

# TOWN OF PRESCOTT VALLEY



## 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan

**\*DRAFT for Public Comment\***

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# Executive Summary

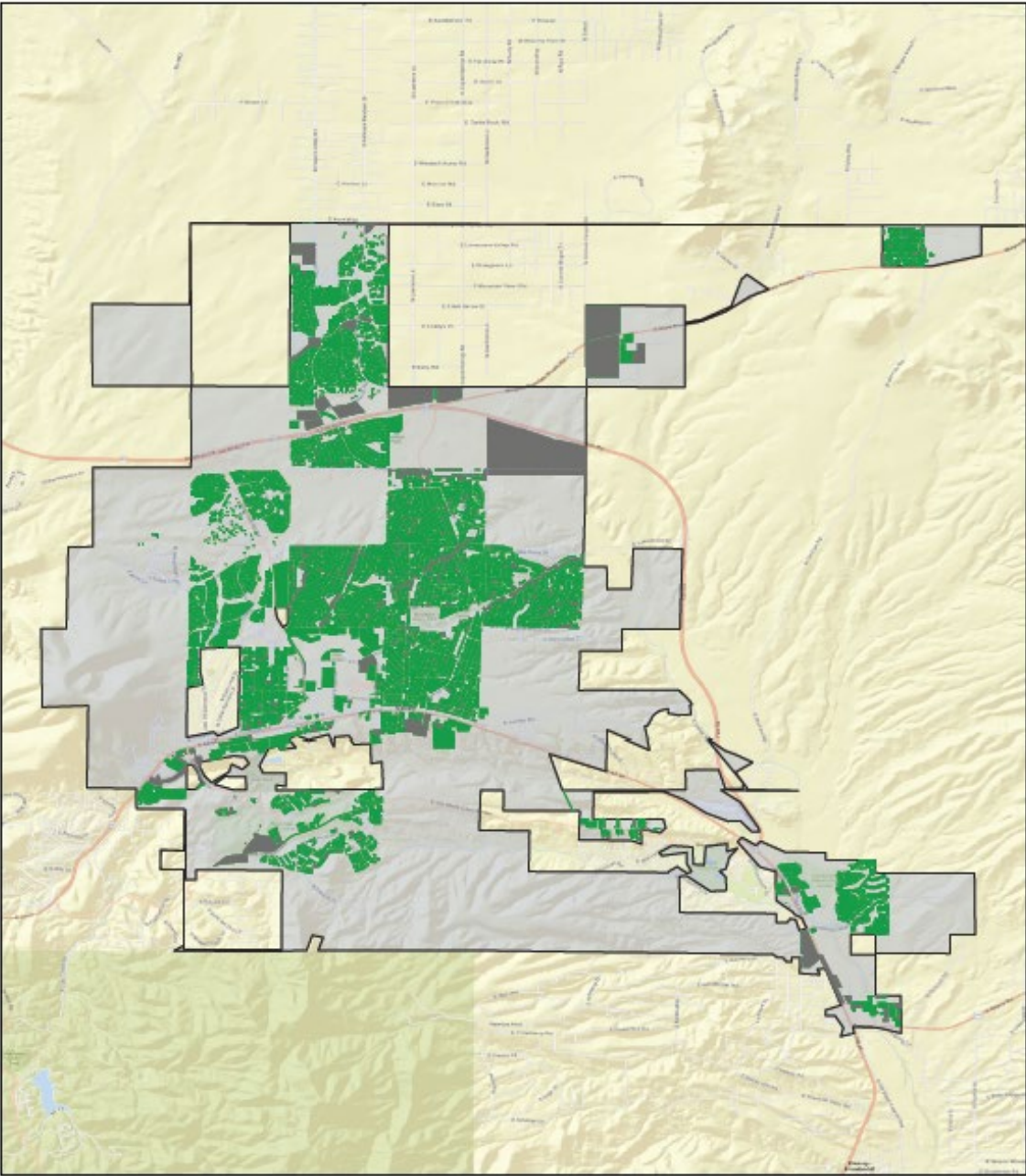
## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Town of Prescott Valley (Town) is pleased to submit its 2025-2029 Consolidated Plan and 2025 Program Year Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from HUD's Office of Community Planning and Development formula block grant programs. For 2025, the Town has been notified of its eligibility to receive Community Development Block Grant (CDBG) Program funds as a first-time CDBG recipient.

This Consolidated Plan is a five-year strategic plan carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.

The light grey shading in the map below represents the boundaries of Prescott Valley. The green highlighting in the map illustrates developed parcels and the dark grey highlighting indicates undeveloped parcels. As shown by the areas with only the light grey shading, large areas of the Town are not yet under development. Data presented in maps throughout this plan is shown based on census tracts and block groups. Some of these census boundaries cover the areas that are not under development and so those areas may have few Prescott Valley residents who contribute to the data being presented. It's important to keep these factors in mind in considering the impact of the data presented in this plan. Further, some census tracts extend beyond the Town boundaries, capturing data from non-Prescott Valley residents. In these cases, the plan will highlight where data should be more closely considered as it relates to developed and undeveloped areas.



**Prescott Valley Developed and Undeveloped Parcels**

- Undeveloped Parcels
- Developed Parcels



**Source: City Detect**

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

The primary objective of the Consolidated Plan is to improve the quality of life of principally low- and moderate-income residents of the Town by creating suitable living environments, improving the availability of affordable housing, and enhancing economic opportunities where possible with the funds available through the CDBG program. Unfortunately, the affordable housing and development needs of a community often outweigh the resources available to address those needs. Therefore, it is necessary to prioritize the use of available funds effectively within the program rules, the amount of resources available, and the existence of other sources to meet the identified needs.

The Needs Assessment process identified overarching priority needs within the community. These formed the basis for the following priorities adopted in the Consolidated Plan, which are:

1. Address Infrastructure Concerns
2. Create Inviting Neighborhoods
3. Address Affordable Housing Concerns

These priority needs were considered in the development of the goals set forth in this Plan. The Town's goals for the 2025-2029 Consolidated Plan follow:

1. Invest in Infrastructure and Neighborhood Revitalization
2. Provide Housing Rehabilitation Assistance
3. Support Low-Moderate Income Businesses

## **3. Evaluation of past performance**

Not applicable. As a first time CDBG recipient in 2025, the Town does not have past performance to evaluate.

## **4. Summary of citizen participation process and consultation process**

The goals of the Town's citizen participation process as it relates to the Consolidated Plan and Annual Action Plans are:

- To increase the involvement of low-income persons, residents of public housing, minority populations, non-English speaking persons and persons with special needs;
- To clarify roles and responsibilities to enable a variety of organizations to participate cooperatively in meeting the goals and objectives identified by the community; and

- To ensure that all citizens and organizations have an opportunity to participate in the evaluation of funded activities.

During the development of this Consolidated Plan and First Year Annual Action Plan, citizens were provided the following opportunities to participate in the process:

- Participate in a digital survey to provide feed back on community needs
- Attend meetings to share about needs in their neighborhoods
- Attend public hearings to learn more about the Consolidated Planning process and provide comments.
- Review a draft of the plan for 30 days and provide comment

Stakeholders were also interviewed one on one to collect information on community needs.

**5. Summary of public comments**

TBD following publication period.

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

TBD follow publication period.

**7. Summary**

# The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	TOWN OF PRESCOTT VALLEY	Neighborhood Services

Table 1 – Responsible Agencies

### Narrative

The Town of Prescott Valley Neighborhood Services Department is the lead entity responsible for preparing the Consolidated Plan and for the administration of the Community Development Block Grant (CDBG) Program.

### Consolidated Plan Public Contact Information

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Town of Prescott Valley

Neighborhood Services Director

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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**

The Town of Prescott Valley is committed to working with local agencies and service providers to create solutions to best address the needs of the community. This Consolidated Plan and First Year Action Plan is the result of months of collaboration between multiple organizations, agencies, and local stakeholders. Data collected by Pollack Consulting, along with master plan data and surveys from multiple departments, has been utilized for the needs assessment. This data forms the foundation for understanding the housing and community needs within the Town, ensuring that the plans reflect the priorities of Prescott Valley’s residents and businesses. The entities that have provided additional input and insight into the final plan are listed in the following sections.

**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 Town of Prescott Valley’s Housing Division works to advance the attainable housing initiatives outlined in the Prescott Valley Strategic Plan. Under the Vision 2024 Focus Area, the division pursues four identified goals, one of which is to promote community development activities. In its effort to accomplish this goal, the Division aims to strengthen neighborhood revitalization efforts through strategic partnerships and programs.

One such strategic partnership potentially includes the provision of down payment assistance to participants of Yavapai County’s A Home of My Own! Program, which provides cost saving options to potential homeowners to build new construction residential homes. Once the draft of the program is approved by Town management, it will be sent to Town Council for discussion.

The Town of Prescott Valley, as a service to the public, has also created a resource directory which is available on their website. Resource categories include, but are not limited to, disability services, hospitals, support services (shelter/housing, food programs, support groups, etc.), veteran services, and victim services.

**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 Town of Prescott Valley is part of the Arizona Balance of State Continuum of Care (AZBOSCO) led by the Arizona Department of Housing (ADOH). On an annual basis, ADOH applies for competitive Continuum of Care (CoC) funding to the U.S. Department of Housing and Urban Development (HUD) for projects and programs that are identified as priority needs through the Continuum process. ADOH then acts as the administering agency for the grants that are passed through to the participating sub-recipients, such as Prescott Valley's Polara Health Crisis Stabilization Unit (CSU).

The AZBOSCO is comprised of representatives from 13 county-based Local Coalitions to End Homelessness (LCEH), in addition to statewide partners and other key stakeholders. Each LCEH includes members who are representatives of local programs, community agencies, and other community stakeholders. The CoC planning dollars and state funds are used to further the goals of the AZBOSCO by allocating funds to the local LCEH to support Yavapai County's efforts related to planning and implementing strategies to end homelessness. Efforts are supported through local meetings, coordinated entry, case conferencing, engagement with new partners and coordination of services.

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

In addition to serving as the Collaborative Applicant for the Arizona Balance of State Continuum of Care (AZBOSCO), the Arizona Department of Housing (ADOH) also serves as the Homeless Management Information System (HMIS) lead agency. ADOH responsibilities as the HMIS lead include contracting with the HMIS software provider, ensuring that all HMIS activities are carried out in accordance with the HEARTH Act, reviewing policies related to the contractor performance, and providing the AZBOSCO Governance Advisory Board with recommendations related to HMIS. This Governance Advisory Board is also responsible for assisting in the CoC's coordination with ESG funds.

With Governance Advisory Board approval, the AZBOSCO also oversees CoC operations such as collecting and reporting performance data such as the Longitudinal Systems Analysis (LSA), Housing Inventory Count (HIC), and Point In Time Count (PIT), and monitoring program performance.

**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**

1	<b>Agency/Group/Organization</b>	<b>Stepping Stones Agencies</b>
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Services-Children Services-Homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in multiple affordable housing assessment focus group meetings and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
2	<b>Agency/Group/Organization</b>	<b>Coalition for Compassion and Justice (CCJ)</b>
	<b>Agency/Group/Organization Type</b>	Housing Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in multiple affordable housing assessment focus group meetings and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
3	<b>Agency/Group/Organization</b>	<b>United Way of Yavapai County (UWYC)</b>
	<b>Agency/Group/Organization Type</b>	Planning organization Other- Funder
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in multiple affordable housing assessment focus group meetings and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
4	<b>Agency/Group/Organization</b>	<b>Rotary Club of Prescott</b>
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
5	<b>Agency/Group/Organization</b>	<b>Humboldt Unified School District</b>

	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
6	<b>Agency/Group/Organization</b>	<b>Agape House of Prescott</b>
	<b>Agency/Group/Organization Type</b>	Housing Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
7	<b>Agency/Group/Organization</b>	<b>Prescott Area Habitat for Humanity</b>
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
8	<b>Agency/Group/Organization</b>	<b>Prescott Meals on Wheels</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
9	<b>Agency/Group/Organization</b>	<b>Southwest Homes AZ</b>
	<b>Agency/Group/Organization Type</b>	Housing Other- Builder
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.

10	Agency/Group/Organization	<b>Central Arizona Fire &amp; Medical Authority (CAFMA)</b>
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Other-Emergency Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
11	Agency/Group/Organization	<b>Yavapai College</b>
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
12	Agency/Group/Organization	<b>Fain Signature Group</b>
	Agency/Group/Organization Type	Housing Business Leaders Foundation Other-Builder
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in multiple affordable housing assessment focus group meetings and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
13	Agency/Group/Organization	<b>Dignity Health- Yavapai Regional Medical Center (YRMC)</b>
	Agency/Group/Organization Type	Services-Health Health Agency Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
14	Agency/Group/Organization	<b>WaFd Bank</b>
	Agency/Group/Organization Type	Private Sector Banking/Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
15	<b>Agency/Group/Organization</b>	<b>People Who Care</b>
	<b>Agency/Group/Organization Type</b>	Services- Elderly Services-Disabled
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
16	<b>Agency/Group/Organization</b>	<b>Prescott Valley Town Council</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and one-on-one interviews to provide input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
17	<b>Agency/Group/Organization</b>	<b>Jeffrey Miller Architecture &amp; Design</b>
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing Community Development Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
18	<b>Agency/Group/Organization</b>	<b>Yavapai County Contractors Association (YCCA)</b>
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing Community Development Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.
19	<b>Agency/Group/Organization</b>	<b>Northern Arizona Council of Governments (NACOG)</b>
	<b>Agency/Group/Organization Type</b>	Services-Children

	Services-Persons with Disabilities Services-Education Services-Elderly Persons Services-Employment Services-Health Housing Regional Organization Planning Organization
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing Community Development Strategy Anti-Poverty Strategy Non-Homeless Special Needs
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in an affordable housing assessment focus group meeting and provided input relating to the development of the Consolidated Plan goals and priority needs. For anticipated outcomes see narrative below.

**Table 2 – Agencies, groups, organizations who participated**

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

All consultation categories required by HUD were addressed, and the Town ensured additional outreach to thoroughly explore community needs. No agency was intentionally excluded from consultation.

**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?
<a href="#">State of Arizona 5-year HUD Consolidated Plan and Program Year 2025 HUD Annual Plan (Continuum of Care)</a>	Arizona Department of Housing	The goals of the Strategic plan, concerning homeless services, are aimed to work in conjunction with the goals of the Continuum of Care plan.
<a href="#">Prescott Valley Strategic Plan</a>	Town of Prescott Valley	Town vision and goals
Town of Prescott Valley Housing and Community Needs Survey Results	Town of Prescott Valley	Town vision and goals
Prescott Valley Housing Needs Assessment	Town of Prescott Valley	Town vision and goals
City Detect Residential Property Study 2025	City Detect	Informs housing needs assessment.
Arizona Digital Equity Plan	State of Arizona	Informs the discussion on broadband infrastructure
Prescott Valley 2024 Economic Strategic Plan  City of Prescott Arizona Economic Development Strategy	Town of Prescott Valley	Informs Market Analysis
Yavapai County Local Workforce Development Plan	Yavapai County	Informs Market Analysis

**Table 3 – Other local / regional / federal planning efforts**

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

The Town participates in a number of collaborative meetings, task forces and coalitions with other public entities to coordinate service delivery, align policies, and share data in an effort to reduce duplication of services, remove system barriers, and leverage non-Town resources to serve Prescott Valley residents. These include key public and quasi-public agencies, coalitions and groups, including the U.S. Department of Veterans Affairs, Central Arizona Fire and Medical Authority, the Northern Arizona Council of Governments, the Prescott Valley Police Department, the Yavapai County Sheriff’s Office, Arizona Department of Housing/ Balance of State Continuum of Care, Arizona Department of Economic Security, Yavapai County

Development Services, Yavapai County Victim Services, Federal Emergency Management Agency, Humboldt Unified School District, United Way, and Yavapai College.

**Narrative (optional):**

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

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

The Town considers the involvement of its low- and moderate-income residents to be essential to the development and implementation of its Five-Year Consolidated Plan and Annual Action Plans. The residents of Prescott Valley played a significant role in the preparation of the Consolidated Plan.

The community engagement strategy included various methods for gathering input and feedback from a wide range of stakeholders, including Prescott Valley residents, businesses, and community organizations. The Citizen Participation Plan, which was published for a 15 day public comment period and discussed at a public hearing on May 6, 2025 is included in the Unique Appendices of this plan.

A comprehensive survey was launched on February 7, 2025, and remained open through March 31, 2025. The survey was accessible online through a link which was published on the Town’s website. The survey aimed to capture community input regarding housing and development priorities, needs, and challenges in Prescott Valley. Over 800 individuals responded.

A public hearing was held on February 24, 2025, from 5:30 PM to 7:00 PM in the Police Training Room. This meeting was open to all residents and businesses in Prescott Valley and provided an opportunity for residents and businesses to learn about the CDBG program, ask questions, and share concerns about community needs in advance of the development and publication of the Consolidated Plan.

Two additional focus group meetings were held in March 2025. The first, a Community Organization Focus Group, took place on March 11, 2025, at 10:00 AM at the Prescott Valley Civic Center and engaged community organizations that provided insight into local housing and community needs. The second, an Occupation/Businesses Focus Group, was held on March 24, 2025, at 1:00 PM, also at the Civic Center. This session involved small businesses, first responders, healthcare providers, educational institutions, and major employers in the area.

Additionally, individual interviews were conducted with Town Council members and stakeholders in March to ensure their input was reflected in the final plans.

The data gathered through surveys, public meetings, and focus groups were incorporated into the final Consolidated Plan and Annual Action Plan, which was published for a 30-day public comment between May 12 and June 11, 2025 and approved by the Town Council on **TBD**, 2025. The Citizen Outreach Participation Table below provides details about the various outreach efforts.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Survey	Non-targeted/broad community  General Public	848 responses were received between February 7- March 31, 2025	All comments were accepted	All comments were accepted.	
2	CDBG Public Hearing	Non-targeted/broad community  General Public	Thirty-two (32) members of the public attended; February 24, 2025; held in person to comment feedback on community needs for the development of the Consolidated Plan prior to publication.	All comments were accepted	All comments were accepted.	
3	CDBG Public Hearing	Non-targeted/broad community  General Public	Members of the public; May 6, 2025; held on line and in person to review the Citizen Participation Plan and to collect feedback on community needs for the development of the Consolidated Plan prior to publication.	All comments were accepted	All comments were accepted.	1
4	CDBG Public Hearing	Non-targeted/broad community  General Public	Members of the public; June 5, 2025; held in person to review the present and collect feedback on the Consolidated Plan during the public comment period.	All comments were accepted	All comments were accepted.	5
5	Public Meeting	Community organizations in	10 representatives of community organizations	All comments were accepted	All comments were accepted.	

		Prescott Valley	attended; March 11, 2025			
<b>6</b>	Public Meeting	Small business owners, first responders, healthcare providers, educational institutions, and major employers in Prescott Valley	Seven (7) representatives attended; March 24, 2025	All comments were accepted	All comments were accepted.	
<b>7</b>	Stakeholder Interviews	Town Council members	Five (5) targeted interviews were conducted with Town Council members; March 2025	All comments were accepted	All comments were accepted.	
<b>8</b>	Public Review & Comment Period	Non-targeted/broad community  General Public	Comments were received on the draft plans between May 12 and June 11, 2025.	All comments were accepted	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment provides an overview of the impacts of this growth on housing availability, affordability, and quality. It includes the following sections:

- **Housing Needs Assessment:** data on population, income level, number and type of households, and housing problems. For the purpose of this section, housing problems are defined as:
  - Lack of complete kitchen facilities.
  - Lack of complete plumbing facilities.
  - Cost burden: the allocation of more than 30% of gross household income toward housing costs. For renters, housing costs include rent paid by the tenant plus utilities; for owners, housing costs include mortgage payment, taxes, insurance, and utilities. This section includes data on severe cost burden, as well, which is paying more than 50% of gross household income on housing costs.
  - Overcrowding: more than one person per room, not including bathrooms, porches, foyers, halls, or half-room.

HUD default datasets used for this Consolidated Plan are from the 2000 Census (Base Year); 2016-2020 American Community Survey (ACS); and the 2016-2020 CHAS (Comprehensive Housing Affordability Strategy).

- **Disproportionately Greater Need:** when the members of a racial or ethnic group at a given income level experiences housing problems (as defined above) at a greater rate (10% or more) than the income level for the Town as a whole.
- **Public Housing:** information on the number and type of public housing units and the characteristics of residents is presented. For the purpose of this section, “public housing” includes traditional public housing units subsidized by annual contribution contracts (ACC) and former public housing units that have been converted to “affordable housing” under the Rental Assistance Demonstration (RAD) program. Data on voucher programs is provided, as well.

