott's business community faces significant workforce challenges due to the city's demographic profile. With a median age of 60.3 years and 40.5% of residents over age 65, the labor force participation rate is only 42.4% compared to 60.1% statewide. This creates substantial demand for workers who must commute from surrounding communities—over 16,400 workers travel to Prescott daily for employment.

The primary workforce need is affordable housing to attract and retain essential workers including teachers, healthcare professionals, firefighters, police officers, and service sector employees. The Housing Needs Assessment identifies that 46.6% of renters are cost-burdened, and the median home price of \$528,500 far exceeds what most workers can afford. This housing shortage constrains business growth and increases recruitment and retention challenges across all sectors.

Infrastructure needs include continued broadband expansion to support technology-based businesses and remote work opportunities. The airport industrial area requires ongoing road improvements, with recent completion of the Corsair Connector significantly improving access and encouraging development. Water resource management remains critical, as the 100-year water supply requirement can delay development approvals by up to two years, increasing costs for businesses seeking to expand or relocate.

Downtown parking capacity and circulation improvements are needed to support the tourism and retail sectors that generate significant sales tax revenue for the city.

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

Several major developments are reshaping Prescott's economic landscape. The Prescott Regional Airport continues expanding as an economic engine, with over 335,000 annual operations in 2023 making it the 23rd busiest U.S. airport. The airport area has seen dozens of new 1-4 acre parcels developed since 2020, primarily by light manufacturing companies, supported by the 2019 completion of the Corsair Connector road improvement.

The city's tourism sector has grown significantly, with visitors spending an annual average of \$205 million, creating a \$300 million statewide economic impact in 2022 and generating \$17 million in state and local tax revenues. Downtown revitalization efforts, including the Granite Creek Trail improvements and Whiskey Row Alley enhancements, continue supporting this growth.

However, the most critical economic challenge is the workforce housing crisis. Housing costs have increased dramatically—single-family home prices rose 63% since 2019, with condos/townhomes up 71%. Only 6.6% of 2024 home sales were under \$300,000, effectively pricing out essential workers. This creates immediate needs for:

- Workforce Development: Expanded training programs aligned with aerospace, healthcare, and advanced manufacturing sectors growing at the airport.
- Business Support: Streamlined permitting processes and incentives for workforce housing development, including revision of water allocation policies to prioritize such projects.
- Infrastructure: Continued airport area road improvements, expanded broadband services, and housing development infrastructure to support the regional workforce that commutes to Prescott for employment.

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

Prescott's workforce is well-educated, with 41.1% of residents over age 25 holding bachelor's degrees or higher, significantly above county and state averages. This educational attainment aligns well with the city's major employment sectors in education, healthcare, and professional services.

However, workforce-employment misalignment exists in key areas. The city experiences worker outflows in Professional, Scientific, and Management Services and Finance, Insurance, and Real Estate sectors, indicating that highly educated residents often commute elsewhere for career opportunities. Conversely, Prescott draws workers regionally for Education/Health Care Services and Arts/Entertainment sectors.

The primary challenge stems from demographic trends—an aging population with low labor force participation creates dependence on workers commuting from surrounding areas. This workforce gap is particularly acute in service sectors requiring moderate skills, including retail, hospitality, healthcare support, and public safety positions essential for daily operations.

Housing affordability compounds the skills alignment issue, as workers in these critical sectors often cannot afford to live locally, impacting recruitment and retention across essential employment areas that support the community's economic base.

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

Yavapai College provides the primary workforce development services in the region through technical education programs at the Career and Technical Education Center (CTEC), offering both general curriculum and customized training for local employers. The college works closely with businesses to ensure training aligns with regional employment needs, particularly in healthcare, manufacturing, and technology sectors.

Educational partners including Embry Riddle Aeronautical University and Prescott College contribute to workforce development through higher education and specialized programs. The airport's role as a flight training hub supports aviation workforce development through multiple flight schools and Embry Riddle's extensive aeronautical programs.

These workforce training efforts directly support the Consolidated Plan's goals by providing job training and placement services that help residents access better-paying employment opportunities. Skills training in growing sectors like healthcare, manufacturing, and aviation helps residents access career pathways that can improve housing stability and economic mobility. The city's focus on workforce housing solutions addresses the critical barrier that prevents trained workers from living locally, supporting both economic development and community stability objectives.

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

No

Discussion

Prescott has established itself as a regional economic hub with a diverse economy anchored by healthcare, education, manufacturing, government, and tourism. The city's strategic location, quality of life, and assets including the Prescott Regional Airport, historic downtown, and educational institutions create a strong foundation for continued economic growth.

However, significant challenges threaten long-term economic sustainability. The community's demographic profile—with a median age of 60.3 years and 40.5% of residents over age 65—creates workforce shortages that require drawing over 16,400 workers daily from surrounding communities. This regional labor dependency is compounded by a critical workforce housing shortage, with home prices increasing 63% since 2019 and only 6.6% of homes selling below \$300,000.

The economic development strategy must address these interconnected challenges. Success in attracting and retaining businesses in targeted sectors like aerospace, advanced manufacturing, and professional services depends on workforce availability, which in turn requires affordable housing solutions. The city's 7-member Workforce Housing Committee and ongoing housing needs assessment represent important steps toward addressing these barriers.

Prescott's economic strengths—including the airport's role as the 23rd busiest in the nation, a thriving tourism sector generating \$300 million in statewide economic impact, and a well-educated workforce—position the community well for growth. However, realizing this potential requires coordinated efforts to expand workforce housing, streamline development processes, and maintain the quality of life attributes that make Prescott attractive to both businesses and residents.

The city's economic future depends on balancing growth with community character while ensuring that essential workers can afford to live in the community they serve.

MA-50 Needs and Market Analysis Discussion

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

There are nine census block groups that have concentrations of low- and moderate-income households. A concentration is defined as a census block group where at least 46.5% of the households are low and moderate income. Because lower income households are more likely to have housing problems, these areas are presumed to also be areas where households with multiple housing problems are concentrated.

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

For the purposes of the Consolidated Plan, an area of minority concentration is an area where the minority population exceeds the City proportion by 10% or more. The City has identified several Census Block Groups with higher proportions of minorities. Some of these block groups are also LMI block groups.

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

Neighborhoods with concentrations of low- and moderate-income households are generally characterized as having older and higher density housing stock. For the most part, these areas are located near the City's downtown and in areas characterized by a mix of residential, commercial and public space uses.

Are there any community assets in these areas/neighborhoods?

Prescott neighborhoods are characterized by a residential mix with homes oriented for resource efficiencies, small businesses and community gathering areas. Prescott's downtown is an active environment that accommodates a range of activities. Employment opportunities are diverse, with many convenient to the downtown. Earlier neighborhoods feature different architectural styles, historic landscaping and structures significant to Prescott's heritage.

Are there other strategic opportunities in any of these areas?

Infill construction and renovation in existing structures can provide residential opportunities close to work and services in the downtown area. Opportunities for affordable housing exist in some areas. Adaptive reuse of historic buildings is one possible strategy to encourage historic preservation and attain housing affordability. Prescott's earlier neighborhoods would also benefit from strategic investment of CDBG resources in infrastructure.

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

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

According to the 2023 ACS 5-Year Estimate Data Profile, Prescott has 22,751 households and 20,741 have a broadband internet subscription. 21,803 residents have at least one computer in the home. 19,718 residents utilize smartphones for communication and internet connection.