- **Homeless Needs Assessment:** the nature and extent of homelessness in Perris using data from the Homeless Management Information System (HMIS) and
- **Non-Homeless Special Needs Assessment:** housing needs for persons who are not homeless but require supportive services are presented. These populations include the elderly, frail elderly, persons with disabilities, and persons with alcohol or other drug addictions. HUD default data is not provided; data used to assess these needs is appropriately cited. HOPWA data is based on CDC HIV Surveillance Data and the HOPWA CAPER and
- **Non-Housing Community Development Needs:** non-housing community development needs (i.e., public facilities, public improvements, and public services) is based on input from consultations/community input and local plans and reports as HUD default data is not provided.

#### **Maps Used in the Needs Assessment**

- To provide the most current representation of needs in Prescott Valley, where available, GIS Maps are used to support the data tables. All maps are based on 2019-2023 ACS data.

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

### **Summary of Housing Needs**

According to the 2025 Housing Needs Assessment, Prescott Valley's population is projected to grow by more than 12,200 people between 2024 and 2040, creating demand for at least 5,127 new housing units. At the same time, the Town's housing market is increasingly unaffordable for many residents. In 2024, only 13% of home sales were priced below \$300,000—yet the maximum affordable purchase price for a household earning the median income (\$70,793) was approximately \$254,000.

According to the 2025 Housing Needs Assessment, the total housing affordability gap in Prescott Valley is approximately 5,849 households, or 29.1% of all households. This includes 2,432 renter households (41.5%) and 3,417 owner households (24.0%) who are cost-burdened—spending more than 30% of their income on housing. Notably, 1,130 renters (19.3%) and 1,719 owners (12.1%) are considered severely cost-burdened, paying over 50% of their income on housing costs.

Future demand for housing is projected to follow income disparities. The HNA identifies the need for 1,951 new rental units affordable to households earning less than \$50,000 and 1,809 new ownership units for households earning between \$50,000 and \$100,000. These groups include essential workers and first-time homebuyers who may qualify for workforce housing programs or down payment assistance.

Table 5 shows that the population of the Town of Prescott saw an 11.2% increase in total population between 2018 and 2023 and held 48,048 residents in 2020. Chart 3.1 shows the population change from 2000 to 2023. The town more than doubled its population between 2000 and 2023. Census data estimates that between 2018 and 2023, there was an 11.4% increase in the total number of households in the Town. Table 6 shows that between 2016 and 2020, out of the estimated 18,985 households, 41.1% have incomes at or below 80% AMI in the following groupings – there were 1,895 households between 0-30% AMI (10%), 2,550 households between >30-50% AMI (13.4%), and 3,355 households between 50-80% AMI (17.7%). Nearly one quarter (24.2%) of households with incomes at or below 80% AMI contain at least one person aged 62 years or older. As the number of low-moderate income households continues to increase the need for affordable housing options will also need to increase to keep pace with demand.

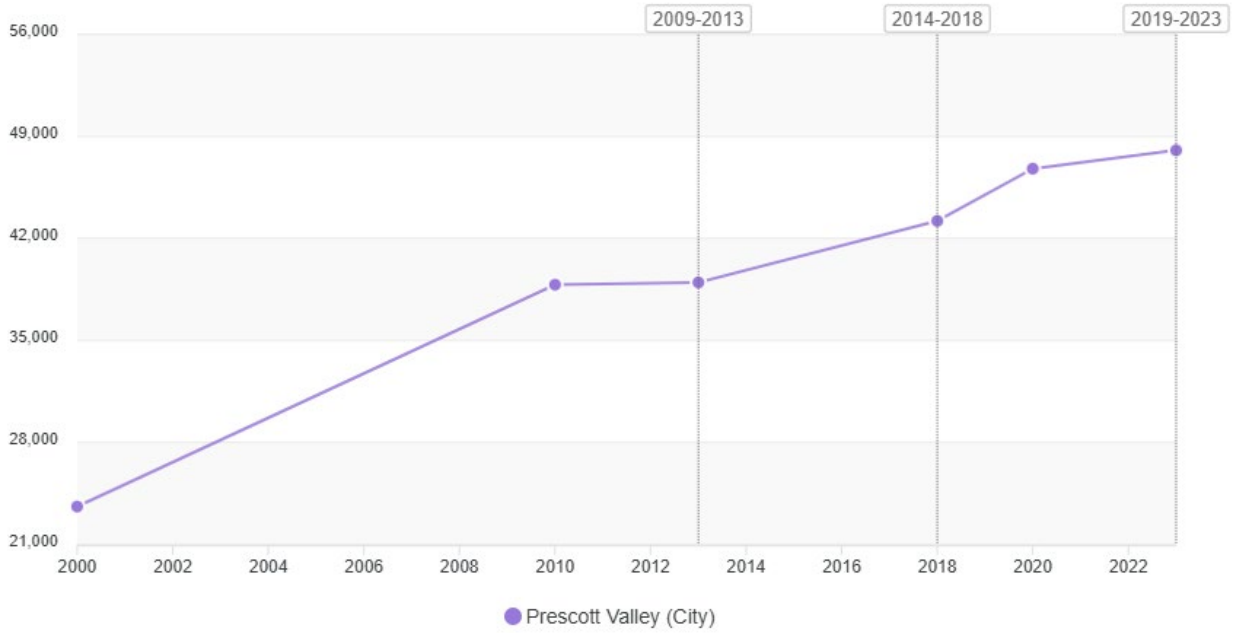
The median income increased by approximately 46.3% between 2018 and 2023, with the median income of the Town being \$70,793 by 2023. However, with the significant increase in

rent and living costs, this increase has likely not kept up with these demands. Map 3.1 shows the distribution of median household income in the Town. Generally, higher income areas tend to be more in the northern and northeastern areas of Prescott Valley. According to Census data from 2019 to 2023, the Town of Prescott Valley had a poverty rate of 12.4% in 2023. The tracts reporting the highest poverty levels were 04025000609 (23.5%), 0402500614 (24.2%), and 0402500617 (20.4%). These areas are visually represented in Map 3.2, shaded in dark purple to indicate elevated poverty rates. When income is concentrated in certain areas it can lead to concentrated areas of poverty, which become of particular concern if income and geography are closely related to race or ethnicity in the community. It is helpful to compare the maps below to the map showing areas with developed parcels within the Town boundaries to better understand the Census data in relation to places where residents are living.

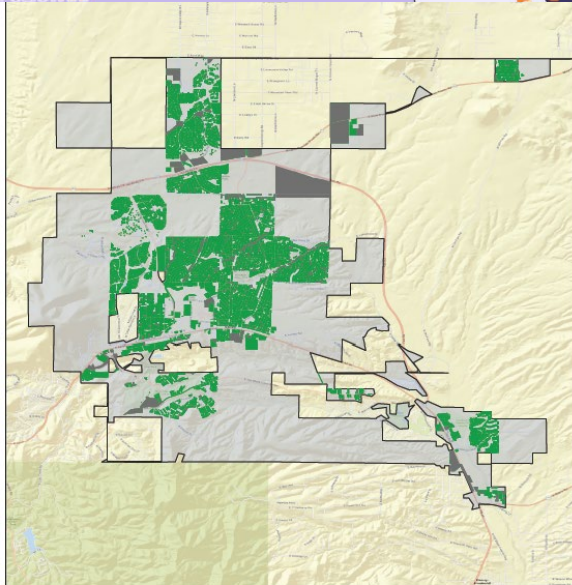
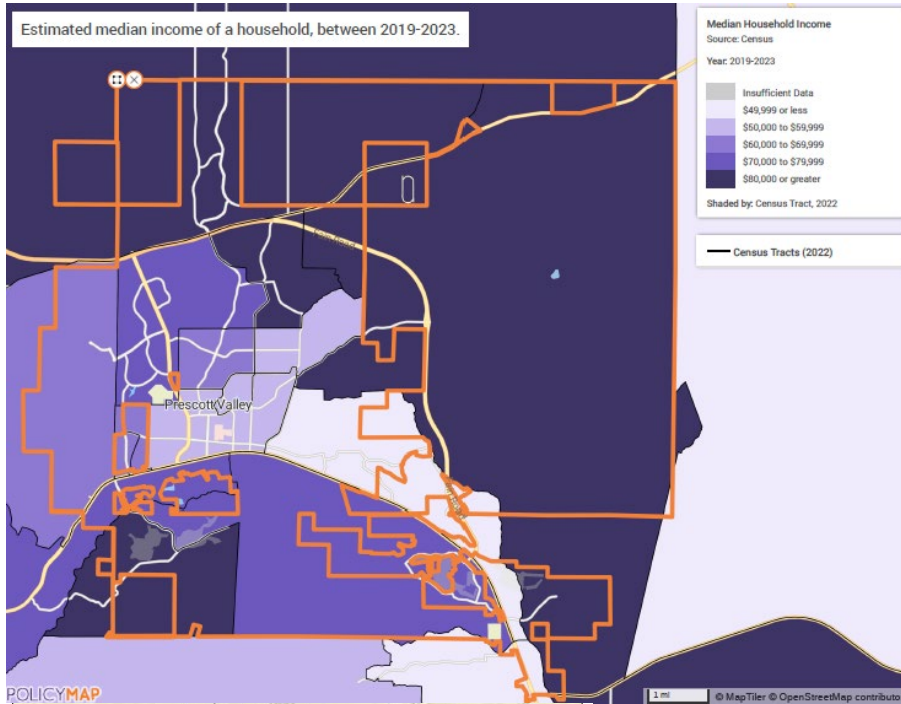
### Chart 3.1 Population Change Town of Prescott Valley, AZ PolicyMap

Population from 2000 to 2019-2023.

Powered by PolicyMap



### Map 3.1 Median Household Income Town of Prescott Valley, AZ 2019-2023 ACS

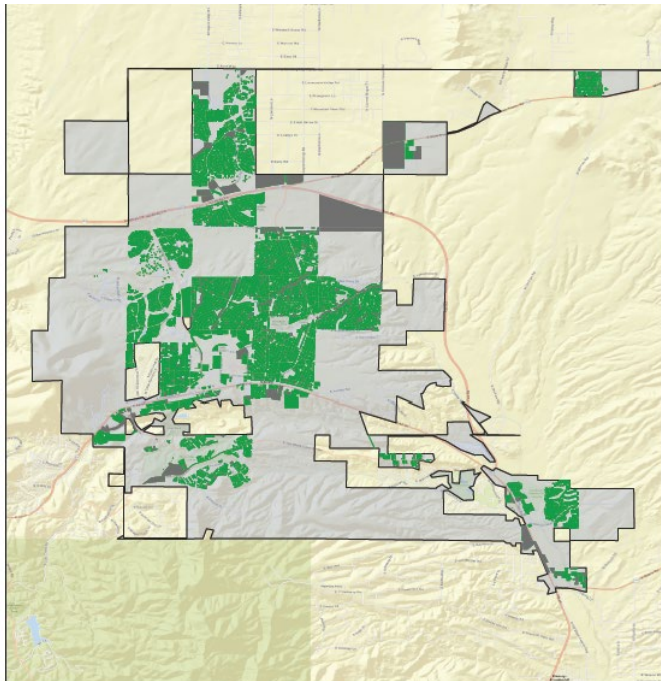
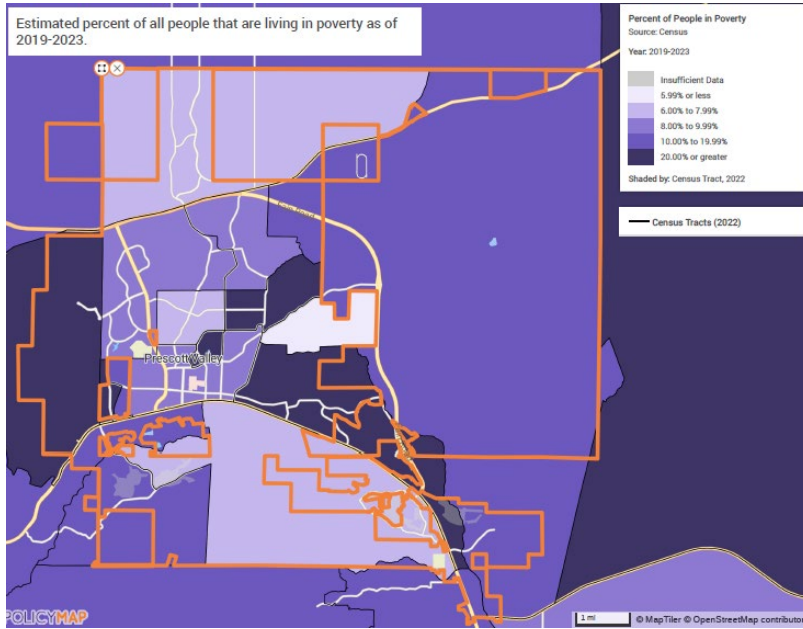


**Prescott Valley Developed and Undeveloped Parcels**

- Undeveloped Parcels
- Developed Parcels



### Map 3.2 Poverty Rate Town of Prescott Valley, AZ 2019-2023 ACS



**Prescott Valley Developed and Undeveloped Parcels**

- Undeveloped Parcels
- Developed Parcels



<b>Demographics</b>	<b>Base Year: 2018</b>	<b>Most Recent Year: 2023</b>	<b>% Change</b>
Population	43,198	48,048	11.2%
Households	18,024	20,079	11.4%
Median Income	\$48,375	\$70,793	46.3%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate** 2014-2018 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

**Data Source:**

## Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	1,895	2,550	3,355	2,425	8,760
Small Family Households	330	510	805	805	3,580
Large Family Households	55	175	95	175	735
Household contains at least one person 62-74 years of age	465	590	1,305	610	3,030
Household contains at least one person age 75 or older	705	725	795	550	1,210
Households with one or more children 6 years old or younger	220	485	325	210	1,080

**Table 6 - Total Households Table**

Data Source: 2016-2020 CHAS

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	10	15	0	25	20	0	0	20	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	15	0	25	0	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	70	30	25	125	0	35	0	10	45
Housing cost burden greater than 50% of income (and none of the above problems)	565	365	135	0	1,065	610	410	485	15	1,520
Housing cost burden greater than 30% of income (and none of the above problems)	140	465	370	185	1,160	285	425	460	565	1,735

	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
Zero/negative Income (and none of the above problems)	10	0	0	0	10	70	0	0	0	70

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	565	445	200	25	1,235	630	470	485	45	1,630
Having none of four housing problems	215	685	785	515	2,200	480	955	1,880	1,835	5,150
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**

Data 2016-2020 CHAS  
Source:

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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	60	310	130	500	235	140	200	575
Large Related	45	95	4	144	10	75	0	85
Elderly	385	350	230	965	615	520	590	1,725
Other	215	150	155	520	30	155	154	339

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	705	905	519	2,129	890	890	944	2,724

**Table 9 – Cost Burden > 30%**

Data 2016-2020 CHAS  
Source:

#### 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	0	0	90	90	210	65	0	275
Large Related	0	0	10	10	10	35	0	45
Elderly	255	185	60	500	355	350	290	995
Other	0	205	90	295	30	0	0	30
Total need by income	255	390	250	895	605	450	290	1,345

**Table 10 – Cost Burden > 50%**

Data 2016-2020 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	4	45	25	74	0	60	0	10	70
Multiple, unrelated family households	0	65	0	0	65	0	0	0	0	0
Other, non-family households	0	10	0	0	10	0	0	0	0	0
Total need by income	0	79	45	25	149	0	60	0	10	70

**Table 11 – Crowding Information – 1/2**

Data 2016-2020 CHAS  
Source:

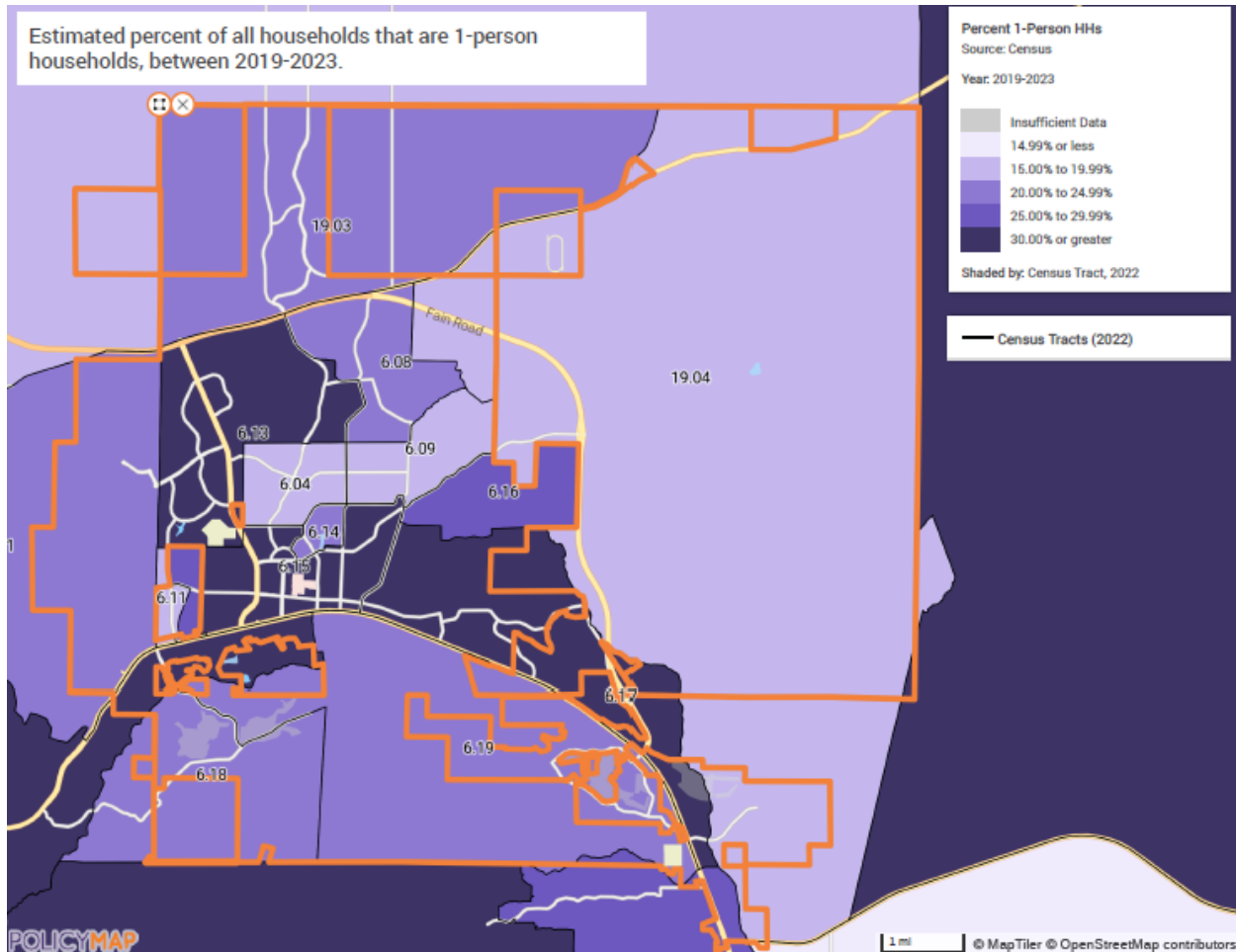
	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

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

According to the 2025 Prescott Valley Housing Needs Assessment, single-person households make up approximately 25.7% of all households in Prescott Valley. These include seniors living alone on fixed incomes, working-age adults, and individuals with disabilities. Single-person renters are more likely to be cost-burdened, especially those earning less than 50% AMI. Renters are more likely than homeowners to live in single-person households. Map 3.3 shows that single-person households are spread throughout the Town, with larger concentrations in central tracts. Demand for smaller, affordable units—such as studio or one-bedroom apartments—remains high.