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

Despite Prescott's 91% broadband adoption rate, the market suffers from limited competition among providers, constraining the consumer benefits that robust competition typically delivers. With the market dominated by just two primary providers, residents lack the competitive choices that drive down prices and improve service quality.

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

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

Changes that could impact Prescott are wildfire, hotter temperatures, drought and flooding.

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

The City of Prescott has not done a complete Climate Vulnerability Assessment. However, the impact on low and moderate households should be included in future planning and assessments.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan regulations (24 CFR 91.215) guide the development of the City's Strategic Plan related to affordable housing, homelessness, other special needs populations, barriers to affordable housing, lead based paint hazards, poverty-level households, institutional structure and coordination, and non-housing community development.

The City's central CDBG goal is to strategically focus resources on community needs that benefit low- and moderate-income residents, with flexibility to address diverse priorities as they emerge through ongoing community input and changing conditions. The City recognizes that effective community development requires adaptable approaches that can respond to various housing, infrastructure, public service, and economic development needs while maintaining focus on improving conditions for low- and moderate-income households and neighborhoods throughout Prescott.

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

Geographic Area

Table 41 - Geographic Priority Areas

1	Area Name:	Census Tract 9, Group 4
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Includes parts of Dexter Neighborhood
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Dexter Neighborhood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Gail Gardner Neighborhood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	Area Name:	West Side Neighborhood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	Census Tract 10, Group 6
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
7	Area Name:	Census Tract 3, Block Group 2
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
8	Area Name:	Census Tract 9, Group 1
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
9	Area Name:	Census Tract 9, Group 2
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

The City allocates CDBG funds based on demonstrated need and benefit to low- and moderate-income residents, with priority consideration given to areas with higher concentrations of LMI households. The local target areas contain Census Block Groups where at least 46.5% of households have low- and moderate-income, representing areas with the greatest potential for community development impact. These areas also typically contain older housing stock and aging infrastructure that can benefit from strategic investment.

The City maintains flexibility to invest CDBG funds throughout the jurisdiction when projects and services demonstrate clear benefit to LMI residents. Applications are accepted from nonprofit organizations and other eligible entities for all categories of eligible activities, and funding decisions are based on demonstrated need, capacity to serve LMI populations, project feasibility, and alignment with community priorities. This approach ensures that CDBG resources can respond to emerging needs and

opportunities while maintaining focus on areas and populations with the greatest need for community development assistance.

Neighborhood plans and community partnerships allow the City to work collaboratively with residents, property owners, and service providers to address concerns such as housing conditions, infrastructure needs, public safety, and neighborhood stability. The three neighborhoods with CDBG Target Area designation—Dexter, Gail Gardner, and West Side—benefit from this coordinated approach while remaining open to citywide initiatives that serve LMI residents effectively.

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

Priority Needs

Table 42 – Priority Needs Summary

1	Priority Need Name	Housing Activities
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Middle</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Rural</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p> <p>Non-housing Community Development</p>

	Geographic Areas Affected	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1
	Associated Goals	Administration and Program Management Housing Support and Rehabilitation Emergency Shelter and Transitional Housing
	Description	Housing rehabilitation, accessibility improvements, homeownership assistance, housing services, lead-based paint abatement, emergency and transitional shelter, and other housing-related activities that benefit low and moderate income households.
	Basis for Relative Priority	Housing affordability affects 29.2% of all households in Prescott. The Housing Needs Assessment identified critical gaps in affordable housing options and aging housing stock requiring maintenance and accessibility improvements. Emergency and transitional shelter needs serve vulnerable populations experiencing homelessness. Housing activities can utilize significant CDBG funding and address multiple community needs.
2	Priority Need Name	Public Facilities and Infrastructure
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1
Associated Goals	Administration and Program Management Emergency Shelter and Transitional Housing Public Facilities and Infrastructure Improvements

	Description	Construction, acquisition, or rehabilitation of public facilities and infrastructure improvements including senior centers, facilities for persons with disabilities, neighborhood facilities, parks, streets, sidewalks, water/sewer improvements, emergency and transitional shelter facilities, and other public improvements that benefit low and moderate income residents.
	Basis for Relative Priority	Community input identified infrastructure and facility needs, particularly ADA improvements and facilities serving vulnerable populations including emergency shelter and transitional housing facilities. Public facility and infrastructure investments can absorb substantial CDBG funding and provide lasting community benefits.
3	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1
	Associated Goals	Administration and Program Management Basic Needs and Essential Services Economic Development and Job Creation
	Description	Public services for low and moderate income residents including transportation services, senior services, services for persons with disabilities, health services, food assistance, employment training, substance abuse services, homeless services, and other eligible public services.
	Basis for Relative Priority	Community consultation identified critical needs for transportation, food assistance, senior services, and other essential services. Public services address immediate needs of vulnerable populations and complement other community development investments.
4	Priority Need Name	Economic Development
	Priority Level	Low

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1
Associated Goals	Administration and Program Management Economic Development and Job Creation

	Description	Economic development activities including direct financial assistance to businesses, technical assistance, microenterprise assistance, commercial/industrial improvements, and other activities that create or retain jobs for low- and moderate-income persons.
	Basis for Relative Priority	Economic development activities support long-term community stability by creating employment opportunities for LMI residents. These activities provide flexibility to respond to economic development opportunities that benefit LMI persons.
5	Priority Need Name	Special Activities and Program Support
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1
	Associated Goals	Administration and Program Management Basic Needs and Essential Services Housing Support and Rehabilitation Economic Development and Job Creation Emergency Shelter and Transitional Housing Public Facilities and Infrastructure Improvements
	Description	Specialized CDBG activities including acquisition and disposition of real property, clearance and demolition, relocation assistance, Section 108 loan repayments, program income generation, foreclosed property operations, and other activities that support broader community development objectives.
	Basis for Relative Priority	These activities provide essential program flexibility and support mechanisms for other community development priorities. While not primary community needs, they enable effective program implementation and resource leveraging when opportunities arise.
6	Priority Need Name	Administration and Planning
	Priority Level	Low

Population	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
Geographic Areas Affected	<p>Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1</p>

Associated Goals	Administration and Program Management Basic Needs and Essential Services Housing Support and Rehabilitation Economic Development and Job Creation Emergency Shelter and Transitional Housing Public Facilities and Infrastructure Improvements
Description	General program administration, planning activities, public information, fair housing activities, and other administrative costs necessary for effective CDBG program implementation and compliance.
Basis for Relative Priority	Effective administration and planning are essential for successful CDBG program implementation, regulatory compliance, and achievement of community development objectives. Administrative activities ensure proper program oversight and accountability.

Narrative (Optional)

The 2025-2029 Consolidated Plan's priority needs provide a comprehensive framework that encompasses all eligible CDBG activities while maintaining maximum flexibility to respond to community needs and opportunities. The six priority areas—housing activities, public facilities and infrastructure, public services, economic development, administration and planning, and special activities and program support—cover the full spectrum of CDBG-eligible activities and allow the City to address diverse community development needs as they emerge.

These priorities reflect community input while providing the strategic flexibility necessary for effective CDBG program implementation. The broad categories ensure that the City can respond to various funding opportunities, partnership possibilities, and changing community conditions while maintaining focus on benefiting low- and moderate-income residents throughout Prescott.