**Map 3.3**  
**Single-Person Households**  
**Town of Prescott Valley, AZ**  
**2019-2023 ACS**



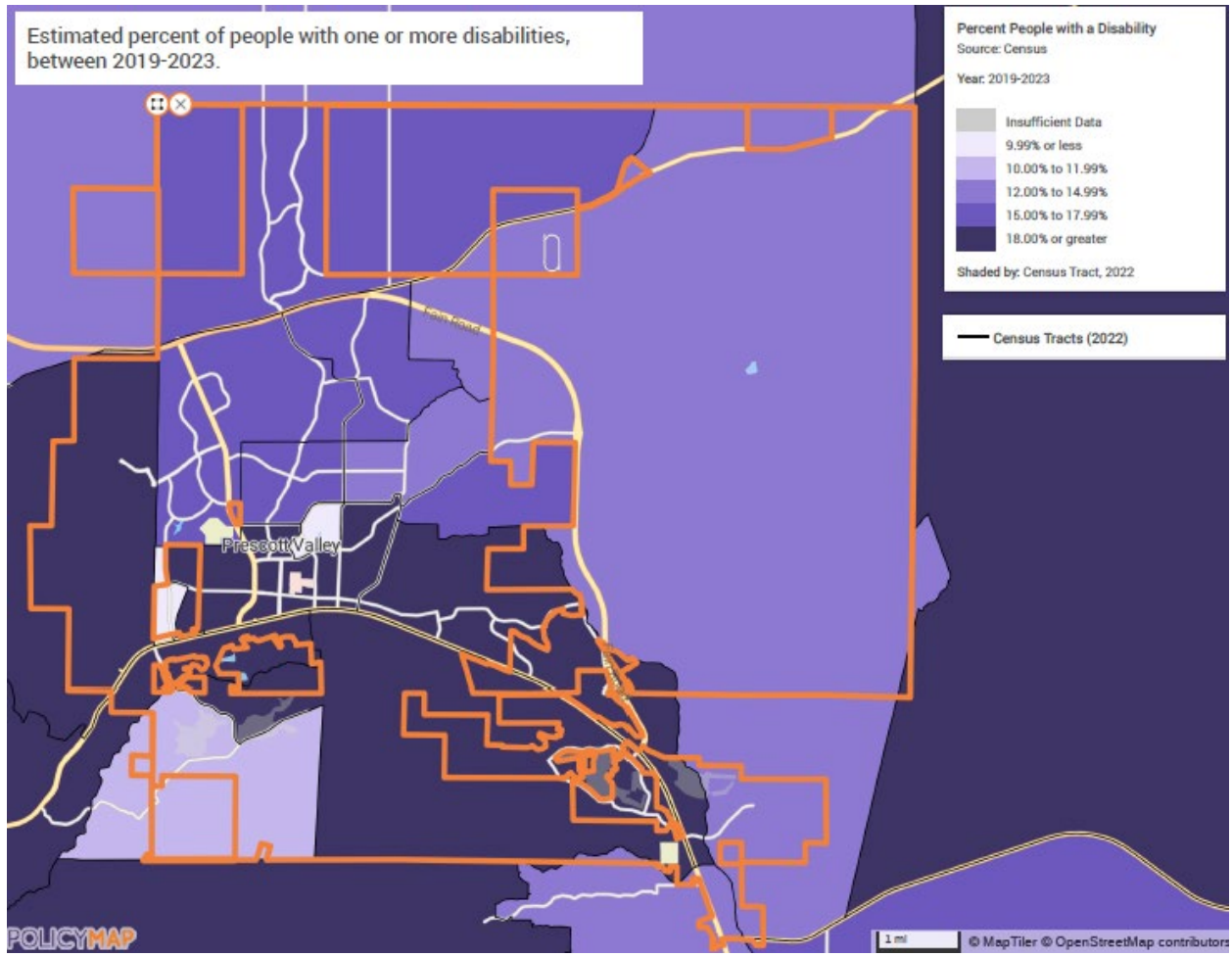
**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Persons with Disabilities

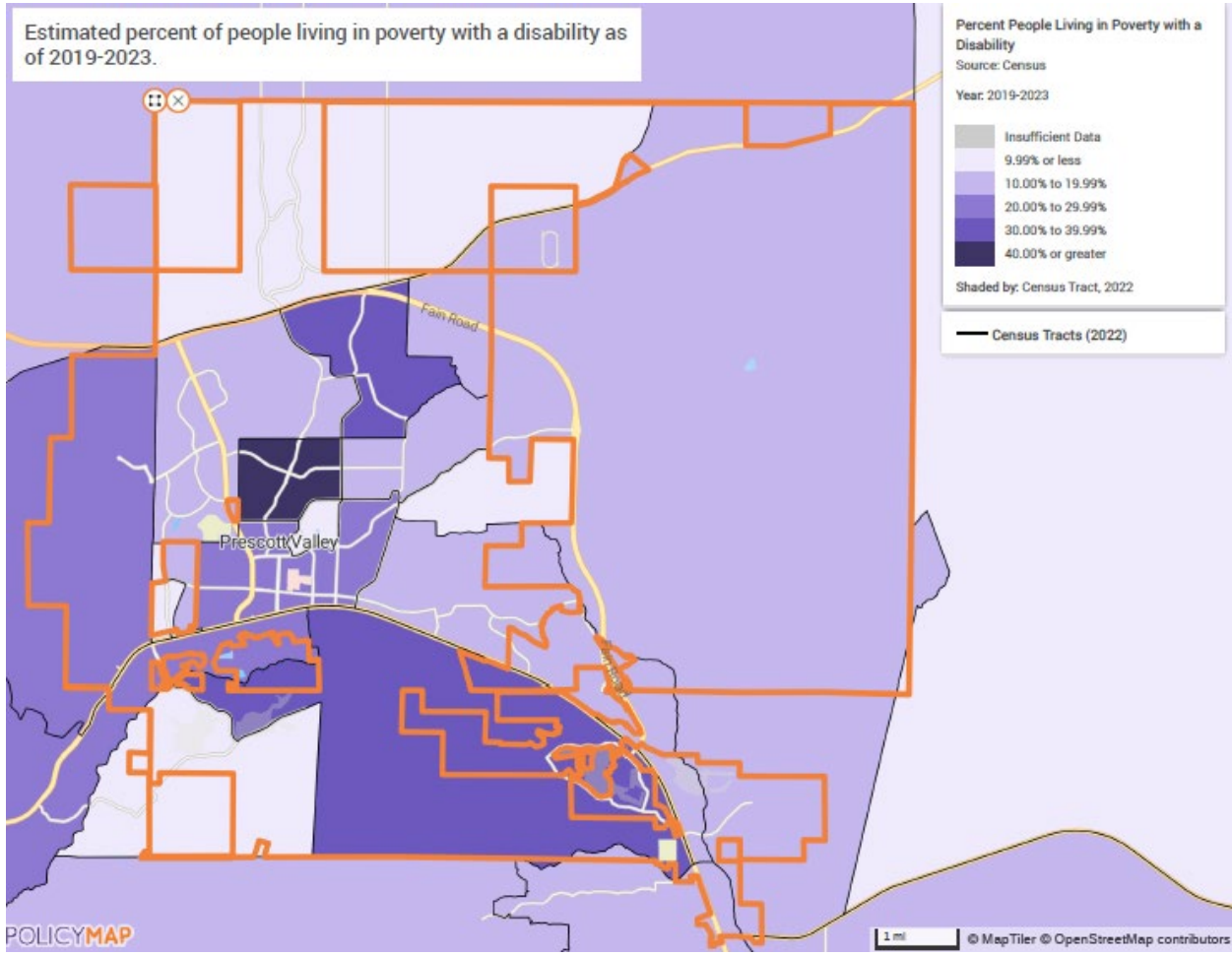
2019-2023 Census data suggests that 7,618 people, or 15.9% of the Town’s population, was living with a disability. Map 3.4 shows that the southern tracts have higher concentrations of people living with disabilities (18% or higher). Map 3.5 shows that those living with a disability who are also living in poverty have higher concentrations in the southern and western tracts, especially tract 04025000604 (42.5%). 2023 ACS data shows that 19% of the Town’s population aged 65-74 years and 47.6% of those aged 75 years or older were living with a disability.

Hearing disabilities are the highest disability type for those 65 years or older and affect 14.1% of the population. Independent living difficulties (because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping) are also noted as a high disability type and affect 10% of the population of those aged 65 years or older. There is a need for more housing assistance for those living with disabilities, especially the elderly population.

**Map 3.4  
Disability  
Town of Prescott Valley, AZ  
2019-2023 ACS**



**Map 3.5  
Percent in Poverty with a Disability  
Town of Prescott Valley, AZ  
2019-2023 ACS**



Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Prescott Valley Police Department’s 2023 Annual Report reported 2,445 total offenses. The chart below is taken from this report and details the number of crimes against persons by type.

GROUP A OFFENSES	Offenses		Adult	
	Reported	Cleared	Adult	Juvenile
<b>Crimes Against Persons</b>				
Murder and Nonnegligent Manslaughter	1	0	0	0
Negligent Manslaughter	2	0	0	0
Kidnapping/Abduction	7	4	0	0
Rape	9	0	0	0
Sodomy	3	0	0	0
Sexual Assault With An Object	2	0	0	0
Fondling	41	3	1	2
Incest	0	0	0	0
Statutory Rape	12	4	1	1
Aggravated Assault	114	70	37	12
Simple Assault	405	274	151	47
Intimidation	132	45	16	14
Human Trafficking, Commercial Sex Acts	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0

### What are the most common housing problems?

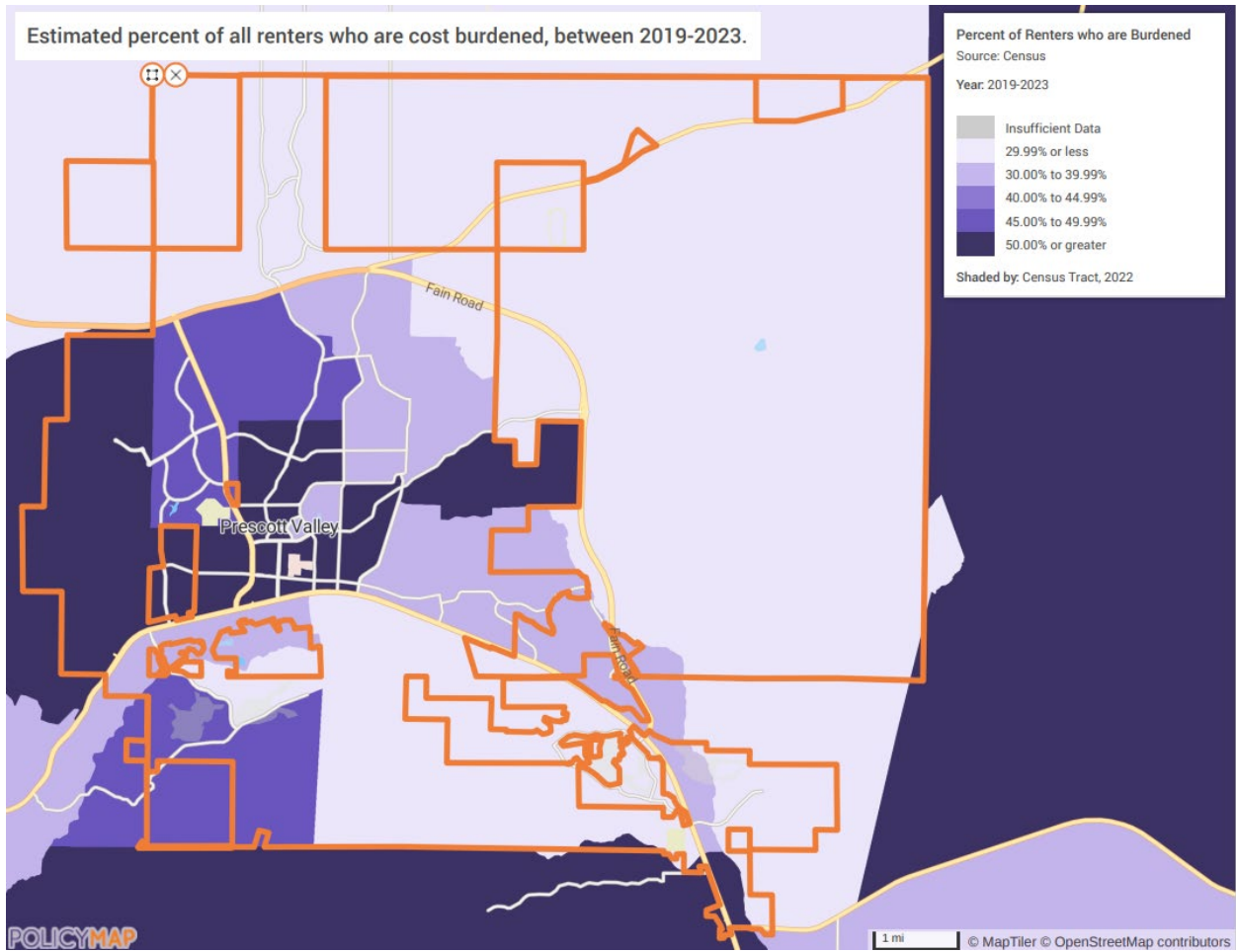
Housing cost burden remains the most prevalent housing challenge in the Town. A household is considered cost-burdened when it spends 30% to 50% of its income on housing expenses, and severely cost-burdened when more than 50% of income is dedicated to housing costs. According to 2023 ACS estimates:

- 41.5% of renters (2,432 households) are cost-burdened.
- 27.2% of cost burdened renters are aged 65 or older, and 18.5% earn less than \$20,000 annually.
- 24% of homeowners (3,417 households) are cost burdened
- 28.3% of cost burdened homeowners are also seniors.

Map 3.6 illustrates the geographic distribution of renter cost burden, with the highest concentrations found in the central-western census tracts. Map 3.7 details the rates of homeowner cost burden by tract, with Census Tract 04025000614 exhibiting the highest burden at 45.2%.

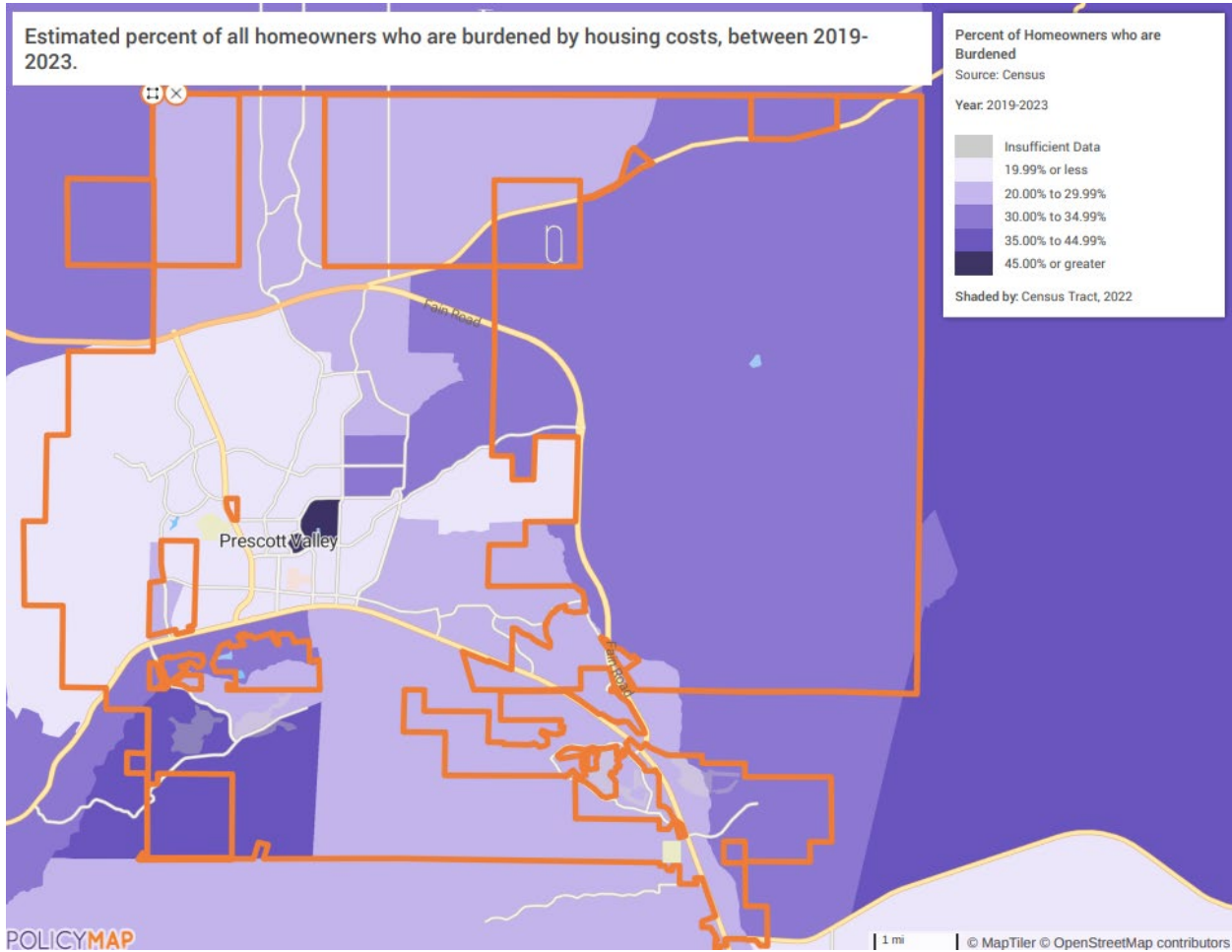
### Map 3.6 Renter Cost Burden

### Town of Prescott Valley, AZ 2019-2023 ACS



### Map 3.7 Homeowner Cost Burden

**Town of Prescott Valley, AZ  
2019-2023 ACS**

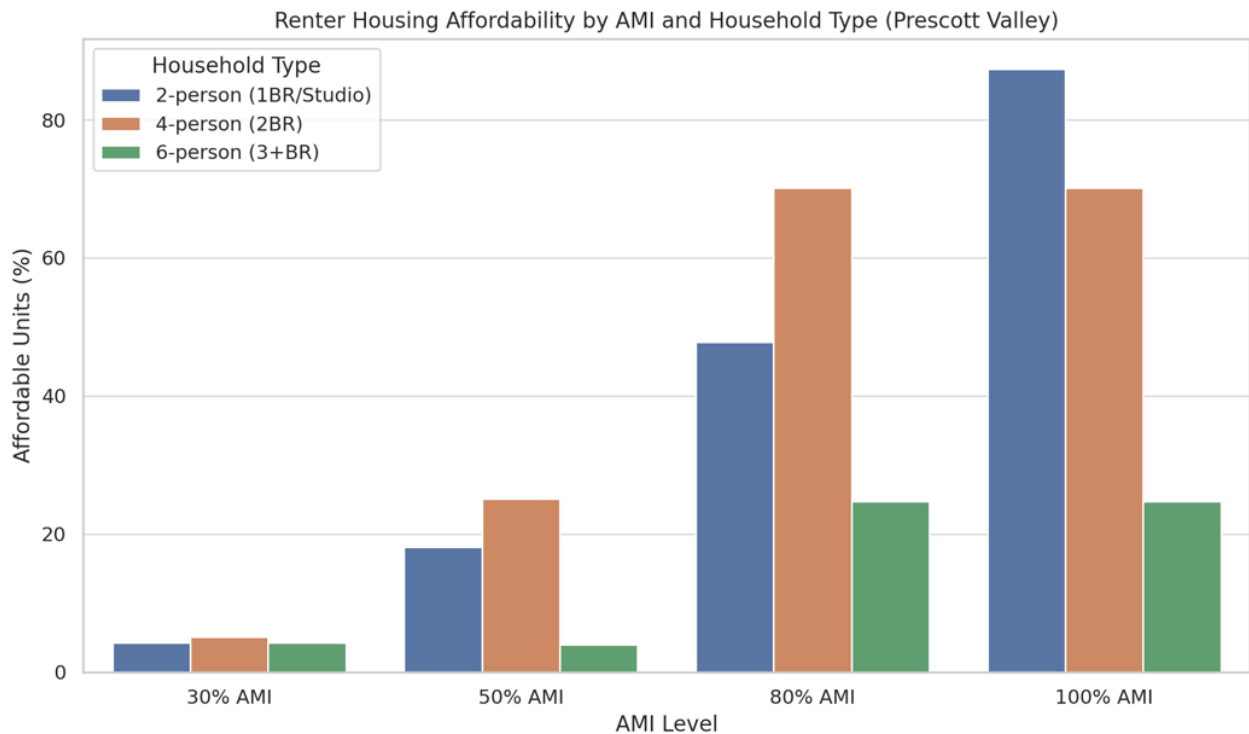


**Are any populations/household types more affected than others by these problems?**

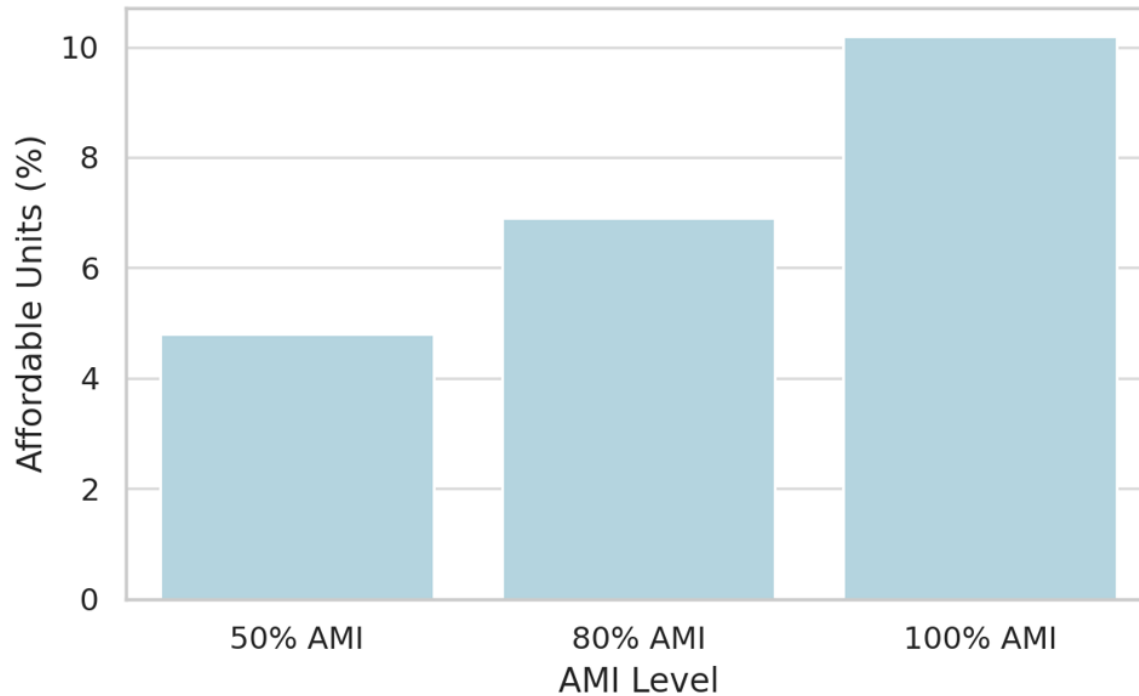
The 2025 Prescott Valley Housing Needs Assessment found that households earning less than 50% of the Area Median Income (AMI), particularly elderly households, are disproportionately impacted. Among severely cost-burdened households, 75.9% are in the 0–50% AMI range, and 66.7% are elderly. Single female-headed households with children also experience heightened vulnerability due to lower median incomes, averaging just \$34,000 annually.

Table 9 shows that between 2016 and 2020, out of the 4,853 combined owner and renter households that were cost-burdened, 3,390 were in income categories between 0-50% AMI (69.9%). 55.4% of cost-burdened households were elderly households. Table 10 shows that out of the 2,240 combined owner and renter households that were severely cost-burdened, 1,700 were in income categories between 0-50% AMI (75.9%). 66.7% of severely cost burdened households were elderly households.

Extremely low-income renters are disproportionately impacted by housing cost burden, as reflected in the data below. Only 4.2% of one-bedroom or studio units are affordable to renters earning 30% of the Area Median Income (AMI) in a two-person household. For four-person households, just 5.1% of two-bedroom units are affordable at the same income level. Affordability is even more limited for larger households: only 4.2% of three or more-bedroom units are affordable to six-person families at 30% AMI, and just 4% at 50% AMI. These figures underscore the severe affordability challenges faced by larger households and those earning between 0–50% AMI. Homeowners also face housing affordability challenges - even households earning up to 100% of AMI experience limited access to affordable ownership options, highlighting the widespread nature of housing cost burdens across income levels and household types.



## Homeowner Housing Affordability for a 4-Person Family (Prescott Valley)



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

Low-income households in Prescott Valley, particularly those earning 30% or less of the Area Median Income (AMI), are highly vulnerable to housing instability. These individuals and families are typically housed but live one crisis away from becoming homeless. They may reside in overcrowded conditions, live with friends or relatives temporarily, or occupy substandard housing.

Key characteristics include:

- Employment in low-wage or seasonal sectors, such as service, retail, or caregiving industries.
- Severe housing cost burden, with many households spending over 50% of their income on rent and utilities.
- Single-parent households, especially female-headed, face additional challenges related to childcare and wage disparities.
- Limited access to transportation, health care, and childcare, which jeopardizes employment stability.

Households with children are especially vulnerable when:

- Eviction is imminent due to late rent payments.
- Rental assistance expires or is unavailable.
- Informal living arrangements (e.g., doubling up) break down.

These households urgently need:

- Short-term rental and utility assistance
- Eviction prevention services, including legal aid
- Access to affordable childcare
- Bridge housing or transitional housing options
- Wraparound support services, such as case management, employment support, and transportation

Formerly Homeless Households Nearing Termination of Rapid Re-Housing Assistance

Households receiving Rapid Re-Housing (RRH) support are often placed into market-rate housing with the help of short- to medium-term rental assistance and limited case management. However, many remain at risk of returning to homelessness as this assistance ends, particularly if they have not achieved sufficient income growth or housing stability.

Challenges include:

- Inability to afford market rents without ongoing subsidies.
- Barriers to employment, such as childcare needs, health issues, or limited education/skills.
- Poor credit or rental history, which limits access to stable housing alternatives.
- Lack of affordable units, especially for families requiring larger units or those with special needs.

Their primary needs include:

- Extended rental assistance or transition into Permanent Supportive Housing (PSH) for high-needs individuals.
- Ongoing case management and service coordination.
- Financial literacy and credit counseling
- Job training and workforce re-entry programs
- Stable affordable housing options, especially for households earning 0–50% AMI.

The Town of Prescott Valley faces ongoing challenges in supporting extremely low-income households and those transitioning from homelessness. A combination of affordable housing development, supportive services, and targeted financial assistance is essential to prevent homelessness and support long-term housing stability for these at-risk populations.

**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:**

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

Extremely low-income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment, health issues, or other unexpected expenses. Unemployment and underemployment have been among the primary reasons for families losing their homes. Cost burden is by far the most common housing problem and threatens housing stability.

**Discussion**

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

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

### Introduction

A disproportionately greater housing need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10% points or more) than the income level as a whole. The following tables analyze housing problems experienced by different racial and ethnic groups across income ranges in the Town.

### 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	1,125	230	0
White	1,035	195	0
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	35	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*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	1,845	530	0
White	1,300	365	0
Black / African American	0	0	0
Asian	8	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	510	45	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,745	1,595	0
White	1,380	1,295	0
Black / African American	25	0	0
Asian	10	0	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	280	280	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	750	1,190	0
White	580	1,060	0
Black / African American	0	30	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	105	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

## Discussion

### 0-30% AMI

In this income category, Hispanic Households had disproportionate need. The need in the category as a whole was 83%. The disproportionate need for Hispanic Households was 100%. However, the household estimate was only 15, not reliable for assessing true need of Hispanic Households.

### 30-50% AMI

In this income category, the need as a whole was 78%. Hispanic Households had disproportionate need at 92%. Asian Household had disproportionate need at 100%. However, Asian Households were only estimated at 8, not reliable for assessing true need of Asian Households.

### 50-80% AMI

In this income category, the need as a whole was 52%. Black Households and Asian Households had disproportionate need at 100%. However, the estimated number of households for both types was small, with the estimate of Black Households at 25 and Asian Households at 10. Such small estimates are not reliable for assessing true need.

### 80-100% AMI

In this income category, the need as a whole was 39%. Hispanic Households showed a disproportionate need at 61%.

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

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

**Introduction**

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to determine if any group(s) share a disproportionate burden of the area’s severe housing problems. For this purpose, HUD guidelines deem a disproportionately greater need exists when persons of a particular racial or ethnic group experiences severe housing problems at a rate of at least 10 percentage points higher than the jurisdiction as a whole.

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	755	595	0
White	665	560	0
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	35	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	840	820	0
White	0	0	0
Black / African American	4	4	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	410	145	0
Hispanic	0	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	685	2,650	0
White	625	2,055	0
Black / African American	0	25	0
Asian	0	10	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	30	530	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	255	1,685	0
White	155	1,480	0
Black / African American	0	30	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	104	165	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## Discussion

### 0-30% AMI

In this income category, 56% of households experienced severe housing problems. Asian Households showed disproportionate greater need at 100%. However, the household sample size was estimated at 15. Such an estimate is not large enough to assess true need.

### 30-50% AMI

In this income category, 53% of households experienced severe housing problems. Hispanic Households showed disproportionate greater need at 74%.

### 50-80% AMI

In this income category, 21% of households experienced severe housing problems. There were no households within this category showing disproportionate greater need.

### 80-100% AMI

In this income category 13% of households experienced severe housing problems. Hispanic Households showed disproportionate need at 39%.

## 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:

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten (10) percentage points above the need demonstrated for the total households within the jurisdiction at a specific income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing housing cost burdens as outlined by HUD guidelines.

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of cost burdened and severely cost burdened households from each race/ethnicity and comparing that figure to the share of all Prescott Valley households.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,405	3,245	2,615	75
White	11,350	2,400	2,160	60
Black / African American	70	25	0	0
Asian	125	25	4	15
American Indian, Alaska Native	85	10	0	0
Pacific Islander	0	0	0	0
Hispanic	1,390	675	400	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion:

Within Prescott Valley, 17% of households had experienced cost burden and were spending 30-50% of their income on housing costs. Hispanic Households showed a disproportionate greater need at 27%. Black Households were close to greater disproportionate need at 26%.

14% of households within Prescott Valley experienced severe cost burden and were spending more than 50% of their income towards housing costs. No households showed disproportionate greater need with severe 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 available CHAS data for Prescott Valley, several racial and ethnic groups experience disproportionately greater housing needs across income categories. However, some of these disparities are based on very small household estimates, which may not be statistically reliable. Overall, Hispanic households were the only group consistently identified across multiple income categories and problem types as experiencing disproportionately greater need. The following summarizes key findings:

### 0-30% AMI

- Housing Problems: Hispanic households are disproportionately affected by housing problems at 100%, but the estimate of only 15 households limits the reliability of this finding.
- Severe Housing Problems: Asian households showed 100% severe housing problems in this category, but again with a small estimate of 15 households.

### 30-50% AMI

- Housing Problems: Hispanic households are disproportionately affected by housing problems at 92%. Asian households also showed a disproportionately high level of housing problems (100%), but their household estimate was only 8, limiting reliability.
- Severe Housing Problems: Hispanic households are disproportionately affected by severe housing problems at 74%.

### 50-80% AMI

- Housing Problems: Both Black and Asian households showed disproportionately greater need for housing problems (100%) but with very small sample sizes—Black households estimated at 25 and Asian at 10.

### 80-100% AMI

- Housing Problems: Hispanic households are disproportionately affected by housing problems at 61%.
- Severe Housing Problems: Hispanic households are disproportionately affected by severe housing problems at 39%.

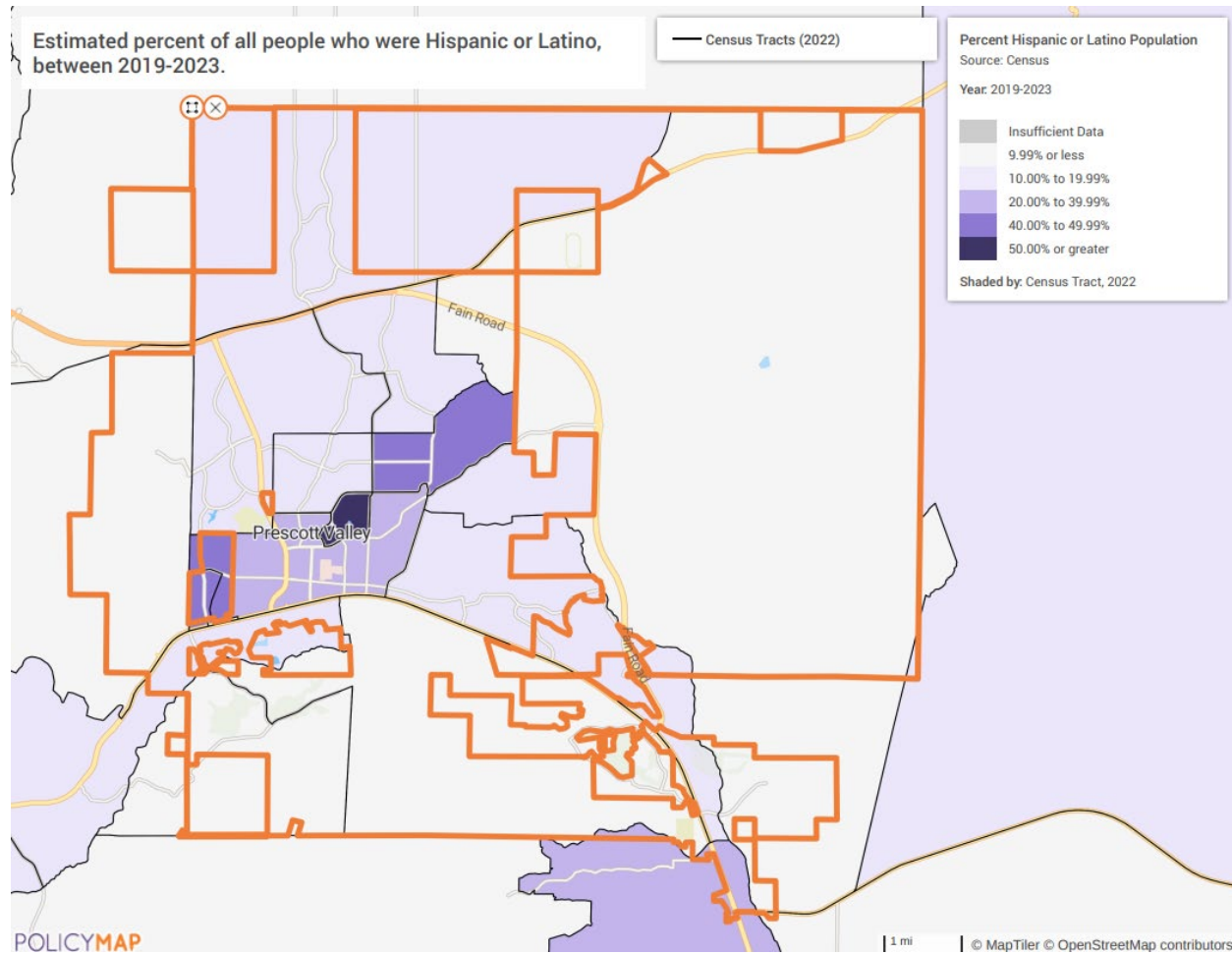
### Housing Cost Burden

For households experiencing cost burden (spending 30–50% of income on housing), Hispanic households demonstrated a disproportionately greater need at 27%, with Black households just below the threshold (26%). No group showed disproportionate need for severe cost burden (spending more than 50% of income).

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

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

Yes, Hispanic or Latino households—who have been identified as experiencing disproportionately greater housing needs across multiple income categories—have higher concentrations in central tracts of Prescott Valley, as shown in the map below. The darkest purple shaded tract near downtown shows a Hispanic or Latino population of over 50%. Other nearby tracts show populations between 20-49.9%.



## NA-35 Public Housing – 91.205(b)

### Introduction

The Town of Prescott Valley does not operate its own municipal Public Housing Authority (PHA). Instead, public housing and Housing Choice Voucher (Section 8) assistance are administered regionally by the Northern Arizona Council of Governments (NACOG). NACOG serves as the designated PHA for Yavapai County and is responsible for managing the allocation of rental assistance vouchers and coordinating supportive housing services for eligible low-income residents in Prescott Valley. In addition, the Arizona Department of Housing (ADOH) provides oversight and support for statewide housing programs, including federal funding for affordable housing development, homelessness prevention, and rehabilitation initiatives. Together, these agencies play a critical role in addressing the housing needs of Prescott Valley’s most vulnerable populations.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	186	0	152	34	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	10,767	0	10,760	10,800	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	0	5	0	6	0	0
Average Household size	0	0	0	1	0	1	1	0
# Homeless at admission	0	0	0	8	0	0	8	0
# of Elderly Program Participants (>62)	0	0	0	60	0	48	12	0
# of Disabled Families	0	0	0	88	0	76	12	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 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	177	0	146	31	0	0
Black/African American	0	0	0	6	0	4	2	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	1	0	0	1	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	12	0	12	0	0	0
Not Hispanic	0	0	0	174	0	140	34	0	0

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

The Town of Prescott Valley does not operate its own municipal Public Housing Authority (PHA).

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

The Town of Prescott Valley does not operate its own municipal Public Housing Authority (PHA).

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

The Town of Prescott Valley does not operate its own municipal Public Housing Authority (PHA).

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homelessness is a particularly troublesome and complex issue for most communities across the United States, caused by many overlapping and interrelated variables. The cause of any single person’s homelessness often lies not in a single factor, but in the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue rooted in mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem influenced by domestic violence, educational attainment, and race. In reality, homelessness can be caused by all of these issues, which are often interrelated, and addressing homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the “homeless,” “homeless individual,” or “homeless person” as an individual who lacks a fixed, regular, and adequate night-time residence and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

Prescott Valley is part of the Arizona Balance of State Continuum of Care (BOSCO), the regional planning entity that coordinates housing and services for homeless families and individuals across 13 non-metro counties in the state. The Arizona Department of Housing serves as the Collaborative Applicant and Homeless Management Information System (HMIS) lead agency for the Continuum of Care. The following data represents the homeless population count in Yavapai County as of April 2025. According to the 2024 Point In Time Count results, there were a total of 682 homeless persons, representing a 29% increase since 2023 and a nearly 49% increase since 2020.

Population	Estimate the # of persons experiencing homelessness on a	Estimate the # experiencing	Estimate the # becomin	Estimate the # exiting homelessnes	Estimate the # of days persons
------------	--	-----------------------------	------------------------	------------------------------------	--------------------------------

	given night		homelessness each year	g homeless each year	s each year	experience homelessness
	Sheltered	Unsheltered				
				981	1,045	92.75
Persons in Households with Adult(s) and Child(ren)						
Persons in Households with Only Children						
Persons in Households with Only Adults						
Chronically Homeless Individuals						
Chronically Homeless Families						
Veterans						
Unaccompanied Child						
Persons with HIV						

**Table 27 - Homeless Needs Assessment**

**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):**

- Chronically Homeless Individuals and Families: On the night of the Point In Time Count, there were 11 Permanent Supportive Housing (PSH) beds for members of chronically homeless families with children and 11 PSH beds for members of chronically homeless households without children. This represents 15% of the total number of PSH beds in Yavapai County.
- Households with Adults and Children: Children under the age of 18 made up 4.5% of the unsheltered population in Yavapai County.
- Veterans and Their Families: Thirteen percent (13%) of all unsheltered individuals interviewed on the night of the Yavapai County Point In Time Count were veterans.
- Unaccompanied Youth: Seven percent (7%) of the unsheltered population in Yavapai County are youth ages 18- 24.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White		200
Black or African American		2
Asian		0
American Indian or Alaska Native		11
Native Hawaiian or Other Pacific Islander		0
Multiple Races		17
Hispanic/ Latino Only		13
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic		37
Not Hispanic		206

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

See above

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

The majority of individuals experiencing unsheltered homelessness in Yavapai County are White and non-Hispanic (75%). About 15% of the unsheltered population are Hispanic or Latino. Nearly 5% are Multiracial and more than 4% are American Indian, although these racial groups make up only 2.5% and 2.2%, respectively, of the total County population according to U.S. Census data. Less than 1% of those experiencing unsheltered homelessness are Black or African American.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

On the Night of the 2024 Point In Time County, there were 243 individuals, making up 191 households, experiencing unsheltered homelessness in Yavapai County. Eleven of these

households, or 5.76%, were located in Prescott Valley. This represents a 37.5% increase in unsheltered households in Prescott Valley since the prior year and a 1,000% increase since 2020. Meanwhile, the County overall saw a 203% increase in unsheltered individuals since 2023 and a 160% increase from 2020. The sheltered population has remained somewhat more stable, with the County experiencing a 1.8% decrease since 2023 and a milder 20% increase since 2020. This seems to indicate that increases in shelter space and/or homeless funding has not been able to keep pace with the increase in demand.