Housing activities and public facilities/infrastructure are designated as high priorities due to their capacity to absorb substantial CDBG funding and provide lasting community benefits. Public services and administration are high priorities due to their essential role in community development, while economic development provides medium-priority flexibility for job creation and business assistance activities. Special activities and program support provide low-priority flexibility for acquisition, disposition, loan activities, and other specialized functions that may arise during plan implementation.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Prescott does not receive HOME funds and therefore does not provide TBRA. However, Housing Choice Vouchers are available county-wide through the Arizona Public Housing Authority, with 282 total vouchers (99 regular and 183 VASH vouchers) serving the region. These vouchers are fully committed with extensive waiting lists, demonstrating significant unmet demand for rental assistance programs.
TBRA for Non-Homeless Special Needs	Not applicable - the City does not receive HOME funds. However, the large elderly population (40.5% over age 65) and significant veteran population create substantial demand for specialized rental assistance for vulnerable populations.
New Unit Production	<p>Housing cost increases have made new affordable development increasingly challenging. Primary barriers include water resource requirements, development costs, lengthy approval processes, and community resistance to higher-density development. The gap between housing costs and household incomes requires focus on diverse housing types including "missing middle" housing options. Some examples of new unit production that would satisfy the "missing middle" housing deficit include:</p> <ul style="list-style-type: none"> • Need for quality starter homes, duplexes, triplexes, and fourplexes to provide affordable ownership and rental options • Modern manufactured/modular homes on permanent foundations offer affordable ownership opportunities • Small-lot and attached ownership development, including courtyard complexes, can serve moderate-income households • Built-to-Rent (BTR) single-family rentals and traditional apartments needed for workforce housing
Rehabilitation	The significant portion of Prescott's housing stock built before 1980 presents opportunities for rehabilitation and lead-based paint hazard reduction, with pre-1980 units housing families with young children creating priority needs. The Minor Home Repair Program continues as a successful strategy for LMI homeowners, while accessibility improvements are increasingly needed for the aging population and disabled residents. Rehabilitation efforts preserve neighborhood character while improving housing quality and safety, though many LMI households lack the resources for necessary home maintenance and improvements.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Rising home values have made acquisition increasingly challenging for affordable housing development, with limited inventory of affordable properties constraining acquisition opportunities. Manufactured homes and condos/townhomes offer more affordable acquisition options, while Prescott maintains an important role in the regional affordable housing market. Water resource requirements and approval processes add significant time and cost to acquisition projects, though historic preservation opportunities exist given the community's heritage and certified local government status.

Table 43 – Influence of Market Conditions

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

Introduction

The City of Prescott receives Community Development Block Grant (CDBG) funds as an entitlement community. These federal resources provide the foundation for addressing priority housing and community development needs identified in this Consolidated Plan. The City leverages CDBG funds with other resources whenever possible to maximize impact and create sustainable solutions for low and moderate-income residents.

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	275,024	0	380,819	655,843	1,100,000	The City's CDBG Funds may be used for a variety of public services and construction projects. Typically projects are on Public Infrastructure and all serve LMI residents of Prescott.
Other	public - federal	Other	161,685	0	0	161,685	161,685	CDBG-CV funds to be used to prevent, prepare for and respond to the Coronavirus.

Table 44 - Anticipated Resources

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

The City leverages CDBG funding with additional resources in several ways:

Applicant Matching Funds: CDBG applicants oftentimes provides matching funds, either public or private, that help support their programs and projects. This leveraging typically ranges from 25% to 100% of the CDBG award, significantly expanding the impact of federal dollars.

City Resources: The City contributes general fund resources for staff time, facilities, and infrastructure improvements that complement CDBG-funded activities. City-owned facilities house nonprofit organizations that serve LMI residents, reducing operational costs for service providers.

Private and Foundation Support: Nonprofit partners typically secure additional funding from private foundations, individual donors, and corporate sponsors to support their CDBG-funded programs. This diversified funding approach ensures program sustainability beyond the CDBG grant period.

State and Regional Partnerships: The City coordinates with state agencies, particularly the Arizona Department of Housing, and regional partners through the Northern Arizona Council of Governments (NACOG) to access additional housing and community development resources.

Volunteer Resources: Many CDBG-funded programs utilize volunteer support, which provides significant in-kind matching value while building community engagement.

Future Leveraging Opportunities: The City anticipates developers may seek to develop housing projects that allow access to National Housing Trust Fund resources, Low Income Housing Tax Credits, and HOME funds from the State. The City will continue exploring opportunities to leverage local resources for public facility and infrastructure improvements.

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 City owns several publicly-owned facilities that support CDBG program objectives:

- Community Center: The City owns the Community Center that houses the Adult Center of Prescott, Inc., and Prescott Meals-on-Wheels/Golden Age Nutrition. This facility serves as a hub for senior services, including social interaction, recreation, education, and meal programs for elderly residents.
- Nonprofit Facility Partnerships: The City owns facilities that are rented by nonprofit organizations serving LMI residents, including:
 - Boys and Girls Club of Prescott facility
 - Prescott Adult Center facility

These partnerships reduce operational costs for service providers while ensuring facilities remain available for community benefit. The organizations have used CDBG funds to improve their services and facilities for low-income residents.

- Parks and Recreation Facilities: The City operates 21 parks and recreation facilities, some located in CDBG-eligible areas that serve LMI neighborhoods. These facilities may be considered for accessibility improvements and upgrades using CDBG funds.
- Potential Development Sites: The City will evaluate publicly-owned land for potential affordable housing development or community facility expansion as opportunities arise, particularly in areas that would serve LMI residents or address identified community needs.

Discussion

As a community of approximately 48,000 residents, Prescott is supported in its mission to address housing and community development needs through federal and state funding partnerships. The City's strategic approach focuses on maximizing the impact of CDBG resources through partnerships, leveraging, and coordination with other funding sources.

Consistent CDBG allocation provides stability for ongoing programs such as the Minor Home Repair Program, transportation services for elderly and disabled residents, and support for facilities serving vulnerable populations. The City's approach emphasizes sustainable solutions that build local capacity while addressing immediate needs.

Future resource development will focus on expanding partnerships with housing developers, exploring state and federal opportunities for affordable housing development, and strengthening coordination with regional partners to address the broader housing and workforce challenges affecting the Prescott area.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PRESCOTT	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Prescott Area Shelter Services	Non-profit organizations	Economic Development Homelessness Non-homeless special needs public services	Region
NORTHERN ARIZONA COUNCIL OF GOVERNMENTS (NACOG)	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
Polara Health	Non-profit organizations	Non-homeless special needs public facilities public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Agape House of Prescott	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
New Horizons Disability Empowerment Center	Non-profit organizations	Non-homeless special needs public services	Region
US VETS	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Rental public facilities public services	Jurisdiction
People Who Care	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Coalition for Compassion and Justice	Non-profit organizations	Homelessness Rental	Jurisdiction
Prescott Area Habitat for Humanity	Non-profit organizations	Ownership	Jurisdiction
Prescott Meals on Wheels	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Prescott Area Chamber of Commerce Foundation	Non-profit organizations	Non-homeless special needs Planning neighborhood improvements	Jurisdiction
Arizona Department Of Housing	Government	Homelessness Ownership Planning Public Housing Rental	State

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
NAZCARE, Inc.	Non-profit organizations	Homelessness Non-homeless special needs Rental public facilities public services	Jurisdiction
MATFORCE	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
The Launch Pad	Non-profit organizations	Economic Development Non-homeless special needs public services	Jurisdiction
Yavapai Big Brothers Big Sisters	Non-profit organizations	Economic Development Non-homeless special needs public services	Jurisdiction
Boys and Girls Club of Central Arizona	Non-profit organizations	Economic Development Non-homeless special needs public facilities public services	Jurisdiction
Community Counts	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

Table 45 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths:

The institutional delivery system demonstrates key strengths through established partnerships and regional coordination. The Collective Impact Partnership serves as the area's Continuum of Care, coordinating over 20 organizations including housing providers, government agencies, mental health services, veterans' services, and healthcare providers. Strong regional partnerships exist with NACOG, Arizona Department of Housing, and county-level service providers.