**Discussion:**

N/A

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

### **Introduction:**

While not experiencing homelessness, many individuals and families in Prescott Valley face complex challenges that place them at heightened risk of housing instability, economic insecurity, and health-related barriers. These non-homeless special needs populations include seniors, persons with disabilities, individuals with mental illness, victims of domestic violence, persons with substance use disorders, and those living with HIV/AIDS. These groups often require housing that is not only affordable but also accessible, supportive, and located near essential services. This section identifies the characteristics, service gaps, and housing-related needs of these vulnerable populations, with the goal of informing targeted strategies that promote long-term stability, independence, and improved quality of life within Prescott Valley.

### **Describe the characteristics of special needs populations in your community:**

Seniors: Prescott Valley has a growing senior population, many of whom live on fixed incomes such as Social Security or retirement benefits. Seniors often face significant housing cost burdens, with an estimated 28.3% of homeowner households aged 65 and older spending more than 30% of their income on housing. Additionally, many live in homes that are not suited to aging in place—lacking accessibility features such as grab bars, ramps, or single-level layouts. Seniors also require supportive services such as transportation, home health care, and access to medical facilities. Without these supports, older adults are at risk of institutionalization or homelessness due to health crises or loss of informal caregiving.

Persons with Disabilities: Residents with physical, sensory, cognitive, or developmental disabilities face significant barriers to finding and maintaining housing that meets both their accessibility needs and affordability constraints. The limited supply of accessible rental units in Prescott Valley makes it difficult for individuals with disabilities to secure stable housing, particularly those relying on Supplemental Security Income (SSI), which falls well below local fair market rent levels. Many individuals with disabilities also need supportive housing models that combine affordable housing with access to case management, in-home assistance, and transportation services.

Victims of Domestic Violence: Domestic violence is a significant contributor to housing instability in Prescott Valley. Survivors may be forced to flee their homes to escape abuse, often leaving behind financial resources, employment, and support networks. Local law enforcement and service providers report a steady demand for emergency shelter and transitional housing, particularly for women with children. Survivors need access to confidential, trauma-informed

housing, along with legal advocacy, mental health services, and income stabilization support. The availability of long-term housing solutions remains limited, increasing the risk of survivors returning to unsafe environments or becoming homeless.

Person with Mental Health and Substance Use Disorders: Individuals living with untreated or under-treated mental health or substance use disorders face a heightened risk of housing instability and repeat episodes of homelessness. Prescott Valley has limited permanent supportive housing options that integrate behavioral health services with housing. Waitlists for outpatient treatment programs and a shortage of behavioral health professionals in the region further exacerbate the vulnerability of these individuals. There is a critical need for low-barrier supportive housing, increased funding for community-based mental health services, and cross-system collaboration between housing providers and healthcare agencies.

Persons Living with HIV/AIDS: Although this population is relatively small in Prescott Valley, individuals living with HIV/AIDS are often at increased risk for housing instability due to high medical costs, employment discrimination, and compromised immune systems that require stable, clean housing environments. Supportive housing programs such as HOPWA (Housing Opportunities for Persons with AIDS) may be underutilized or inaccessible due to geographic limitations. This group benefits from integrated service models that provide stable housing alongside medical case management, nutrition services, and health education.

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

#### Seniors:

- Age-appropriate housing (single-level, ADA features)
- Affordable homeownership or rental options on fixed incomes
- In-home support services (meals, healthcare, home maintenance)
- Transportation access to medical care, shopping, and social engagement

#### Persons with Disabilities:

- Physically accessible housing (ramps, wide doors, roll-in showers)
- Service-enriched housing with case management and daily living support
- Transportation and proximity to healthcare and supportive services

#### Victims of Domestic Violence:

- Emergency shelter and confidential transitional housing
- Affordable, trauma-informed permanent housing

- Legal advocacy, safety planning, mental health counseling, child care

Person with Mental Health and Substance Use Disorders:

- Permanent supportive housing with integrated behavioral health services
- Sober living environments and housing stability post-treatment
- Case management, peer support, and crisis intervention access

Persons Living with HIV/AIDS:

- Stable, clean, and medically appropriate housing
- Housing linked with medical case management, nutrition, and transportation
- Access to HOPWA-funded programs and supportive services

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

Prescott Valley does not fall within a designated Eligible Metropolitan Statistical Area (EMSA) that independently qualifies for direct federal Housing Opportunities for Persons with AIDS (HOPWA) formula funding. Instead, it is served as part of the State of Arizona HOPWA program, administered by the Arizona Department of Housing (ADOH). While the population of individuals with HIV/AIDS in Prescott Valley is relatively small, their housing and supportive service needs are acute and complex. Continued coordination with the Arizona Department of Housing, as well as increased awareness and resource allocation, is essential to ensure that this vulnerable group remains stably housed and medically supported.

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

The jurisdiction does not receive HOME funds.

**Discussion:**

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

### **Describe the jurisdiction’s need for Public Facilities:**

Prescott Valley is experiencing pressure on its public facilities due to a lack of housing that meets the needs of essential workers. Feedback from local stakeholders—including healthcare providers, educators, and public safety officials—highlighted that hospitals, fire departments, and schools are struggling to recruit and retain qualified professionals because workers cannot afford to live within town limits. Employees in these sectors are often forced to commute long distances, reducing the efficiency and responsiveness of vital public services.

Participants emphasized that unless housing becomes more accessible and affordable, the community will face increasing difficulty in maintaining adequate staffing for its public facilities. Hospitals, in particular, are losing mid-career staff and specialists who seek employment in areas where housing is more attainable. The housing crisis thus directly impacts the stability and delivery of health care, emergency response, and education services.

Additionally, Council feedback noted an absence of affordable assisted living and senior housing options, with HUD-subsidized units facing long waitlists, exacerbating the need for aging-in-place infrastructure and supportive housing.

### **How were these needs determined?**

These needs were determined through focus groups and stakeholder interviews.

### **Describe the jurisdiction’s need for Public Improvements:**

Infrastructure limitations were repeatedly cited as a constraint on housing development and community well-being. Stakeholders identified the need for improved roadways, parking facilities, traffic safety measures, and basic infrastructure such as sidewalks, street lighting, and multi-use paths to accommodate both vehicles and pedestrians. Participants reported traffic congestion, frequent accidents, and poor nighttime visibility due to non-reflective road markings and unlit areas. One interviewee noted that bulbs were out on many streetlamps, presenting a safety issue.

Water infrastructure emerged as a central concern. There are reports of aquifer depletion and contaminated wells, with at least three community wells shut down. Stakeholders expressed concern over whether the current water system can sustain future growth, especially given the region's desert climate and reliance on groundwater. The issue of water availability is

compounded by delays and costs associated with obtaining development approvals and meeting state-level 100-year water certification requirements.

Stakeholder feedback from town leadership also emphasized that earlier town planning did not account for long-term growth. As a result, many areas—including entertainment venues and apartment complexes—lack sufficient parking, creating day-to-day access challenges. The Town’s aging infrastructure, originally designed for a much smaller population, now requires modernization and capacity expansion to support sustainable development.

**How were these needs determined?**

These needs were determined through focus groups and stakeholder interviews.

**Describe the jurisdiction’s need for Public Services:**

The community’s public services are under strain, particularly in relation to workforce development, housing navigation, and health and safety supports. A significant share of the population—including up to 40% of students at Yavapai College—are experiencing housing insecurity or homelessness, according to local institutions. As a result, there is a strong need for wraparound services that support education, career entry, and housing stabilization.

Participants highlighted the shortage of service providers in areas such as mental health, substance use treatment, and housing counseling. One respondent noted that the Town lacks the personnel “to take care of us,” referring specifically to gaps in the medical field and public safety. With qualified employees leaving due to unaffordable housing or relocating for higher wages elsewhere, the town must develop or support service models that integrate housing, workforce retention, and supportive care for vulnerable populations.

Some employers and institutions have piloted solutions—such as unit set-asides, fee reductions, or first-time buyer incentives—to support staff, but these efforts are limited in scope and face regulatory challenges. Town stakeholders also called for collaborative housing efforts, such as public-private partnerships to develop and manage rental properties that serve local employees.

**How were these needs determined?**

These needs were determined through focus groups and stakeholder interviews.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Town of Prescott Valley is experiencing significant housing market shifts driven by rapid population growth, rising costs, and a lack of housing diversity. As of 2023, Prescott Valley had approximately 21,576 housing units, the vast majority of which are single-family detached homes. While this reflects the community's suburban development pattern, it limits options for renters, seniors, and low- and moderate-income households, particularly given the modest share of multifamily and smaller unit types.

Home values and rents have increased sharply in recent years, outpacing income growth and creating growing affordability challenges. Between 2018 and 2023, the median home value increased by 78.8% and median gross rent rose by 58.3%, while median household income increased by only 46.3%. As a result, over 29% of all households—and more than 40% of renters—are cost burdened. Homeownership is increasingly out of reach for many residents, particularly first-time buyers and moderate-income earners.

Prescott Valley also faces a shortage of deeply affordable and accessible housing options. Extremely low-income renters ( $\leq 30\%$  AMI), seniors on fixed incomes, and households with disabilities are disproportionately impacted by the affordability gap and limited supply of appropriate units. While public and assisted housing developments offer some relief, the jurisdiction relies heavily on regional housing programs and partnerships, as it does not operate a local public housing agency.

Physical conditions of housing also present challenges. Nearly half of renter-occupied units report at least one housing problem, and a sizable share of the Town's rental stock was built before 1980—raising concerns about safety, energy efficiency, and potential lead-based paint hazards. Rehabilitation assistance is a critical need, especially for low-income homeowners and seniors aging in place.

Prescott Valley's employment base is expected to grow significantly during the Consolidated Plan period, yet most residents currently commute out of town for work. This mismatch between housing affordability and local wages—particularly in service, healthcare, and retail industries—further reinforces the need for workforce and mixed-income housing near employment centers.

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

### **Introduction**

According to the 2025 Housing Needs Assessment, Prescott Valley’s housing inventory totals 21,576 units, of which 93.1% are occupied by permanent residents. The Town’s housing stock is heavily dominated by single-family detached homes, comprising approximately 69.7% of all units. While this reflects a traditional suburban development pattern, it presents challenges in meeting the diverse housing needs of renters, seniors, and low- to moderate-income residents due to the limited availability of multifamily or attached housing options. Only 8.1% of units are in multifamily buildings, and duplexes or attached homes account for less than 10% of the stock.

Table 31 shows that between 2016 and 2020, the Town of Prescott Valley had 20,620 housing units, of which 73% were single-family households. 10% were duplexes, quadruplexes, or smaller multifamily buildings (less than 20 units), 2% were multifamily buildings (20+ units), and 14% were mobile homes, boats, RV’s, vans, etc. 2019-2023 ACS data estimates that there were 20,079 housing units in the Town, of which 74.3% were single-family households (as seen in the table below). Prescott Valley’s housing market is dominated by single-family detached homes, reflecting a traditional suburban development pattern. According to 2019–2023 ACS data, approximately 69.7% of all housing units are single-family detached, with a limited presence of multifamily and attached housing options. This housing stock composition presents challenges for meeting the diverse needs of residents, particularly low- and moderate-income households, seniors, renters, and small families. The availability of housing types like townhomes, duplexes, and small apartment buildings is limited. Together, single-family attached homes and duplexes account for only 9.6% of the total stock. Similarly, multifamily units, including both small and large apartment buildings, make up just 8.1%, restricting the supply of rental units in an increasingly cost-burdened market.

Table 32 shows that between 2016 and 2020, 13,595 housing units were occupied by homeowners and 5,380 were occupied by renters. 80% of homeowner households had 3 or more bedrooms, while 47% of renter households had 3 or more bedrooms. 36% of renter households had 2 bedrooms, 14% had 1 bedroom, and 3% had no bedroom. According to 2023 ACS estimates, approximately 70.8% of households in Prescott Valley are homeowners, while 29.2% are renters. Map 4.1 illustrates the distribution of homeowner households across the community, and Map 4.2 highlights the concentration of renter households. Renter households are more heavily concentrated in and around the downtown core, whereas homeowner households are more widely distributed throughout the rest of the city, reflecting broader patterns of suburban-style development.

**All residential properties by number of units**

Property Type	Number	%
1-unit detached structure	14,055	68%
1-unit, attached structure	1,075	5%
2-4 units	1,745	8%
5-19 units	490	2%
20 or more units	440	2%
Mobile Home, boat, RV, van, etc	2,815	14%
<b>Total</b>	<b>20,620</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

Table: Housing Stock		
Property Type	Number of Units	Percent of Units
Single family detached homes	15,043	69.7%
Single family attached homes	998	4.6%
2-unit homes and duplexes	1,078	5.0%
Units in small apartment buildings	1,414	6.6%
Units in large apartment buildings	316	1.5%
Mobile homes or manufactured housing	2,713	12.6%
Other types	14	0.1%
Source: 2019-2023 ACS, PolicyMap		

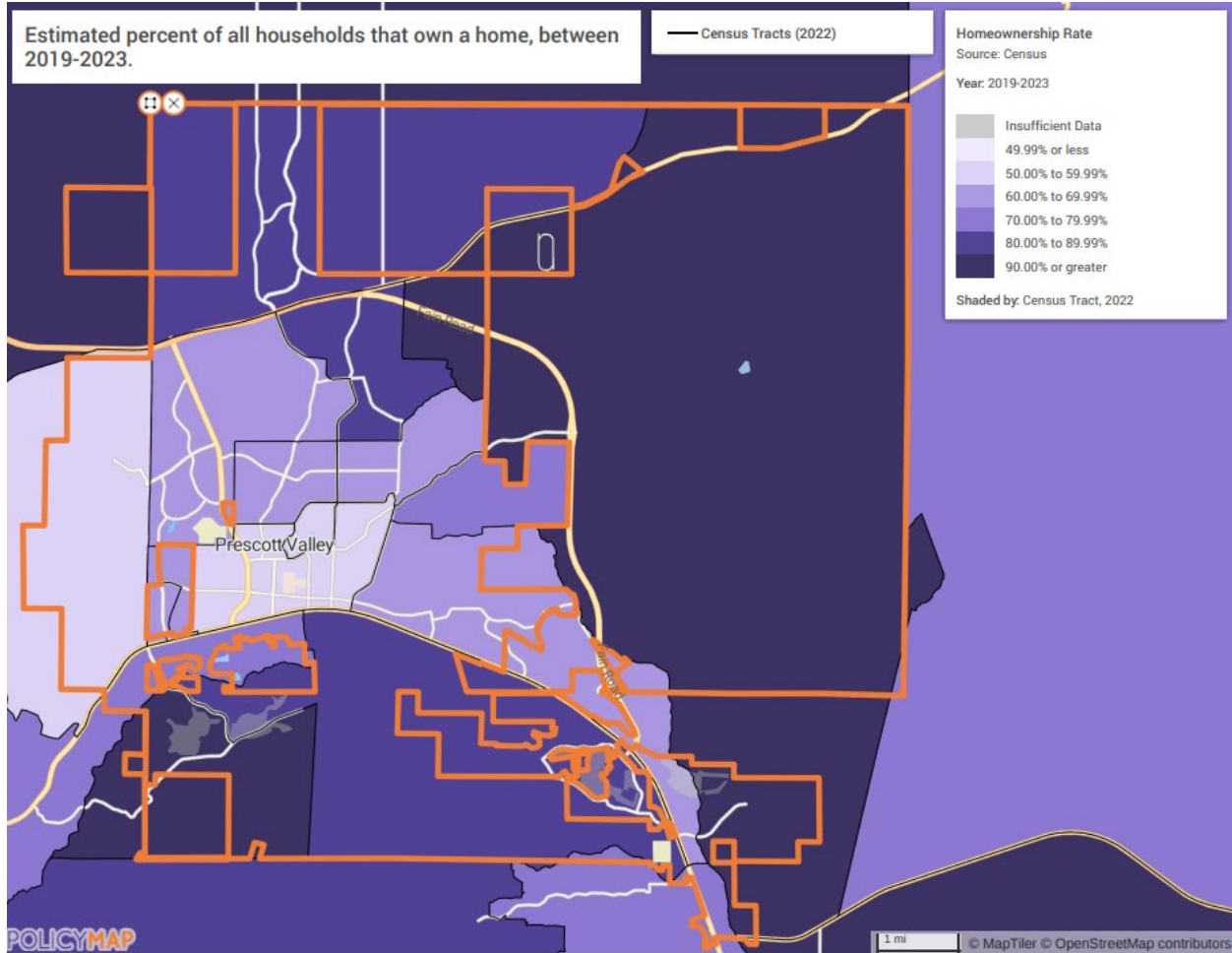
## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	35	0%	185	3%
1 bedroom	130	1%	730	14%
2 bedrooms	2,515	19%	1,960	36%
3 or more bedrooms	10,915	80%	2,505	47%
<b>Total</b>	<b>13,595</b>	<b>100%</b>	<b>5,380</b>	<b>100%</b>

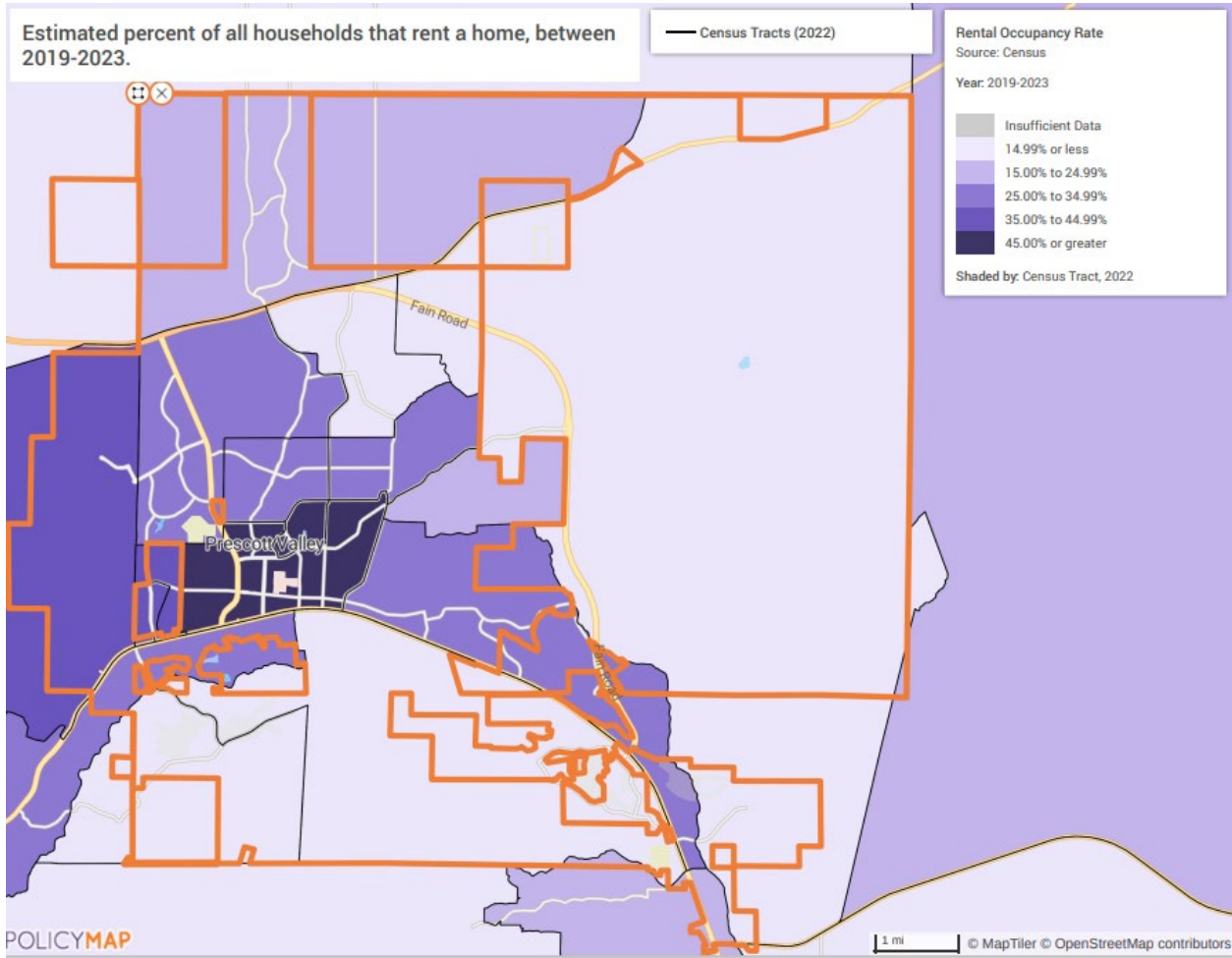
Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

**Map 4.1**  
**Percentage of Homeowners**  
**Town of Prescott Valley, AZ**  
**2019-2023 ACS**



**Map 4.2  
Percentage of Renters  
Town of Prescott Valley, AZ  
2019-2023 ACS**



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

**National Housing Preservation Database:** According to the National Housing Preservation Database, as of December 2024, the Prescott Valley had 9 publicly supported rental housing properties that were subsidized with one or more federal programs, including the low-income housing tax credit (LIHTC), project-based Section 8, HOME Investment Partnership Program, and public housing. 60 units (13.9%) were assisted through the United States Department of Agriculture’s (USDA) programs, which provide affordable housing opportunities in rural areas. 372 units (86.1%) were assisted through multiple funding streams.

**Picture of Subsidized Housing:** Through the Picture of Subsidized Housing query tool, the U.S. Department of Housing and Urban Development captures demographic information for

residents living in public housing, Section 202/811, Project-based Section 8, as well as residents with a housing choice voucher. This data omits key funding sources – low-income tax credits, CDBG, HOME, or local funds. Units in projects that exclusively use these resources are not captured in this information. Below are some key statistics from this data set:

- About 54 residents live in public housing, Section 202/811 projects, project-based Section 8, or they have a Housing Choice Voucher.
- Approximately 70% of residents are extremely low-income and the average household income is \$15,099
- 20% of households are minority households. 13% of households are Hispanic households.
- 35% publicly subsidized units are studios or one-bedroom apartments (71%), 53% are two-bedroom apartments, and 13% are three or more-bedroom apartments.
- 47% of people in these units have a disability.
- 70% of the head of households are at least 62 years old.

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

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

The availability of housing units in Prescott Valley does not fully meet the needs of the population, particularly for low- and moderate-income households, seniors, renters, and special needs populations. A combination of limited housing diversity, rising costs, and population growth has strained the local housing supply. According to 2023 ACS data, approximately 41.5% of renters are cost burdened (spend more than 30% of income on housing) and 24% of homeowners are cost burdened. This suggests a significant mismatch between housing costs and household income, particularly for extremely low-income residents (30% AMI or below). Additionally, only 8.1% of housing units are in multifamily buildings (small or large), limiting options for renters. Most of the housing stock consists of single-family detached homes (69.7%), which are often unaffordable for low-income individuals or small households.

#### **Describe the need for specific types of housing:**

Prescott Valley is experiencing increasing demand for a variety of housing types to meet the needs of its diverse and changing population. Based on local data, demographic trends, and regional reports, the Town faces significant challenges in providing adequate, affordable, and accessible housing across multiple population groups. Needed types of housing include:

- **Affordable rental housing:** Nearly half (42.5%) of renter households in the community are cost burdened—paying more than 30 percent of their income toward housing—highlighting the limited availability of low-cost rental options. With the town’s rental rates rising, many lower-income families, seniors, and individuals struggle to find stable and affordable housing. This need is most pronounced in central areas of Prescott Valley, where access to jobs, transit, and public services is essential.
- **Senior housing** is also in growing demand as the population continues to age. Prescott Valley has a median age of 47 Yavapai County has a median age of 55—both of which are higher than the state average of 39 years old. Many seniors live on fixed incomes and require housing that is both affordable and accessible. The lack of age-friendly units—such as one-story homes, updated units, or those near health and social services—places this population at increased risk of housing instability.
- **Workforce housing** for middle-income earners is another urgent priority. Many essential workers in the retail, education, health care, and service industries earn wages that do not align with current housing costs, making it difficult to live where they work. These workers often commute from outside the town.
- Given demographic trends, there is also a pronounced need for **smaller units** to serve the growing share of **single-person households**, including both young adults and older adults living alone. The current housing stock in Prescott Valley is predominantly composed of larger, single-family homes, which are often unaffordable or unsuitable for smaller households with limited incomes.

## Discussion

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

### **Introduction**

The Town of Prescott Valley is experiencing a significant and sustained increase in housing costs, leading to a growing affordability gap that disproportionately impacts low- and moderate-income households. Between 2018 and 2023, the median home value increased by 78.8%, from \$210,500 to \$376,300. During the same period, the median gross rent rose by 58.3%, from \$929 to \$1,471. These increases far outpaced the 46.3% growth in median household income, signaling that the cost of housing is rising faster than residents' earning power.

The 2025 Housing Needs Assessment revealed that approximately 5,849 households—nearly 29.1% of all households in Prescott Valley—are cost-burdened, spending more than 30% of their income on housing. This includes 41.5% of renters and 24.0% of owners. Only 13% of home sales in 2024 were priced under \$300,000, while the median household income of \$70,793 only supports an affordable home value of approximately \$254,000, further reinforcing the importance of prioritizing housing affordability interventions. The Town is forecasted to grow by 12,200 residents by 2040, creating demand for 5,127 new housing units across a range of price points.

A detailed analysis of 2024 home sales in Prescott Valley in the 2025 Housing Needs Assessment highlights a significant affordability mismatch. Out of 1,057 total home sales—including single-family homes, condos, and manufactured homes—only 137 homes (13.0%) were priced under \$300,000. These consisted primarily of manufactured or resale units. Newly built homes rarely fell within this range; in fact, only six new homes sold for less than \$400,000 in 2024. According to the assessment, the income required to afford the average new home at \$489,000 is approximately \$136,000, while the income needed to afford a condo/townhome priced at \$404,000 is \$112,000. These thresholds are significantly higher than the Town's median household income of \$70,793, effectively pricing out most first-time homebuyers and middle-income residents. Even for households with moderate income, ownership is increasingly out of reach due to home price inflation and interest rates.

Map 4.3 illustrates the geographic distribution of home values, with the central and southern census tracts reporting the most affordable ownership opportunities. In contrast, all other tracts report median home values exceeding \$400,000, with two tracts surpassing \$500,000. Map 4.4 reflects similar spatial disparities in rental costs. The southwestern, western, and northwestern tracts show gross rents above \$1,700, while the central core of Prescott Valley remains the most affordable area for renters.

## Cost of Housing

	Base Year: 2018	Most Recent Year: 2023	% Change
Median Home Value	\$210,500	\$376,300	78.8%
Median Gross Rent	\$929	\$1,471	58.3%
Median Household Income	\$48,375	\$70,793	46.3%

**Table 28 – Cost of Housing**

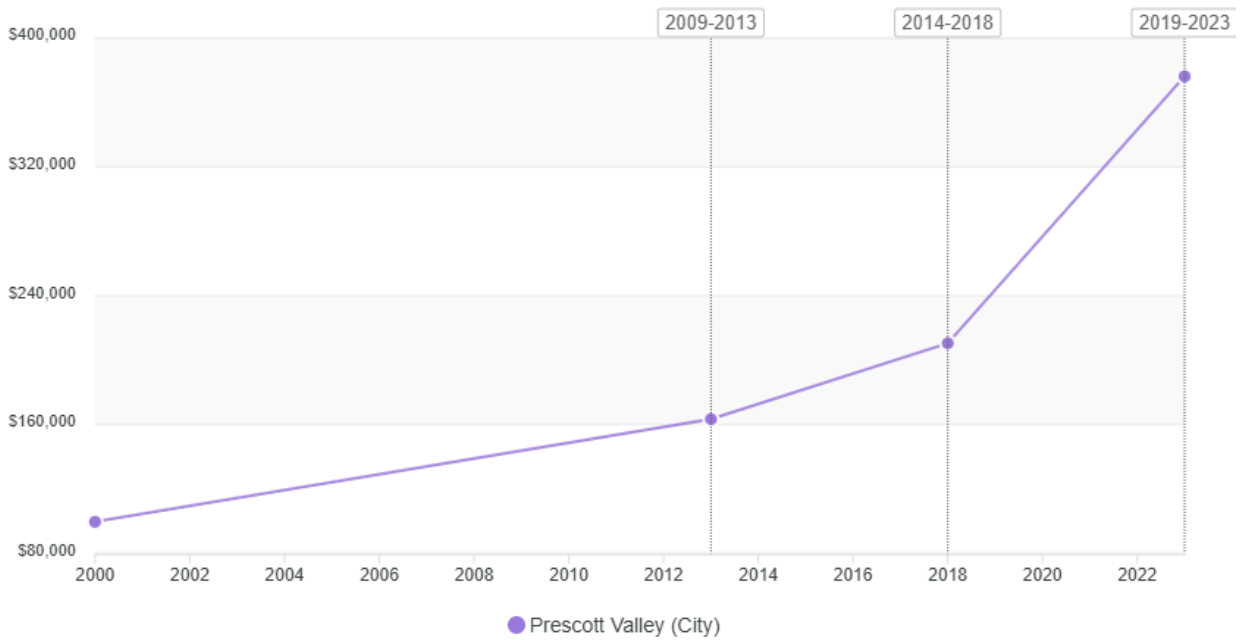
**Alternate Data Source:** 2014-2018 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

**Data Source:**

**Source:**

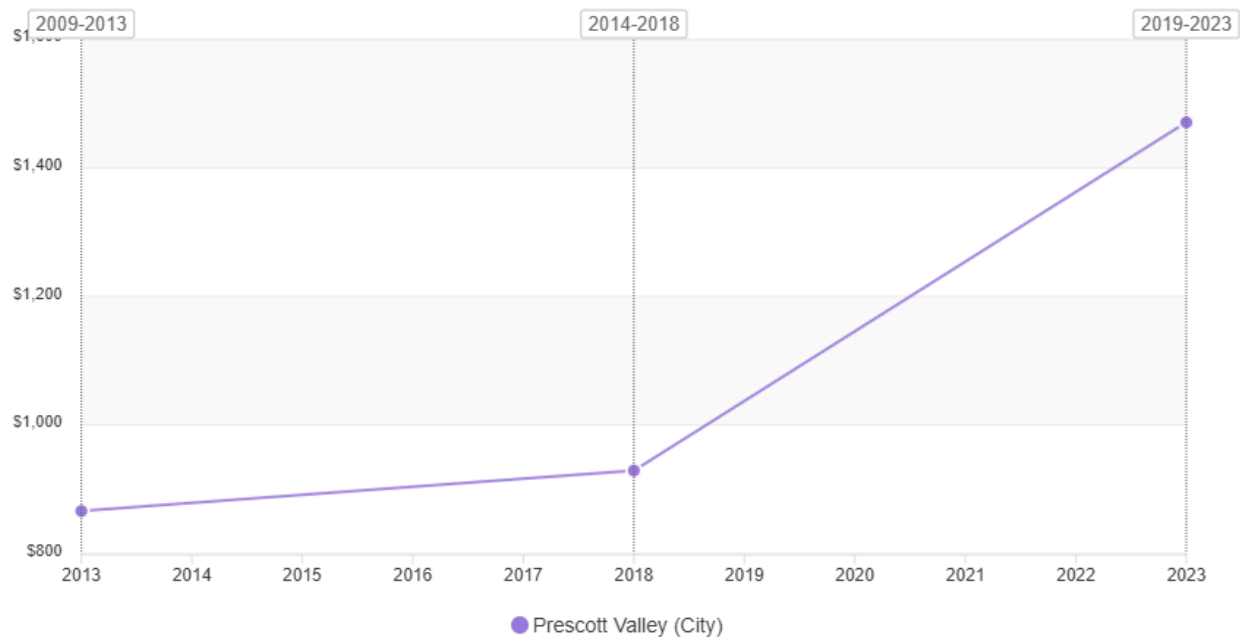
### Median Home Value from 2000 to 2019-2023.

Powered by PolicyMap

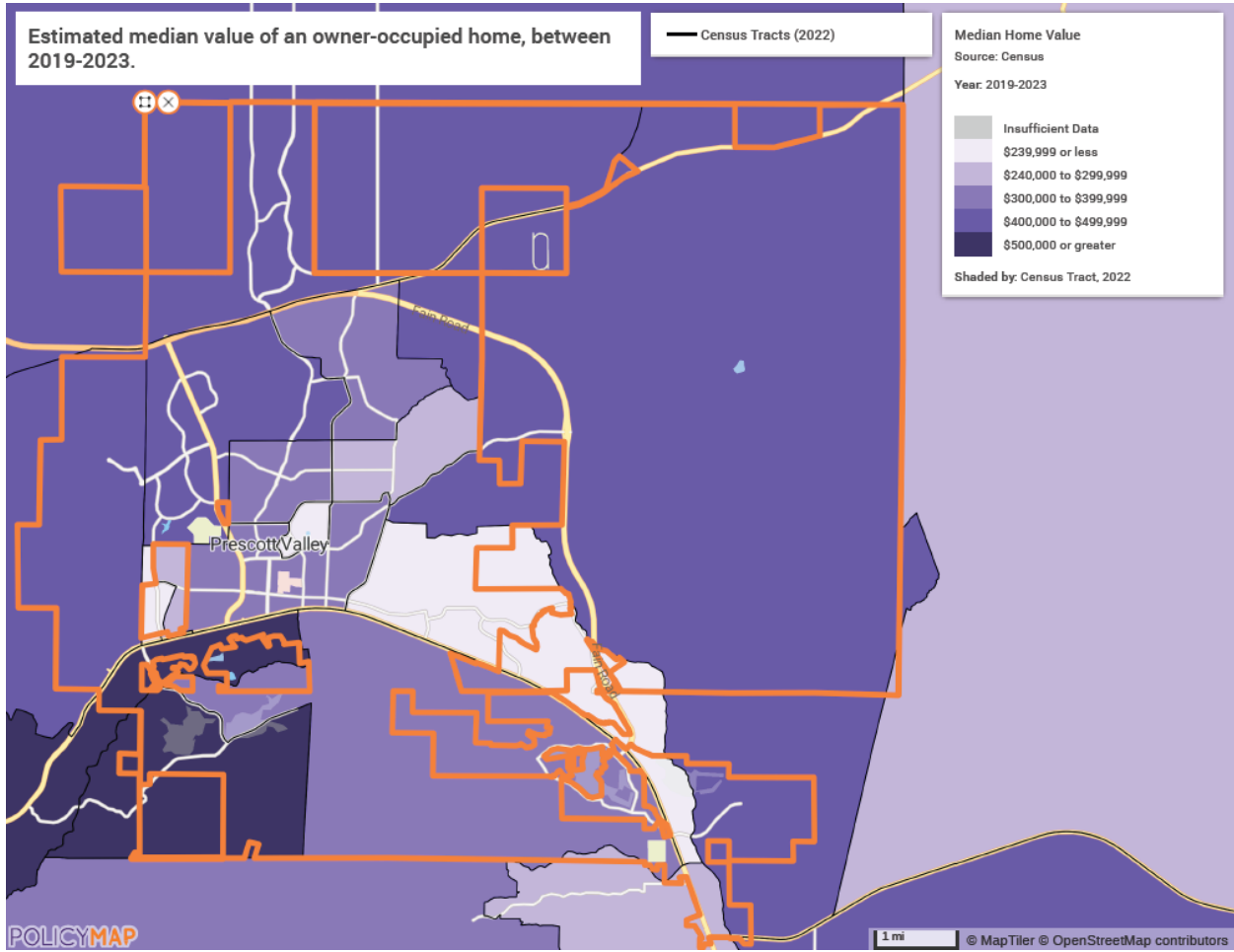


# Median Gross Rent from 2009-2013 to 2019-2023.

Powered by PolicyMap



### Map 4.3 Median Home Value Town of Prescott Valley, AZ 2019-2023 ACS

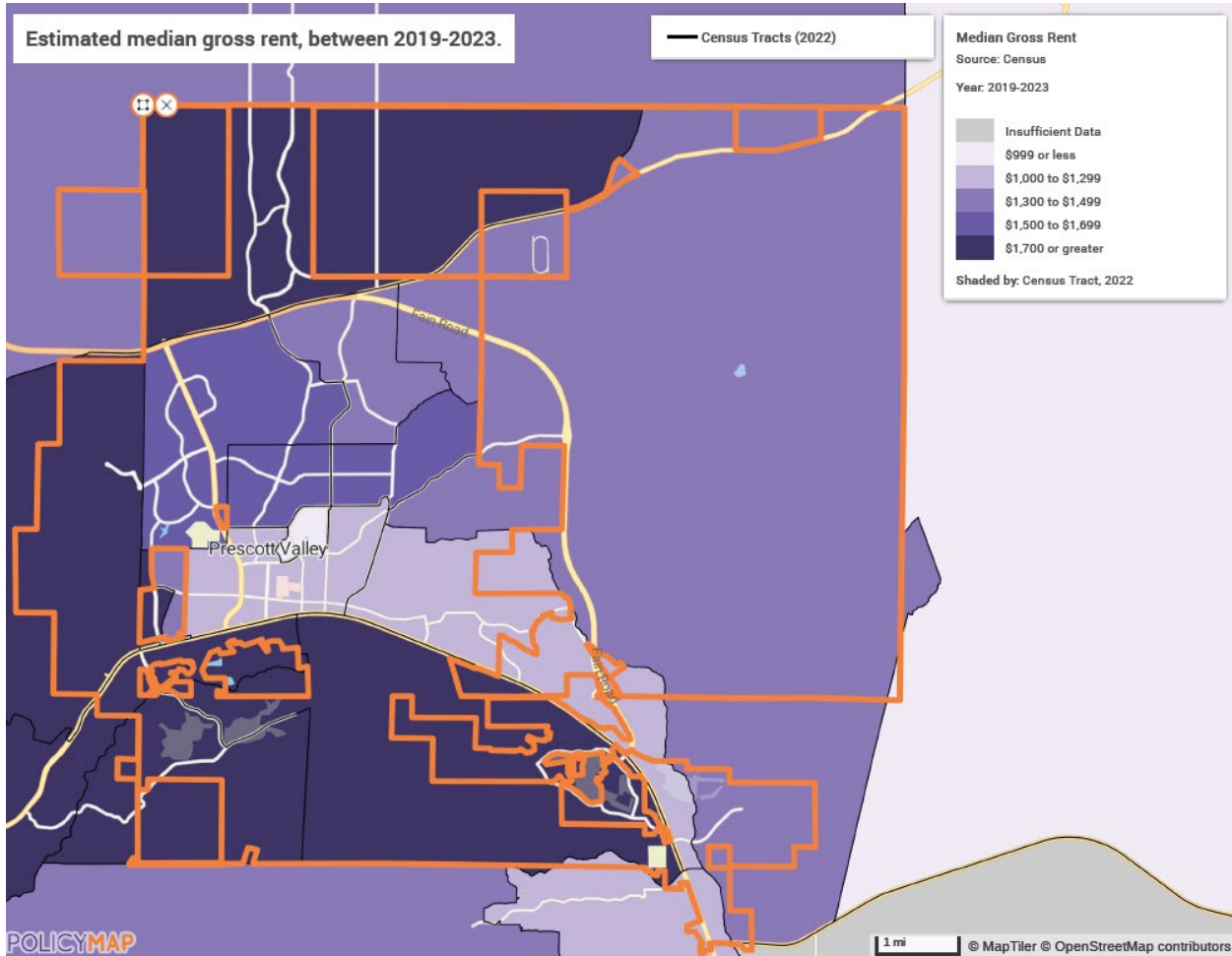


Rent Paid	Number	%
Less than \$500	655	12.2%
\$500-999	2,900	53.9%
\$1,000-1,499	1,165	21.7%
\$1,500-1,999	585	10.9%
\$2,000 or more	70	1.3%
<b>Total</b>	<b>5,375</b>	<b>99.9%</b>

**Table 29 - Rent Paid**

Data Source: 2016-2020 ACS

**Map 4.4  
Median Gross Rent  
Town of Prescott Valley, AZ  
2019-2023 ACS**



**Housing Affordability**

<b>Number of Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	215	No Data
50% HAMFI	805	335
80% HAMFI	2,705	1,880
100% HAMFI	No Data	3,800
<b>Total</b>	<b>3,725</b>	<b>6,015</b>

**Table 30 – Housing Affordability**

Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$951	\$1,140	\$1,403	\$1,943	\$2,273
High HOME Rent	\$925	\$993	\$1,193	\$1,369	\$1,508
Low HOME Rent	\$726	\$778	\$933	\$1,079	\$1,203

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents - 2024

### Is there sufficient housing for households at all income levels?

Prescott Valley does not have sufficient housing across all income levels, with the most acute shortages affecting households earning less than 50% of the Area Median Income (AMI). Table 35 reveals that only 215 rental units are affordable to households earning  $\leq 30\%$  of HAMFI, compared to 1,895 such households living in the Town (2020). Notably, approximately 61.7% of these extremely low-income households include at least one person aged 62 or older, underscoring the housing challenges faced by senior populations.