The City maintains effective relationships with nonprofit organizations consistently delivering services to LMI residents, including transportation through New Horizons and People Who Care, housing assistance through US VETS and Agape House, and basic needs services through Community Counts. A particularly strong partnership exists with the Prescott Area Chamber of Commerce Foundation, which administers the highly successful Minor Home Repair Program, providing administrative expertise and contractor networks that consistently meet goals for LMI homeowner assistance.

The annual competitive application process enables response to emerging needs while supporting proven providers. Local capacity includes established facilities like the Community Center housing multiple service providers, creating coordination efficiencies.

Gaps:

Significant gaps exist despite these strengths. Transportation services remain insufficient for the substantial elderly and disabled population, with limited coverage and service hours. The aging demographic (40.5% over age 65) creates service demands exceeding current capacity in accessible housing modifications, in-home support, and specialized transportation.

Workforce housing development lacks institutional support, with limited local capacity for affordable housing development and financing for moderate-income workers. Mental health services for LMI residents remain inadequate, particularly for ongoing support needs. The system lacks sufficient case management capacity for complex needs clients requiring multi-provider coordination.

Limited services exist for HIV/AIDS patients due to community size and geographic isolation. Gaps also exist serving unaccompanied youth and individuals with co-occurring disorders.

The system would benefit from expanded regional partnerships, enhanced housing development capacity, and improved coordination mechanisms addressing aging population needs while supporting workforce retention.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	

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

Table 46 - Homeless Prevention Services Summary

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

Homeless persons in Prescott have access to emergency and transitional shelter through multiple providers including Prescott Area Shelter Services, CCJ, Catholic Charities, Project Aware, Agape House, and US VETS. Mainstream services including healthcare, mental health, substance abuse treatment, and employment services are available through regional providers and accessed by homeless individuals.

Veterans experiencing homelessness receive specialized support through US VETS and VASH vouchers. Transportation services help connect homeless persons to employment and essential services.

HIV/AIDS services are provided regionally by Northland Cares, serving 73 Prescott clients with housing assistance and support services, though funding limitations restrict the extent of ongoing rental assistance available.

Service gaps remain for chronically homeless individuals, unaccompanied youth, and those needing permanent supportive housing. The most recent Point-in-Time count identified 31 homeless individuals in Prescott, indicating continued need for expanded services.

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

Strengths: The service delivery system provides coordinated services through the Collective Impact Partnership, with established providers offering emergency shelter, transitional housing, and specialized services for veterans. Strong partnerships exist between nonprofit organizations, healthcare providers, and government agencies. Transportation services are available for elderly and disabled residents, and the community has a network of substance abuse treatment facilities.

Gaps: Permanent supportive housing options are insufficient, particularly for chronically homeless individuals and those with mental illness. Limited services exist for unaccompanied youth and families needing long-term housing stability. Mental health services for special needs populations require expansion, and case management capacity is inadequate for complex needs clients. Geographic isolation limits access to some specialized services, and funding constraints restrict the availability of ongoing rental assistance and support services.

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

The City's strategy focuses on expanding successful partnerships while addressing identified service gaps through coordinated regional approaches. Key strategies include strengthening the Collective Impact Partnership to improve service coordination, expanding transportation services for elderly and disabled residents, and supporting development of permanent supportive housing through partnerships with housing developers and state agencies.

The City will continue leveraging the proven Minor Home Repair Program model while exploring similar institutional partnerships for workforce housing development. Enhanced coordination with regional partners including NACOG, Arizona Department of Housing, and neighboring cities (Prescott Valley, Chino Valley) will address capacity limitations.

Priority actions include supporting nonprofit capacity building, facilitating access to state and federal housing resources, and promoting innovative housing solutions such as accessory dwelling units and manufactured housing to bridge service delivery gaps. The annual competitive funding process will prioritize applications that demonstrate coordination between service providers and address multiple community needs efficiently.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1	Public Facilities and Infrastructure Special Activities and Program Support Administration and Planning	CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Basic Needs and Essential Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1	Public Services Special Activities and Program Support Administration and Planning	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Homelessness Prevention: 30 Persons Assisted
3	Housing Support and Rehabilitation	2025	2029	Affordable Housing	Citywide	Housing Activities Special Activities and Program Support Administration and Planning	CDBG: \$350,000	Homeowner Housing Rehabilitated: 80 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Emergency Shelter and Transitional Housing	2025	2029	Homeless	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1	Public Facilities and Infrastructure Housing Activities Special Activities and Program Support Administration and Planning	CDBG: \$100,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 20 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development and Job Creation	2025	2029	Non-Housing Community Development	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1	Public Services Economic Development Special Activities and Program Support Administration and Planning	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
6	Administration and Program Management	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services Economic Development Public Facilities and Infrastructure Housing Activities Special Activities and Program Support Administration and Planning	CDBG: \$275,000	

Table 47 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Acquisition, construction, or rehabilitation of public facilities and infrastructure improvements that benefit low- and moderate-income residents, including facilities for seniors and persons with disabilities, neighborhood facilities, parks and recreational facilities, street and sidewalk improvements, water and sewer improvements, health facilities, emergency shelter facilities, and other eligible public improvements that serve LMI residents and neighborhoods.
2	Goal Name	Basic Needs and Essential Services
	Goal Description	Provide transportation assistance for elderly and disabled residents, food assistance programs, senior services, mental health services, and other essential public services that address immediate needs of low- and moderate-income residents and vulnerable populations.
3	Goal Name	Housing Support and Rehabilitation
	Goal Description	Provide housing rehabilitation and improvement programs, homeownership assistance, rental application fee assistance, and other housing-related services and financial assistance that improve housing conditions and increase housing stability for low- and moderate-income households.
4	Goal Name	Emergency Shelter and Transitional Housing
	Goal Description	Support emergency shelter and transitional housing through facility improvements, construction, rehabilitation, operating costs, and supportive services for homeless populations. Provide homelessness prevention services, enhance services for families experiencing homelessness, and develop comprehensive solutions that help individuals and families transition to permanent housing and independent living.

5	Goal Name	Economic Development and Job Creation
	Goal Description	Create economic opportunities for low- and moderate-income persons through business assistance, job training programs, microenterprise development, and other activities that support economic stability and community development.
6	Goal Name	Administration and Program Management
	Goal Description	Ensure effective, efficient, and compliant administration of the CDBG program through proper oversight, monitoring, planning, and specialized activities that support successful implementation of all community development objectives.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Prescott does not receive HOME funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not Applicable

Activities to Increase Resident Involvements

Not Applicable

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

N/A

Plan to remove the 'troubled' designation

Not Applicable

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

Barriers to Affordable Housing

Based on the 2025 Prescott Housing Needs Assessment, the primary barriers to affordable housing in Prescott are the cost of development, water resources, and anti-growth sentiment.

- **Water Resources** The most significant barrier is Prescott's location within the Prescott Active Management Area, which requires new subdivisions to demonstrate a 100-year water supply, a process that can take up to two years and substantially increases development costs. This policy reflects legitimate public concerns about water sustainability in Arizona's high desert environment due to aquifer over drafting.
- **Development Costs** Construction costs have become a major impediment, with residential construction costs increasing 33.7% since the pandemic began, making it challenging for developers to build housing units that reach households most in need of affordable options.
- **Community Resistance** Significant anti-growth sentiment among residents focused on water resources, traffic concerns, and community character creates a challenging environment for affordable housing production. Public sentiment regarding limited water supply in the high desert reinforces preferences for managed growth approaches.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is addressing affordability barriers through policy development and incentive programs. A Workforce Housing Committee is working on workforce housing policies that will include incentives for developers to build workforce housing targeting households earning 80-120% of Area Median Income.

The Housing Needs Assessment indicates that addressing housing affordability will require higher density housing products to offset the cost of land and construction, along with incentives and affordable housing policies to attract such development.

SP-60 Homelessness Strategy – 91.215(d)

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

The City will continue to provide CDBG support to agencies that reach out to and assess the needs of homeless persons and request CDBG support from the City.

The agencies that we work with on a regular basis include: US VETS, Prescott Area Shelter Services, Coalition for Compassion and Justice, Agape House, and Polara Health. These agencies serve homeless and previously homeless veterans, families, and youth. They provide wrap-around services for homeless, at-risk of being homeless, and those transitioning out of homelessness through the Collective Impact Partnership coordination.

Addressing the emergency and transitional housing needs of homeless persons

The City of Prescott will continue to provide CDBG support to agencies that provide emergency and transitional housing and request CDBG funding support from the City. The City will also support the creation of new emergency shelter beds and transitional housing units should a fundable proposal be received.

The City coordinates with regional providers to ensure adequate shelter capacity and services are available to meet the needs of homeless individuals and families.

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 City will continue to provide CDBG support to agencies that help homeless people transition to permanent housing and that prevent homelessness. The City will also continue to support the development of new rental housing opportunities, including providing CDBG funds for infrastructure improvements should a fundable proposal be received.

Veterans experiencing homelessness are served through specialized programs including VASH vouchers and veteran-specific supportive services coordinated through regional partnerships

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being

discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will continue to provide CDBG support to agencies that help low-income individuals and families avoid becoming homeless through the provision of CDBG funds for public services activities and prevention programs coordinated through the Collective Impact Partnership.

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

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

The City follows a multi-pronged approach to reduce lead hazards:

1. Rehabilitation Projects. The City follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances and requires compliance from its contractors and subcontractors. Any structure built before 1978 that is proposed for rehabilitation under federal programs is tested for lead-based paint.
2. Public Education. Lead hazard information is made available through a link on the City's website.

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

Public education activities help ensure that residents are aware of LBP hazards, given the substantial volume of pre-1978 housing stock in the community.

According to the 2023 American Community Survey, there are approximately 7,419 housing units built before 1978 out of 25,807 total housing units. Nearly 30% of the housing stock predates 1978 when lead-based paint was banned for residential use.

Of particular concern are the 569 housing units built before 1978 that are occupied by households with children under age 6. Based on income data, an estimated 455 of these households are low and moderate income, making them priorities for lead hazard reduction programs.

The City does not operate a Lead Abatement Program, nor does it operate a Public Health Department. If a project is approved for CDBG funding in Prescott, Lead Based Paint is assessed as part of the environmental review. If the property is older than 1978, a risk assessment is conducted and the project lead is given the results. Residents are given an EPA flyer on Lead Based Paint Awareness before work begins. The City will continue to explore new opportunities to practice lead hazard reduction by working with local and State Public Health and Environmental agencies.

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

Notices and requirements regarding testing and removal of lead-based paint are provided to program participants, contractors and project sponsors. Licensed contractors are available to perform appropriate abatement and/or removal procedures if lead-based paint is present.

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

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

The City's economic development initiatives and non-City workforce development activities serve to reduce the incidence of poverty. The City's anti-poverty strategy focuses on creating a stable family and community environment. Anti-poverty strategies include 1) using CDBG resources to fund public services for LMI, homeless persons, special needs populations and families, and 2) neighborhood and community-based facilities and infrastructure that promote stable housing and employment.

According to the 2023 American Community Survey 5-year estimates, the City of Prescott's poverty rate is 11.6%. This is lower than neighboring Prescott Valley (13.3%), Yavapai County (13.0%), and the State of Arizona (12.4%), but higher than Chino Valley (11.8%). The City hopes to reduce and/or eliminate poverty by aiding our low to moderate income residents with their basic needs such as: low income housing and transitional housing, job training, homelessness prevention, case management of those transitioning out of homelessness, Veterans services, and free transportation for low-income seniors and disabled residents. The more CDBG can be used to assist residents in crisis, the more likely they are to move out of poverty and into stable homes and jobs.

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

Anti-poverty strategies complement multiple housing activities, providing services to LMI individuals and families and people residing in homeless facilities. Improvements to existing housing units reduce maintenance costs and improve economic sustainability and housing affordability. Improvements in LMI neighborhoods increase public safety and livability and encourage the economic integration that provides models of economic success for poverty-level households.

SP-80 Monitoring – 91.230

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

The goal of CDBG Program monitoring is to improve the delivery of services by ensuring that activities are carried out in accordance with administrative, financial and program requirements. Program monitoring for CDBG regulatory compliance will occur on a continual basis during FY 2025-2029. Monitoring begins with the application process and pre-contract assistance. During the year, the City performs ongoing monitoring including fiscal audits, desk audits, and formal site visits. City-sponsored CDBG activities are included in the City's audit. As part of the application process, non-City agencies are required to submit information on fiscal and program capability, non-profit status, and their capacity to meet federal requirements. Written agreements are entered into with non-City agencies. Written agreements include measurable objectives, reporting requirements and reimbursement processes. Reports and source documents are reviewed for accuracy, and cost allowability and reasonableness prior to reimbursement. Site visits depend on the activity that has been funded.

Following review, City staff conducts exit conferences to discuss preliminary findings and concerns and later prepares and delivers formal monitoring letters. The City then follows up to ensure that corrective actions, if any, are address.

2025 Annual Action Plan

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

Introduction

The City of Prescott receives Community Development Block Grant (CDBG) funds as an entitlement community. These federal resources provide the foundation for addressing priority housing and community development needs identified in this Consolidated Plan. The City leverages CDBG funds with other resources whenever possible to maximize impact and create sustainable solutions for low and moderate-income residents.

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	275,024.00	0.00	380,819.00	655,843.00	1,100,000.00	The City's CDBG Funds may be used for a variety of public services and construction projects. Typically projects are on Public Infrastructure and all serve LMI residents of Prescott.
Other	public - federal	Other	161,685.00	0.00	0.00	161,685.00	161,685.00	CDBG-CV funds to be used to prevent, prepare for and respond to the Coronavirus.

Table 48 - Expected Resources – Priority Table

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

The City leverages CDBG funding with additional resources in several ways:

- Applicant Matching Funds: CDBG applicants oftentimes provide matching funds, either public or private, that help support their programs and projects. This leveraging typically ranges from 25% to 100% of the CDBG award, significantly expanding the impact of federal dollars.
- City Resources: The City contributes general fund resources for staff time, facilities, and infrastructure improvements that complement CDBG-funded activities. City-owned facilities house nonprofit organizations that serve LMI residents, reducing operational costs for service providers.
- Private and Foundation Support: Nonprofit partners typically secure additional funding from private foundations, individual donors, and corporate sponsors to support their CDBG-funded programs. This diversified funding approach ensures program sustainability beyond the CDBG grant period.
- State and Regional Partnerships: The City coordinates with state agencies, particularly the Arizona Department of Housing, and regional partners through the Northern Arizona Council of Governments (NACOG) to access additional housing and community development resources.
- Volunteer Resources: Many CDBG-funded programs utilize volunteer support, which provides significant in-kind matching value while building community engagement.