Affordability challenges extend beyond this population segment. Table 34 shows that just 12.2% of rental units are priced below \$500 per month, while over one-third (34%) exceed \$1,000—a level often unaffordable for households earning  $\leq 50\%$  of AMI. While the rental market provides some affordable options for households earning 50–80% of AMI, supply diminishes sharply for those below 50% of AMI. The disparity between units available at 80% HAMFI and those at 50% HAMFI—over three times as many units—highlights a critical shortage of deeply affordable rental housing. Larger families, seniors, and individuals with disabilities are disproportionately impacted by this gap.

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

Housing affordability in Prescott Valley is expected to continue declining if current trends persist. Between 2018 and 2023, the median home value rose by 78.8%, and median gross rent increased by 58.3%, while median household income only rose by 46.3% during the same period. These disparities indicate that both rental and homeownership opportunities are becoming less accessible to low- and moderate-income households.

As home prices rise, fewer households will be able to afford homeownership, increasing demand for rental housing and contributing to rising rents. This dynamic places increased cost burdens on renters, particularly those earning below 80% of the Area Median Income (AMI).

Without significant production of affordable housing or targeted rental assistance, the affordability gap is projected to widen, leading to further housing instability among cost-burdened households.

As outlined in the Housing Needs Assessment, market-rate apartment rents in Prescott Valley have reached approximately \$1,900 per month, influenced in part by the addition of high-end built-to-rent (BTR) products. These units, while newer and often desirable, carry a rent premium due to low-density configurations and higher per-unit land costs. Based on utility-adjusted rent levels, the required annual income to afford such units typically exceeds \$80,000, which is well above the Town's 2023 median household income of \$70,793. This affordability mismatch limits access for many moderate-income renters

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

According to HUD's 2024 data, Fair Market Rents (FMRs) in Prescott Valley range from \$951 for an efficiency unit to \$2,273 for a four-bedroom unit. High HOME rents range from \$925 to \$1,508, while Low HOME rents range from \$726 to \$1,203, depending on unit size.

The median gross rent in Prescott Valley is \$1,471, which aligns closely with FMR levels. Compared to this benchmark, High HOME rents provide moderately affordable options for households earning approximately 60–65% of AMI. However, for very low-income households ( $\leq 50\%$  AMI), only Low HOME rents represent affordable thresholds, and units at these levels are in limited supply.

This gap in affordable housing highlights a need for focused strategies that:

- Prioritize the development of units priced at or below Low HOME Rent limits to serve extremely low-income households;
- Preserve existing affordable units;
- Encourage layered subsidy approaches to reduce development costs and enable deeper affordability;
- Expand access to rental assistance programs to offset the growing disparity between market rents and household incomes.

Together, these strategies will help address the affordability challenges documented in the market analysis and ensure housing opportunities remain accessible to households across all income levels.

**Discussion**

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

### **Introduction**

This section examines the physical condition of housing in the Town of Prescott Valley, focusing on age, vacancy, rehabilitation needs, and the prevalence of housing problems. Data from the American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS), and supplemental local sources are used to provide a detailed overview, supported by spatial mapping to identify areas with the greatest need.

According to HUD, a housing unit is considered to have a housing problem if it meets any of the following four criteria:

1. Lacks complete or adequate kitchen facilities;
2. Lacks complete or adequate plumbing facilities;
3. Is overcrowded (more than one person per room); or
4. Is cost burdened (housing costs exceed 30% of household income).

According to 2023 ACS estimates, 41.0% of renter-occupied housing units in Prescott Valley experience at least one housing problem, compared to 24.8% of owner-occupied units. This disparity highlights the greater vulnerability of renters in terms of housing quality and affordability. Table 38 shows that between 2016 and 2020, 18% of renter units and 8% of owner units were built before 1980—raising concerns over structural quality and potential lead-based paint (LBP) hazards. As of 2023, an estimated 6.9% of all residential units were vacant.

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

*Standard Condition:* The Town of Prescott Valley defines “standard condition” housing as residential units that meet all applicable local housing codes, building codes, and zoning ordinances and:

- Are structurally sound and weather-tight;
- Have fully operational plumbing, heating, and electrical systems;
- Include a safe and functional kitchen and bathroom;
- Are free from health hazards such as mold, lead-based paint (in the presence of children), or pest infestation;
- Do not require substantial repair beyond routine maintenance or cosmetic upgrades.

Units in standard condition are considered safe, decent, and suitable for occupancy without any major rehabilitation.

*Substandard condition but suitable for rehabilitation:*

- Does not currently meet one or more components of the local housing or building code;
- Has physical deficiencies in systems such as roofing, plumbing, heating, or electrical;
- May exhibit structural damage or deterioration (e.g., foundation cracks, failing windows, unsafe flooring) that does not make the unit hazardous or beyond repair;
- Can be feasibly and economically brought up to standard condition through moderate or substantial rehabilitation;
- Is not in such poor condition that the cost of repair would exceed the cost of replacement or new construction.

**Condition of Units**

According to the 2025 Housing Needs Assessment, approximately 1,497 housing units—6.9% of the total stock—were vacant in 2023, with over half used for seasonal or recreational purposes. While this is a lower vacancy rate than statewide, it may reflect underutilization of existing inventory for year-round affordable housing use. Additionally, the Town’s high percentage of units built before 1980 (particularly among rentals) increases the likelihood of substandard conditions and underscores the need for rehabilitation assistance.

Data from Table 37 indicates that a significant portion of the housing stock has at least one selected condition indicating a problem. Among renter-occupied units, 47% (2,540 units) have one or more housing deficiencies, while 27% of owner-occupied units (3,640 units) report at least one condition. The prevalence of issues among renters reinforces the need for targeted investment in rental housing repair and code enforcement.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,640	27%	2,445	45%
With two selected Conditions	80	1%	85	2%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,875	73%	2,840	53%
<b>Total</b>	<b>13,595</b>	<b>101%</b>	<b>5,380</b>	<b>100%</b>

**Table 32 - Condition of Units**

Data Source: 2016-2020 ACS

**Year Unit Built**

Age of housing is a key determinant of housing quality and the likelihood of rehabilitation

needs. Table 38 shows that nearly 60% of owner-occupied and 55% of renter-occupied units in Prescott Valley were built prior to the year 2000. In particular, 16% of rental units and 8% of owner units were built before 1980, increasing the risk of outdated building systems and exposure to environmental hazards such as lead-based paint.

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,850	50%	2,105	39%
1980-1999	5,675	42%	2,345	44%
1950-1979	1,050	8%	839	16%
Before 1950	20	0%	85	2%
<b>Total</b>	<b>13,595</b>	<b>100%</b>	<b>5,374</b>	<b>101%</b>

**Table 33 – Year Unit Built**

Data Source: 2016-2020 CHAS

### Risk of Lead-Based Paint Hazard

Table 39 and Map 4.6 highlight the continuing concern regarding lead-based paint in homes constructed prior to 1980. There are an estimated 1,543 housing units built before 1980, comprising approximately 7.1% of all housing in Prescott Valley. Among these, 1,235 renter-occupied and 1,910 owner-occupied units house children, significantly increasing health risks. These conditions underscore the importance of incorporating lead-safe practices and testing in rehabilitation and code enforcement efforts.

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,070	8%	924	17%
Housing Units build before 1980 with children present	1,910	14%	1,235	23%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

### Vacant Units

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

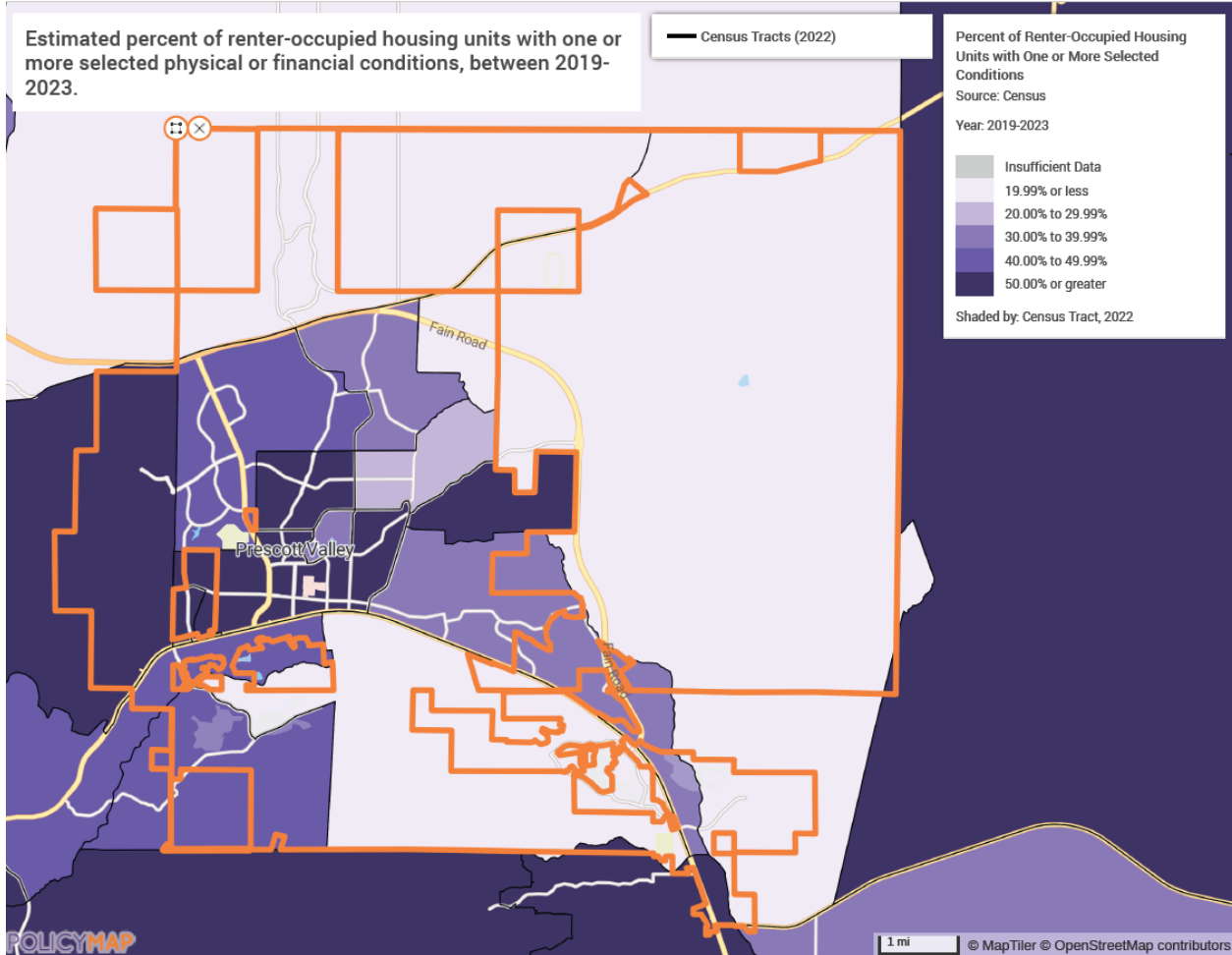
**Table 35 - Vacant Units**

## **Need for Owner and Rental Rehabilitation**

Rehabilitation need in Prescott Valley is closely tied to age, tenure, and income level. While 70.8% of households are homeowners, renter households—who represent 29.2% of the population—experience housing problems at significantly higher rates. Map 4.5 shows that central tracts have the highest concentration of renter households with housing issues, often exceeding 50%.

Seniors, persons with disabilities, and others on fixed incomes may lack the resources to perform critical home repairs or accessibility modifications. Rising construction costs also make new development less attainable for lower-income households. Therefore, preserving and improving existing housing through rehabilitation programs is a cost-effective strategy to maintain affordability and prevent displacement or homelessness.

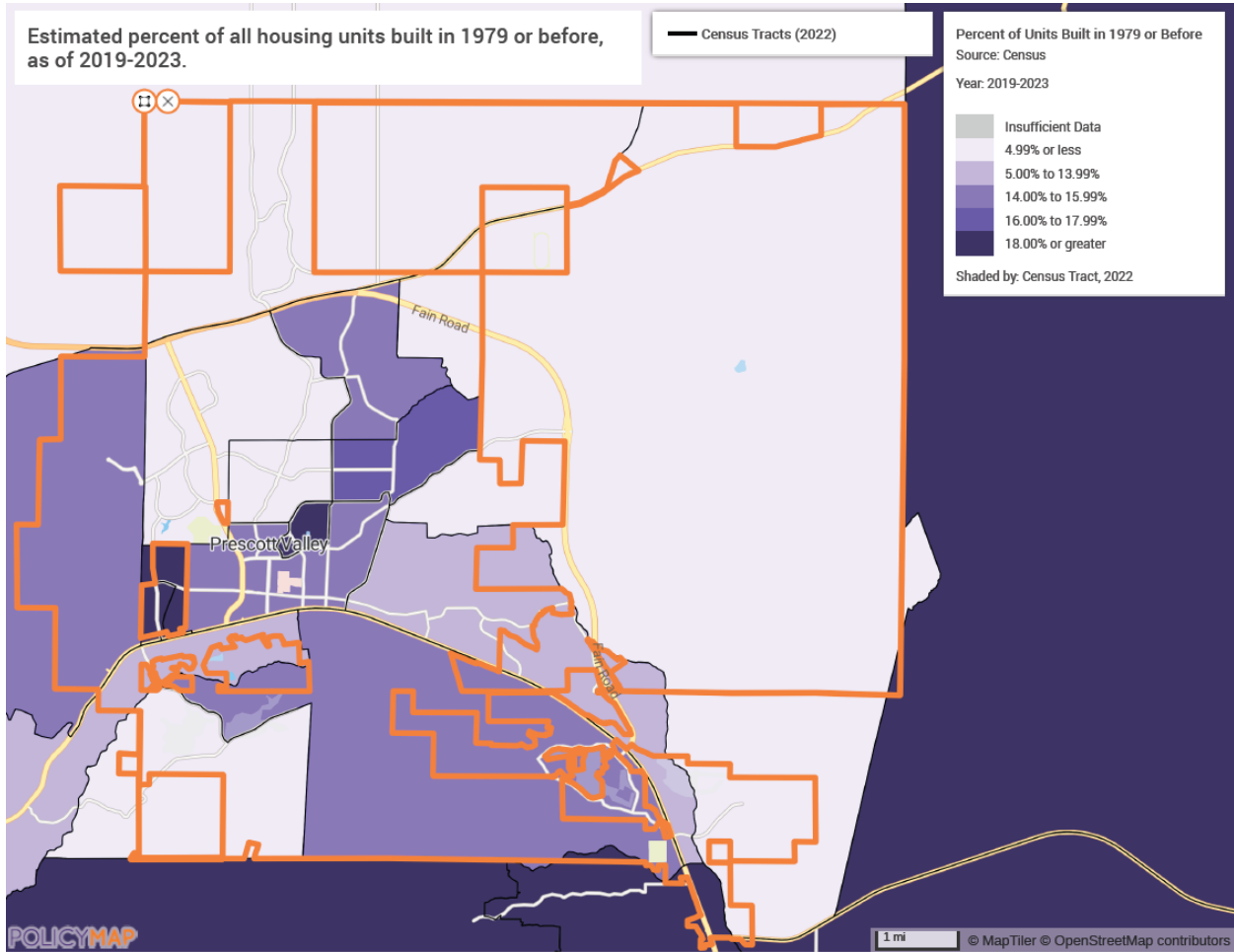
**Map 4.5  
Renter Housing Problems  
Town of Prescott Valley, AZ  
2019-2023 ACS**



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

Housing units built prior to 1980 may contain lead-based paint in portions of the home (window and door frames, walls, ceilings, etc.) or throughout the entire home. Housing units built before 1980 have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. Map 4.6 shows the prevalence of homes built before 1980 in the City. 2019-2023 Census data estimates that there were 1,543 housing units (7.1% of total housing units) in Prescott Valley built prior to 1980. These risks increase as the housing units age and if the rehabilitation needs are not met. Testing for lead-based paint and the repair, if needed, is another added cost for home rehabilitation.

**Map 4.6  
Housing Units Built Pre-1980  
Town of Prescott Valley, AZ  
2019-2023 ACS**



**Discussion**

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

### Introduction

Prescott Valley does not have traditional public housing developments managed by a local housing authority. Instead, affordable housing needs are addressed through various federally and state-supported programs administered by regional agencies and private entities.

The Arizona Public Housing Authority (APHA) serves as the Public Housing Authority for Yavapai County, which includes Prescott Valley. APHA administers the Housing Choice Voucher (HCV) program, commonly known as Section 8, providing rental assistance to eligible low-income families, the elderly, and individuals with disabilities. While APHA does not own or manage housing units, it facilitates access to affordable housing by subsidizing rents in privately owned properties.

### 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				128			274	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 36 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

Prescott Valley hosts several affordable housing complexes that offer income-restricted units to qualifying residents. As of April 2025, there are nine such complexes comprising a total of 432 approved low-income housing units. These developments include:

- Lynx Creek Apartments
- Navapai Apartments
- Prescott Valley Elderly
- Prescott Valley Housing
- Sungate Villa Senior Community I & II
- Valley View Apartments I & II
- View Point Senior Community

These properties are financed through programs such as the Low-Income Housing Tax Credit (LIHTC), USDA Rural Development, and HUD-assisted initiatives, catering to seniors, individuals with disabilities, and low-income families.

The Housing Needs Assessment reports that Prescott Valley has 9 LIHTC-financed affordable housing developments totaling 525 units, primarily serving seniors and low-income families. Several of these developments have completed their affordability periods but continue to serve the community. An additional 781 units were under construction as of 2025, and over 1,400 units have been approved or are in planning stages. However, the timing of these projects remains uncertain due to prevailing market and financing conditions

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

Not Applicable. No public housing units located in Prescott Valley.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 37 - Public Housing Condition**

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

Not Applicable. No public housing units located in Prescott Valley.

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

Not Applicable. No public housing units located in Prescott Valley.

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

### Introduction

This section discusses facilities and services available to those experiencing homelessness.

### 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)				11	
Households with Only Adults	147		117	140	
Chronically Homeless Households				22	
Veterans	0	0	60	86	
Unaccompanied Youth					

**Table 38 - Facilities and Housing Targeted to Homeless Households**

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

Stepping Stones Agencies has an administrative office, thrift store, and community center in Prescott Valley. They provide advocacy services and shelter to adults and children fleeing and/or affected by domestic violence and sexual assault. There are daily 12-Step recovery meetings held at the Step One Community Center.

St. Vincent de Paul, a ministry which operates out of Prescott Valley's St. Germaine Catholic Church, provides food, clothing, and financial assistance to individuals in need.

Polara Health has a 24/7 Crisis Stabilization Unit (CSU) located in Prescott Valley, providing services to individuals experiencing a mental health crisis. The CSU provides observation chairs for short-term observation, as well as inpatient beds. Other services include group therapy, medication management, peer support, safety planning, and supportive discharge planning.

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

As of 2023 in the Prescott, Prescott Valley, and the Chino Valley area, there were 50 emergency shelter beds open in the winter and only 25 beds during the spring, summer, and fall seasons. These shelters are all located in the City of Prescott and are often at capacity. Additionally, these shelters only accept men and women. This leaves a substantial gap in emergency shelter services for families with children experiencing homelessness in the region.

Agape House broke ground in Prescott Valley on a six-unit permanent supportive housing project with two-bedroom manufactured homes, called Agapeville II, on December 13, 2023. The move-in date for families experiencing homelessness was scheduled to take place between 2024 and 2025.

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

### **Introduction**

This section addresses the housing and supportive service needs of non-homeless individuals and households with special needs in the Town of Prescott Valley. This includes the elderly, frail elderly, persons with physical, mental, or developmental disabilities, persons with substance use disorders, persons living with HIV/AIDS and their families, and others requiring supportive housing. These populations often face increased vulnerability due to fixed incomes, limited mobility, or the need for specialized care and services that are not always readily available through the private market.

**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

Prescott Valley's aging population is growing, and with it, the demand for housing that is affordable, accessible, and paired with services such as transportation, in-home care, and nutrition assistance. The frail elderly—those who require assistance with activities of daily living—may also require access to assisted living facilities or age-in-place adaptations such as grab bars, stair lifts, or wheelchair-accessible units.

#### Persons with Disabilities

Individuals with mental, physical, or developmental disabilities may require housing that is physically accessible and located near services such as health care, case management, or employment support. Many rely on SSI or SSDI, which limits their ability to afford market-rate housing without subsidies or supportive housing options.