Future Leveraging Opportunities: The City anticipates developers may seek to develop housing projects that allow access to National Housing Trust Fund resources, Low Income Housing Tax Credits, and HOME funds from the State. The City will continue exploring opportunities to leverage local resources for public facilities and infrastructure improvements.

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 City owns several publicly owned facilities that support CDBG program objectives:

- **Community Center:** The City owns the Community Center that houses the Adult Center of Prescott, Inc., and Prescott Meals-on-Wheels/Golden Age Nutrition. This facility serves as a hub for senior services, including social interaction, recreation, education, and meal programs for elderly residents.
- **Nonprofit Facility Partnerships:** The City owns facilities that are rented by nonprofit organizations serving LMI residents, including:
 - Boys and Girls Club of Prescott facility
 - Prescott Adult Center facility
- These partnerships reduce operational costs for service providers while ensuring facilities remain available for community benefit. The organizations have used CDBG funds to improve their services and facilities for low-income residents.
- **Parks and Recreation Facilities:** The City operates 21 parks and recreation facilities, some located in CDBG-eligible areas that serve LMI neighborhoods. These facilities may be considered for accessibility improvements and upgrades using CDBG funds.
- **Potential Development Sites:** The City will evaluate publicly owned land for potential affordable housing development or community facility expansion as opportunities arise, particularly in areas that would serve LMI residents or address identified community needs.

Discussion

As a community of approximately 48,000 residents, Prescott is supported in its mission to address housing and community development needs through federal and state funding partnerships. The City's strategic approach focuses on maximizing the impact of CDBG resources through partnerships, leveraging, and coordination with other funding sources.

Consistent CDBG allocation provides stability for ongoing programs such as the Minor Home Repair Program, transportation services for elderly and disabled residents, and support for facilities serving vulnerable populations. The City's approach emphasizes sustainable solutions that build local capacity while addressing immediate needs.

Future resource development will focus on expanding partnerships with housing developers, exploring state and federal opportunities for affordable housing development, and strengthening coordination with regional partners to address the broader housing and workforce challenges affecting the Prescott area.

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	Administration and Program Management	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Administration and Planning	CDBG: \$55,004.00	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Facilities and Infrastructure Improvements	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1	Public Facilities and Infrastructure Housing Activities	CDBG: \$154,828.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12784 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 4000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Emergency Shelter and Transitional Housing	2020	2024	Homeless	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1	Public Facilities and Infrastructure Housing Activities	CDBG: \$24,800.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 55 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Basic Needs and Essential Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1	Public Services	CDBG: \$40,392.00	Public service activities other than Low/Moderate Income Housing Benefit: 580 Persons Assisted

Table 49 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Program Management
	Goal Description	Ensure effective, efficient, and compliant administration of the CDBG program through proper oversight, monitoring, planning, and coordination activities that support successful implementation of all community development objectives and maintain regulatory compliance with federal requirements.

2	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Improve public facilities and infrastructure that benefit low- and moderate-income residents, including accessibility improvements for persons with disabilities, facility enhancements for seniors, recreational facilities for youth, food distribution facilities, and flood mitigation infrastructure in underserved neighborhoods.
3	Goal Name	Emergency Shelter and Transitional Housing
	Goal Description	Support emergency shelter and transitional housing through facility improvements and maintenance that ensure safe, habitable conditions for homeless families and individuals transitioning to permanent housing and independent living.
4	Goal Name	Basic Needs and Essential Services
	Goal Description	Provide essential public services that address immediate needs of low- and moderate-income residents, including transportation assistance for elderly and disabled residents, and basic needs support such as food and hygiene products for vulnerable populations.

AP-35 Projects – 91.220(d)

Introduction

The City's Program Year 2025 CDBG activities address priorities identified in the 2025-2029 Consolidated Plan, focusing on public services, facility improvements, housing support, and emergency shelter services that benefit low- and moderate-income residents.

Projects

#	Project Name
1	CDBG Administration
2	Public Facilities and Infrastructure Improvement Projects
3	Emergency Shelter and Transitional Housing Projects
4	Basic Needs and Essential Services Activities

Table 50 - Project Information

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

Our allocation priorities stem from the goals established in our five-year Consolidated Plan and reflect the most pressing needs identified through community needs workshops, stakeholder input, and the 2025 Housing Needs Assessment. We prioritize housing stability, essential public services, and community development projects that directly impact our low- and moderate-income residents.

The City faces significant obstacles in fully addressing underserved needs:

Primary Challenges:

- Limited CDBG Funding: Forces difficult decisions about project selection, with total annual allocation of approximately \$275,024 unable to meet all identified community needs
- Public Service Funding Cap: HUD's 15% cap on public service funding (\$41,254) particularly constrains our ability to support the numerous service-related requests we receive from organizations serving vulnerable populations
- Housing Affordability Crisis: With median home prices at \$528,500 and only 6.6% of sales under \$300,000, housing challenges exceed what CDBG resources can address alone
- Infrastructure Costs: Rising construction and development costs make public facility improvements increasingly expensive
- Water Resource Barriers: 100-year water supply requirements add significant time and cost to development projects
- Capacity Limitations: Some smaller organizations serving underserved populations lack the

administrative capacity to manage federal funds effectively

Balancing Competing Needs: We struggle to balance funding between immediate needs through public services and long-term solutions via construction and rehabilitation projects. Regulatory constraints sometimes limit our flexibility in responding to unique local needs, particularly given Prescott's role as a regional service center serving populations beyond city boundaries.

Strategic Response: Despite these challenges, we remain committed to maximizing the impact of our CDBG funds through:

- Leveraging partnerships and matching funds to expand project impact
- Prioritizing multi-benefit projects that address multiple community needs
- Supporting proven programs with track records of success
- Maintaining flexibility to respond to emerging needs and opportunities
- Coordinating with regional partners to avoid duplication and maximize resources

We continually seek innovative ways to leverage resources, form strategic partnerships, and advocate for additional funding sources that would allow us to address underserved needs more effectively in our community.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Administration and Program Management
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$55,004.00
	Description	Administration costs for managing Prescott's CDBG Program, including overall program management, coordination, monitoring, and evaluation activities necessary for effective program implementation and regulatory compliance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Administrative activities support all CDBG program beneficiaries. Effective administration ensures proper program oversight and maximizes benefit delivery to approximately 1,500+ LMI residents served through various CDBG-funded activities annually.
	Location Description	Administration activities are citywide and support all CDBG-funded projects and activities throughout Prescott.
	Planned Activities	<p>General program administration activities including staff salaries and related costs for CDBG program management, monitoring, evaluation, and compliance. Activities include coordination with Citizens Advisory Committee, subrecipient oversight, preparation of required HUD reports, public participation activities, fair housing support, financial management, and other administrative costs necessary for effective CDBG program implementation and regulatory compliance. Matrix Code 21A.</p> <p>These administrative activities ensure that all CDBG-funded projects and services are implemented effectively, meet federal requirements, and achieve maximum benefit for low- and moderate-income residents of Prescott. Proper administration is essential for maintaining program eligibility and ensuring continued federal funding for community development activities.</p>
Project Name	Public Facilities and Infrastructure Improvement Projects	

2	Target Area	Dexter Neighborhood West Side Neighborhood Gail Gardner Neighborhood Citywide Census Tract 9, Group 4 Census Tract 10, Group 6 Census Tract 3, Block Group 2 Census Tract 9, Group 2 Census Tract 9, Group 1
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$154,828.00
	Description	Construction, renovation, and improvement of public facilities and infrastructure to benefit low- and moderate-income residents, including ADA accessibility improvements, senior facility enhancements, youth recreational facilities, food distribution facilities, and flood mitigation infrastructure.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit approximately 16,784 LMI residents through various facility improvements including persons with disabilities, seniors, children, and residents in flood-prone areas.
	Location Description	Various locations citywide including Community Nature Center, Adult Center, Boys and Girls Club, Community Cupboard, Launch Pad, and Dexter Neighborhood.

	Planned Activities	<p>Activity 1: Construction of accessible and ADA-compliant male/female restroom facility at the Community Nature Center to serve over 7,000 residents with mobility barriers at one of the city's only ADA-compliant recreational trails. Matrix Code 03B, National Objective LMA. (\$50,000)</p> <p>Activity 2: Kitchen equipment improvement at Prescott Meals on Wheels including 40-gallon steam kettle to increase meal production capacity for 485 seniors and LMI residents receiving nutritious meals and wellness services. Matrix Code 03A, National Objective LMC. (\$23,430)</p> <p>Activity 3: Safety fencing installation for playground expansion at Boys and Girls Club to improve safety for 150 LMI children accessing recreational facilities and programming. Matrix Code 03F, National Objective LMC. (\$30,000)</p> <p>Activity 4: Renovation and reconfiguration of Prescott Community Cupboard food distribution space to improve client flow and dignity for 4,800 individuals accessing food bank services annually. Matrix Code 05W, National Objective LMA. (\$25,000)</p> <p>Activity 5: Repave parking lot at The Launch Pad to improve safety and accessibility for 349 LMI teens and elderly volunteers accessing youth programming and services. Matrix Code 03D, National Objective LMA. (\$16,750)</p> <p>Activity 6: Drainage improvement and flood mitigation infrastructure in the Dexter neighborhood along Merritt Street to reduce flooding and property damage for 4,000 LMI residents in historically underserved area. Matrix Code 03I, National Objective LMA. (\$9,648)</p>
3	Project Name	Emergency Shelter and Transitional Housing Projects
	Target Area	Citywide
	Goals Supported	Emergency Shelter and Transitional Housing
	Needs Addressed	Housing Activities Public Facilities and Infrastructure
	Funding	CDBG: \$24,800.00
	Description	Facility improvements and maintenance for transitional housing serving homeless families to ensure safe, habitable conditions and continued program operations.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 55 LMI individuals in homeless families accessing transitional housing services and support programs.
	Location Description	Agape House of Prescott transitional housing facility serving families experiencing homelessness in Prescott.
	Planned Activities	Facility improvements at Agape House include two HVAC units, four full building surge protectors, one maintenance shed, water drainage rock, and mold remediation as needed. Agape House serves as the largest family-inclusive transitional housing program in Yavapai County, providing interim housing along with mentoring, case management, and life-skills training to help families achieve stable self-sufficiency. Matrix Code 03C, National Objective LMC. (\$24,800)
4	Project Name	Basic Needs and Essential Services Activities
	Target Area	Citywide
	Goals Supported	Basic Needs and Essential Services
	Needs Addressed	Public Services
	Funding	CDBG: \$40,392.00
	Description	Essential public services including transportation assistance for elderly and disabled residents, and basic needs support including diaper and hygiene product distribution for vulnerable populations.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit approximately 580 LMI Prescott residents including seniors, disabled individuals, veterans, and families with children requiring basic needs assistance.
	Location Description	Services provided citywide through various nonprofit partners serving low- and moderate-income residents.

<p>Planned Activities</p>	<p>Activity 1: People Who Care will provide escorted transportation and non-medical support services for 330 LMI senior residents who cannot drive due to age, illness, or disability, helping them maintain independence and safety in their homes. Matrix Code 05A, National Objective LMC. (\$20,000)</p> <p>Activity 2: New Horizons Transportation Program providing free transportation services for 90 LMI elderly and disabled residents to medical appointments, grocery stores, pharmacies, and essential services. Matrix Code 05E, National Objective LMC. (\$15,000)</p> <p>Activity 3: Wrapped in Love Diaper Bank staff and supply costs to distribute diapers and hygiene products through community partners serving 160 LMI families with babies, students, and elderly residents. Matrix Code 05Z, National Objective LMC. (\$5,392)</p>
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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

Depending on the type of need being addressed, resources may or may not be geographically targeted. All of the CDBG public service programs will be available to eligible low/ moderate income residents citywide. The public facility development projects will be available in specific areas.

Geographic Distribution

Target Area	Percentage of Funds
Dexter Neighborhood	5%
West Side Neighborhood	
Gail Gardner Neighborhood	
Citywide	85%
Census Tract 9, Group 4	
Census Tract 10, Group 6	
Census Tract 3, Block Group 2	
Census Tract 9, Group 2	
Census Tract 9, Group 1	10%

Table 51 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Dexter Neighborhood contains the largest concentration of Low-to-moderate income households in Prescott and a predominant number of providers of services to special needs populations. The Prescott CDBG program is a competitive grant program so the division of investments by neighborhood will vary year to year.

AP-55 Affordable Housing – 91.220(g)

Introduction

Housing affordability is a critical challenge in Prescott, with 29.2% of all households cost-burdened according to the 2025 Housing Needs Assessment. The city's median home price of \$528,500 and average apartment rent of \$1,548 per month create significant barriers for low- and moderate-income residents. With 40.5% of residents over age 65 and substantial housing cost increases over recent years, addressing housing needs across the income spectrum remains a priority.

One Year Goals for the Number of Households to be Supported	
Homeless	55
Non-Homeless	0

One Year Goals for the Number of Households to be Supported	
Special-Needs	0
Total	55

Table 52 - 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	12
Acquisition of Existing Units	0
Total	12

Table 53 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Prescott's Program Year 2025 CDBG allocation does not include new housing production, rehabilitation, or rental assistance activities. However, the city continues to address housing needs through ongoing programs and facility improvements that support housing stability.

Direct Housing Activities:

- **Minor Home Repair Program:** Using funding from previous program years, the city will continue operating the successful Minor Home Repair Program with a goal of assisting 10-15 low- and moderate-income homeowners with essential repairs and accessibility improvements. This program helps elderly and disabled residents age in place safely while preserving affordable housing stock.

Housing-Related Activities:

- **Emergency Shelter and Transitional Housing:** CDBG funds will support facility improvements at Agape House, benefiting 55 individuals in homeless families accessing transitional housing services. These facility improvements ensure safe, habitable conditions and continued program operations for the largest family-inclusive transitional housing program in Yavapai County.

Indirect Housing Support:

- **Public Services:** Transportation services through People Who Care and New Horizons help 420 elderly and disabled residents maintain housing stability by providing access to essential services, medical appointments, and grocery shopping.
- **Basic Needs Assistance:** The Wrapped in Love Diaper Bank serves 160 LMI families, helping

reduce household expenses and supporting housing affordability.

Broader Housing Strategy: While direct housing assistance is not included in the current CDBG allocation, the city continues to address housing needs through:

- Coordination with regional partners on affordable housing development
- Support for the Arizona Public Housing Authority's Housing Choice Voucher program serving Yavapai County
- Implementation of workforce housing initiatives as identified in the 2025-2029 Consolidated Plan
- Ongoing partnership with organizations serving homeless and at-risk populations

The city recognizes that housing affordability affects residents across the income spectrum and will continue to evaluate opportunities to incorporate housing activities in future CDBG programming as community needs and funding priorities evolve.

AP-60 Public Housing – **91.220(h)**

Introduction

The City of Prescott does not have a public housing authority. With 29.2% of households cost-burdened by housing and limited regional House Choice Vouchers available, the City supports regional approaches to address public housing needs.

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

The City views public housing as a regional issue best addressed through a county-wide Public Housing Authority with representatives from local municipalities rather than individual city-managed programs.

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

The City will continue to collaborate with our Continuum of Care partners, Yavapai County, and other Cities and Towns in the Quad City Area. The City connects residents with affordable housing resources through the Arizona Department of Housing (ADOH) website, which provides statewide Public Housing Authority contacts and information on low-income housing tax credit apartments and senior housing locations throughout the region.

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

Since there is no designated Public Housing Authority in Prescott, this section is not applicable. The City provides assistance to LMI households through the Minor Home Repair Program to help homeowners remain in their homes.

Discussion

Not applicable.

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

Introduction

The City of Prescott addresses homelessness and special needs populations through partnerships with local service providers and participation in the Collective Impact Partnership, which serves as the area's Continuum of Care. Prescott's demographic profile, with 40.5% of residents over age 65 and significant numbers of veterans and disabled residents, creates substantial demand for specialized services and accessible facilities.

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

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

The City supports outreach and assessment activities through partnerships with local homeless service providers including Agape House, Coalition for Compassion and Justice, US VETS, Prescott Area Shelter Services, and Catholic Charities. These organizations participate in the Collective Impact Partnership and coordinate outreach efforts, Point-in-Time counts, and individual needs assessments for homeless persons throughout the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

PY 2025 CDBG Activities:

- Agape House Facility Improvements (\$24,800): CDBG funds will support facility improvements including HVAC units, surge protectors, maintenance shed, water drainage, and mold remediation to ensure safe, habitable conditions for 55 individuals in homeless families. Agape House operates the largest family-inclusive transitional housing program in Yavapai County, providing interim housing along with mentoring, case management, and life-skills training.

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 City supports transition services through partnerships with organizations providing comprehensive case management, job training, and supportive services. Agape House's holistic approach includes mentoring, case management, and life-skills training in addition to interim housing to help families

achieve stable self-sufficiency.

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.

Prevention Services:

- Transportation Services: People Who Care and New Horizons provide essential transportation for 420 elderly and disabled residents to access medical appointments, grocery shopping, and essential services, helping maintain housing stability.
- Basic Needs Assistance: Wrapped in Love Diaper Bank serves 160 LMI families with essential supplies, reducing household expenses and supporting housing affordability.

Discussion

The City's one-year goals focus on maintaining and improving the capacity of existing service providers while addressing facility and infrastructure needs that support vulnerable populations. Through the Collective Impact Partnership, the City coordinates with over 20 organizations to ensure comprehensive service delivery and avoid duplication of efforts.

Priority activities include facility improvements for transitional housing, transportation services for elderly and disabled residents, and basic needs assistance that helps prevent homelessness. The City's approach emphasizes partnerships and leveraging resources to maximize impact for special needs populations throughout the community.

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

Introduction:

The 2025-2029 Consolidated Plan identified significant barriers to affordable housing in Prescott, including water resource requirements, rising development costs, and community resistance to higher-density development.

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 City's strategy to address affordable housing barriers is detailed in the 2025-2029 Consolidated Plan and includes:

- Policy Review
 - Evaluation of existing policies and regulations that may impact affordable housing development
 - Consideration of zoning and development code modifications where appropriate
- Planning Coordination
 - Integration of affordable housing strategies into ongoing planning processes
 - Coordination with regional partners and state agencies on housing initiatives
- Partnership Development
 - Exploration of public-private partnerships to support affordable housing
 - Collaboration with developers and housing organizations to identify solutions

Discussion:

As outlined in the Consolidated Plan, the City's approach focuses on policy incentives, regulatory improvements, and public-private partnerships to address barriers while balancing community concerns about growth and water sustainability. The Workforce Housing Committee and ongoing planning efforts will continue to develop comprehensive strategies for improving housing affordability in Prescott.

AP-85 Other Actions – 91.220(k)

Introduction:

The City implements targeted strategies to address obstacles and enhance community development effectiveness, building on the comprehensive analysis and priorities established in the 2025-2029 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

- **Resource Maximization:** CDBG applicants provide 25-100% matching funds, expanding federal investment impact. The City prioritizes multi-benefit projects addressing multiple needs simultaneously given the \$275,024 annual allocation constraint.
- **Regional Service Coordination:** Active participation in the Collective Impact Partnership coordinates 20+ organizations, essential given Prescott's role serving 16,400 daily commuters from surrounding areas.
- **Capacity Building:** Technical assistance provided to smaller nonprofits serving underserved populations to enhance federal fund management capabilities.

Actions planned to foster and maintain affordable housing

- **Policy Framework:** Implementation of strategies detailed in the 2025-2029 Consolidated Plan, including Workforce Housing Committee recommendations for regulatory improvements and development incentives.
- **Barrier Reduction:** Addressing primary obstacles identified in the Housing Needs Assessment through streamlined processes, cost mitigation strategies, and community engagement initiatives.
- **Housing Diversity:** Maintaining regulatory flexibility to support diverse housing types and price points that serve various income levels throughout the community.
- **Aging in Place Support:** The Minor Home Repair Program aids seniors in aging in place while maintaining existing housing stock for low- and moderate-income homeowners.

Actions planned to reduce lead-based paint hazards

- **Targeted Testing:** With 7,419 pre-1978 housing units (30% of housing stock) and 569 units housing families with children under 6, all CDBG rehabilitation projects include mandatory lead assessment and EPA-compliant remediation when present.
- **Contractor Compliance:** NESHAP requirements enforced for all pre-1978 rehabilitation work

with EPA awareness materials provided to residents.

Actions planned to reduce the number of poverty-level families

- **Transportation Access:** Free services through People Who Care and New Horizons serve 420 residents annually, reducing transportation barriers to employment and services.
- **Economic Stability:** Wrapped in Love Diaper Bank serves 160 families, reducing household expenses to support housing affordability. Economic development activities prioritize accessible employment opportunities.

Actions planned to develop institutional structure

- **Partnership Effectiveness:** The established network of nonprofit partners and enhanced CAC outreach (including radio appearances and community forums) demonstrates effective institutional capacity as detailed in the Consolidated Plan.
- **Regional Development:** Continued participation in discussions for regional Public Housing Authority while strengthening existing Collective Impact Partnership coordination.

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

- **Structured Coordination:** Bi-monthly Collective Impact Partnership meetings prevent service duplication and maximize resource efficiency across 20+ participating organizations.
- **Leveraging Strategies:** Joint funding applications and collaborative service delivery models maximize limited resource impact, with emphasis on public-private partnerships for workforce housing development identified in the Consolidated Plan.

Discussion:

These actions complement the comprehensive strategies outlined in the 2025-2029 Consolidated Plan, focusing on immediate implementation steps and coordination mechanisms that enhance the effectiveness of CDBG investments while building sustainable community development capacity.