#### Persons with Alcohol or Other Drug Addictions

Substance use disorder is a barrier to housing stability for some individuals and families in Prescott Valley. These individuals benefit from recovery-oriented housing that combines stable, sober living environments with wraparound services such as peer support, counseling, and job training.

#### Persons Living with HIV/AIDS and Their Families

While Prescott Valley has a relatively low incidence of HIV/AIDS, those living with the condition may still face stigma and unique service needs. Access to supportive housing can help improve medical outcomes and maintain stable housing, particularly when paired with medical case management and transportation assistance.

### Public Housing Residents and Other Special Needs Groups

Although the Town does not maintain traditional public housing, it does serve residents with special needs in HUD-assisted and income-restricted developments. Supportive services linked to housing—particularly for low-income seniors, veterans, and persons with chronic illness—remain a local need.

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

Individuals transitioning out of mental health facilities, hospitals, or correctional institutions face high risks of housing instability and homelessness. The Town works in partnership with regional agencies and service providers to ensure appropriate discharge planning, referrals, and supportive housing options are available.

These efforts are typically coordinated with:

- Behavioral health service providers;
- Re-entry programs for justice-involved individuals;
- Nonprofit housing agencies that offer permanent supportive housing (PSH) or transitional housing models;
- The Arizona Department of Health Services (ADHS) and its behavioral health system contractors.

While the Town does not operate a formal housing-first or re-entry housing program, it supports regional collaborations to expand such services through partnerships and funding alignment.

### **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)**

For the Town's first year annual action plan and the Town's inaugural use of CDBG funds, the focus will be on needed infrastructure investments to improve resident safety. Some of these activities may include sidewalk improvements that will allow people with disabilities to better navigate their neighborhoods.

The Consolidated Plan goals, however, include the launch of an emergency homeowner repair program to assist low-moderate income homeowners with remaining in their homes. This

program is projected to start midway through the Consolidated Plan cycle and is designed to help prevent housing instability. Stakeholders have shared that once a household becomes homeless, the cost of getting them rehoused into a stable situation is significant and increasingly challenging in a high-cost housing market. By using CDBG funds in future years to address emergency repairs that may range from plumbing repairs to installation of ramps for those with mobility challenges, the Town can help low-moderate income, senior, and disabled households stay in their homes and avoid homelessness.

**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))**

See above.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Affordable housing production and preservation in the Town of Prescott Valley can be influenced by a variety of public policies and regulatory practices. While many local policies are intended to protect public health, safety, and aesthetics, some may unintentionally create barriers to the development or retention of affordable housing. In 2024, the Town, in addition to drafting the 2025-2029 Consolidated Plan, conducted a 2025 Housing Needs Assessment. These plans have been included in the Unique Appendices, and the following barriers to affordable housing were identified:

Key barriers include:

#### **1. Zoning and Land Use Regulations**

Prescott Valley’s zoning code generally favors low-density residential development, which can restrict opportunities for multifamily housing, accessory dwelling units (ADUs), or mixed-use projects. Minimum lot sizes, building height limits, and use restrictions can inhibit the development of smaller, more affordable housing types such as townhomes, duplexes, or cottage clusters.

#### **2. Lack of Incentives for Affordable Housing**

Currently, the Town does not have an inclusionary zoning ordinance or other formal incentives (e.g., density bonuses, expedited permitting, fee waivers) that encourage private developers to include affordable units in market-rate developments. The absence of such tools can limit the availability of affordable housing within new residential growth.

#### **3. Development and Impact Fees**

While impact fees are necessary to fund infrastructure and services, they can disproportionately affect affordable housing projects, particularly those serving very low-income households. These fees increase per-unit development costs, potentially making affordable projects financially infeasible without subsidy layering.

#### **4. Land Costs**

Rising land costs reduce the feasibility of developing affordable rental units. Developers seeking to build affordable housing may struggle to find suitable, affordable parcels, especially in central areas with access to transit, schools, and services.

#### **5. Building Code and Rehabilitation Standards**

While necessary to ensure safety, building codes and rehabilitation standards can pose challenges for the preservation of older, naturally occurring affordable housing (NOAH). Compliance upgrades—especially related to accessibility, energy efficiency, and life safety systems—can be costly for small property owners or nonprofit developers.

The Town's 2025 Housing Needs Assessment identified several barriers to affordable housing including high construction and land costs, delays in obtaining water adequacy certifications, and rising community resistance to growth. While zoning and land supply are generally supportive of affordable housing, prolonged entitlement timelines and concerns about water resources create financial uncertainty for developers. These factors collectively limit the feasibility of developing affordable and workforce housing, especially for households earning less than 80% of the Area Median Income.

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

### Introduction

This section provides insight into the economic development landscape of Prescott Valley. The table below details the extent of business sector employment throughout the Town. Unemployment, commuting times, and education are also analyzed in this section.

### Economic Development Market Analysis

According to 2023 BLS data, Prescott Valley’s unemployment rate was 3.6%. The educational services, healthcare, and social assistance sector employed the largest amount of people (24%) out of all employment industries. The retail trade industry employed the next largest percentage of people at 15.8%. The chart below shows the labor force trend between 2000 and 2023 - there was a 6.1% increase between 2020 and 2023. During the same period, the unemployment rate decreased by 2.8%. The 2025 Housing Needs Assessment estimates that between 2025 and 2024, Prescott Valley’s employment base will grow by approximately 7,200 jobs, resulting in a total of 21,722 jobs. This job growth rate is expected to outpace population growth by more than 2.3 times. According to the 2025 Housing Needs Assessment, despite its local job base, 78% of employed residents commute to work outside of Prescott Valley, with most traveling to Prescott or the Phoenix metro area (HNA, 2025, p. 15). Additionally, the Town’s labor force participation rate is 52.8%, below the state average of 60.1%, due in part to a large senior population (28.5% age 65+) and lower educational attainment. These trends reinforce the importance of aligning housing strategies with economic development goals, including the need to attract and retain a younger, workforce-aged population by expanding access to affordable housing.

**Business Activity – DATA IN THE FOLLOWING CHART WAS OMITTED IN HUD’S E-CONPLANNING SUITE. SEE ALTERNATE DATA SOURCE THAT FOLLOWS.**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction					
Arts, Entertainment, Accommodations					
Construction					
Education and Health Care Services					
Finance, Insurance, and Real Estate					
Information					
Manufacturing					
Other Services					

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services					
Public Administration					
Retail Trade					
Transportation & Warehousing					
Wholesale Trade					
Grand Total					

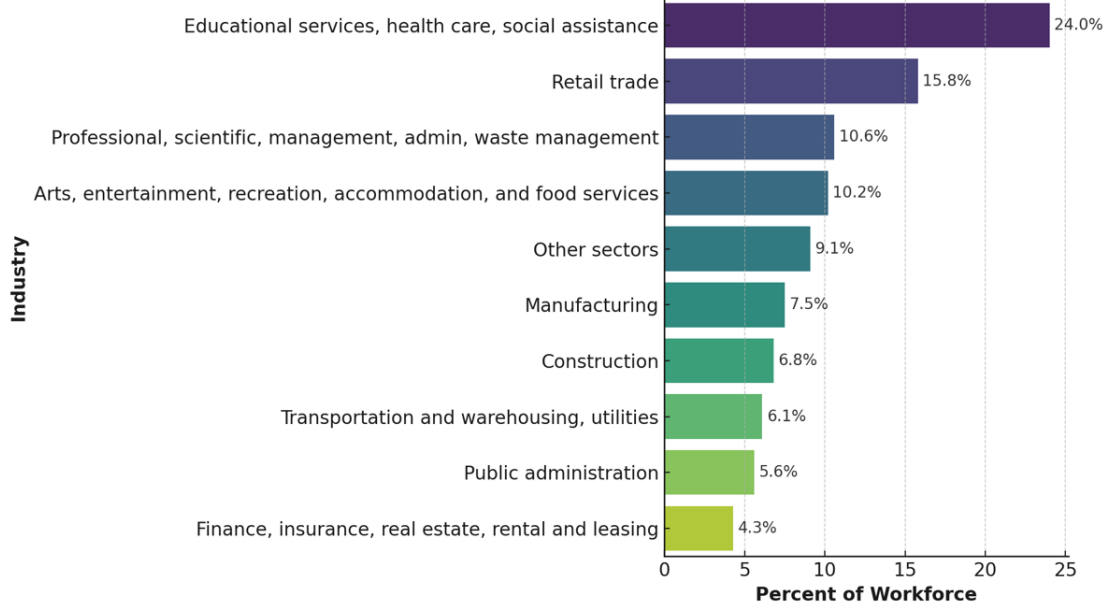
**Table 39 - Business Activity**

**Data** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

<b>Table: Jobs by Industry</b>				
<b>Industry</b>	<b>Prescott Valley</b>		<b>Yavapai County</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Agriculture, forestry, fishing and hunting, and mining	110	0.7%	2,028	2.4%
Construction	1,130	6.8%	6,686	7.9%
Manufacturing	1,248	7.5%	4,679	5.6%
Wholesale trade	378	2.3%	1,403	1.7%
Retail trade	2,624	15.8%	11,513	13.7%
Transportation and warehousing, and utilities	1,013	6.1%	3,951	4.7%
Information	250	1.5%	1,381	1.6%
Finance and insurance, and real estate and rental and leasing	708	4.3%	3,863	4.6%
Professional, scientific, management, administration, waste management	1,758	10.6%	8,700	10.3%
Educational services, health care, social assistance	3,999	24.0%	20,017	23.8%

Arts, entertainment, recreation, accommodation, and food services	1,694	10.2%	10,805	12.8%
Other services	867	5.2%	5,145	6.1%
Public administration	849	5.1%	3,971	4.7%
Source: 2019-2023 ACS (DP03)				

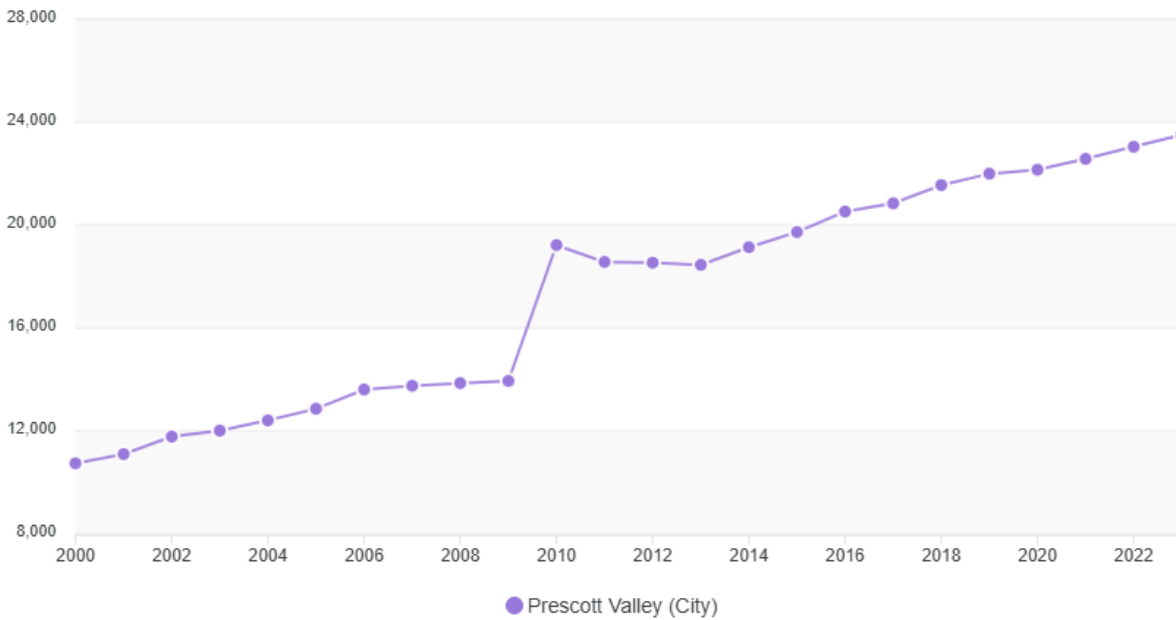
### Major Employment Sectors in Prescott Valley (2019-2023 ACS)



### Labor Force

#### Number in Labor Force from 2000 to 2023.

Powered by PolicyMap



Total Population in the Civilian Labor Force	19,460
Civilian Employed Population 16 years and over	18,430
Unemployment Rate	5.24
Unemployment Rate for Ages 16-24	8.94
Unemployment Rate for Ages 25-65	3.75

**Table 40 - Labor Force**

Data Source: 2016-2020 ACS

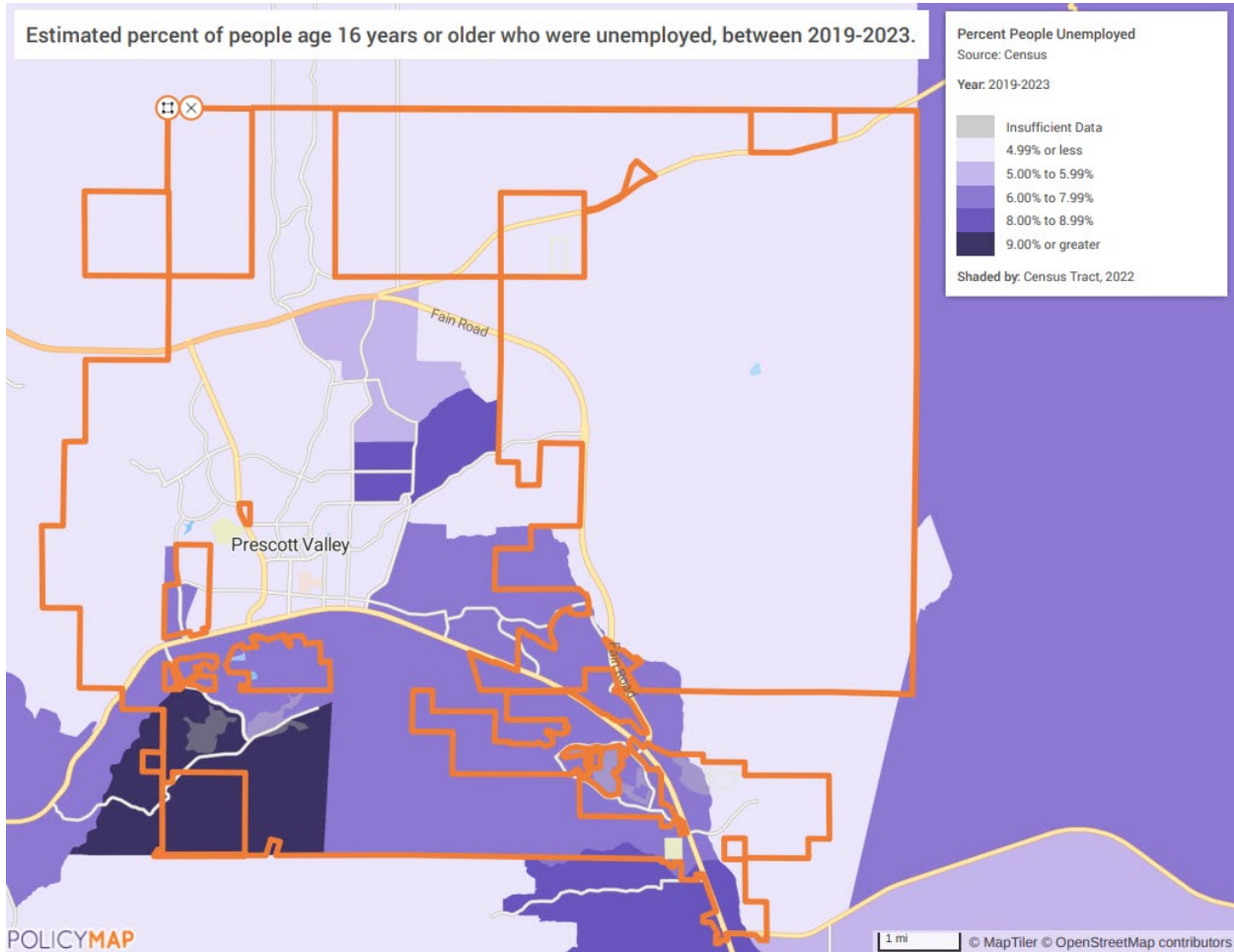
<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	3,660
Farming, fisheries and forestry occupations	1,180
Service	2,315
Sales and office	5,630
Construction, extraction, maintenance and repair	1,450
Production, transportation and material moving	1,130

**Table 41 – Occupations by Sector**

Data Source: 2016-2020 ACS

The map below shows the estimated unemployment rate for people age 16 and older in Prescott Valley based on Census data from 2019–2023. The darkest shaded areas indicate tracts with the highest unemployment rates (over 9%) Southern tracts have higher unemployment rates.

**Map 4.7  
Unemployment Rate  
Town of Prescott Valley, AZ  
2019-2023 ACS**



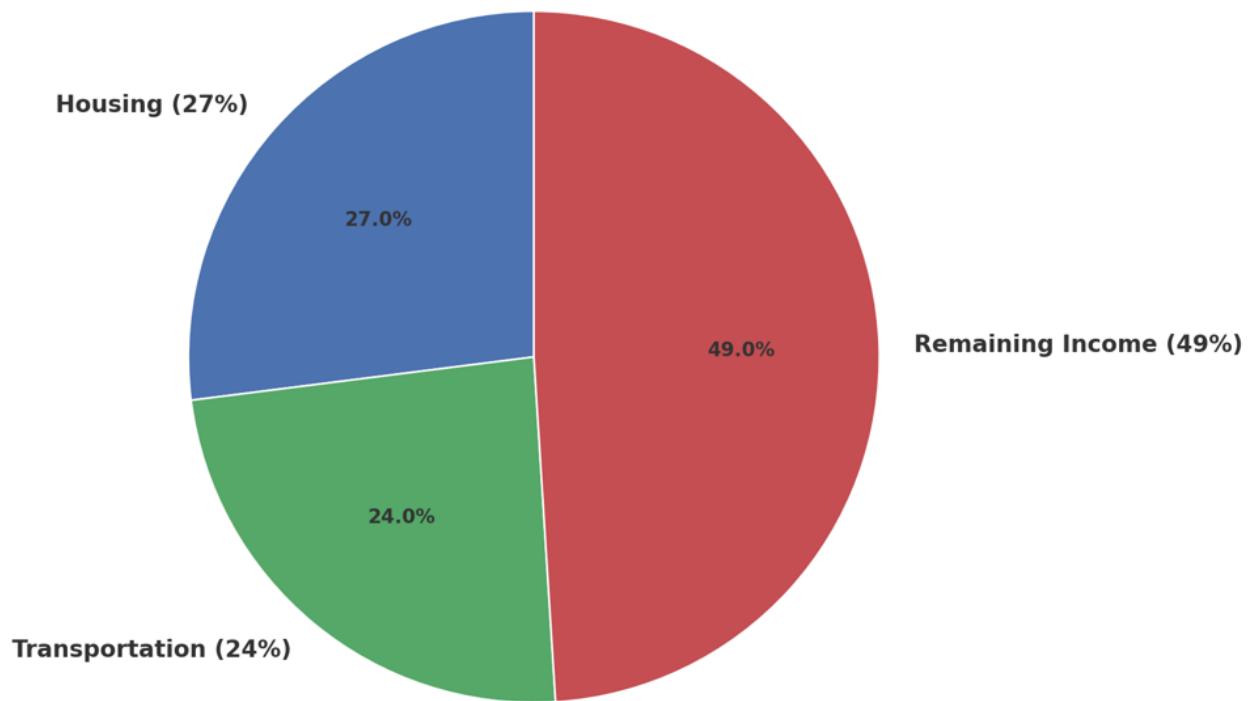
**Transportation**

Housing and Transportation Costs

The Center for Neighborhood Technology’s Housing and Transportation Affordability Index (H+T Index) measures both the cost of housing the cost of transportation in a specific area to better understand affordability. The pie chart below illustrates the proportion of income spent on housing and transportation costs in Prescott Valley a typical household, with the other portion representing the remaining income. Housing expenses - including rent or mortgage payments, property taxes, utilities, and maintenance costs - make up 27% of the average income expenses. Transportation expenses – including costs for gas, public transit, vehicle maintenance, insurance, and other commuting expenses - account for 24% of income. After housing and transportation expenses, residents are left with an estimated 49% of their income

for all other expenses – including food, healthcare, education, entertainment, and savings. It should be noted that for households earning 60% of the area median income – or those in moderate income groups – the average amounts spent on housing and transportation as a portion of their income increases.

### Housing and Transportation Costs as Percentage of Income



Source: The Center for Neighborhood Technology (CNT)

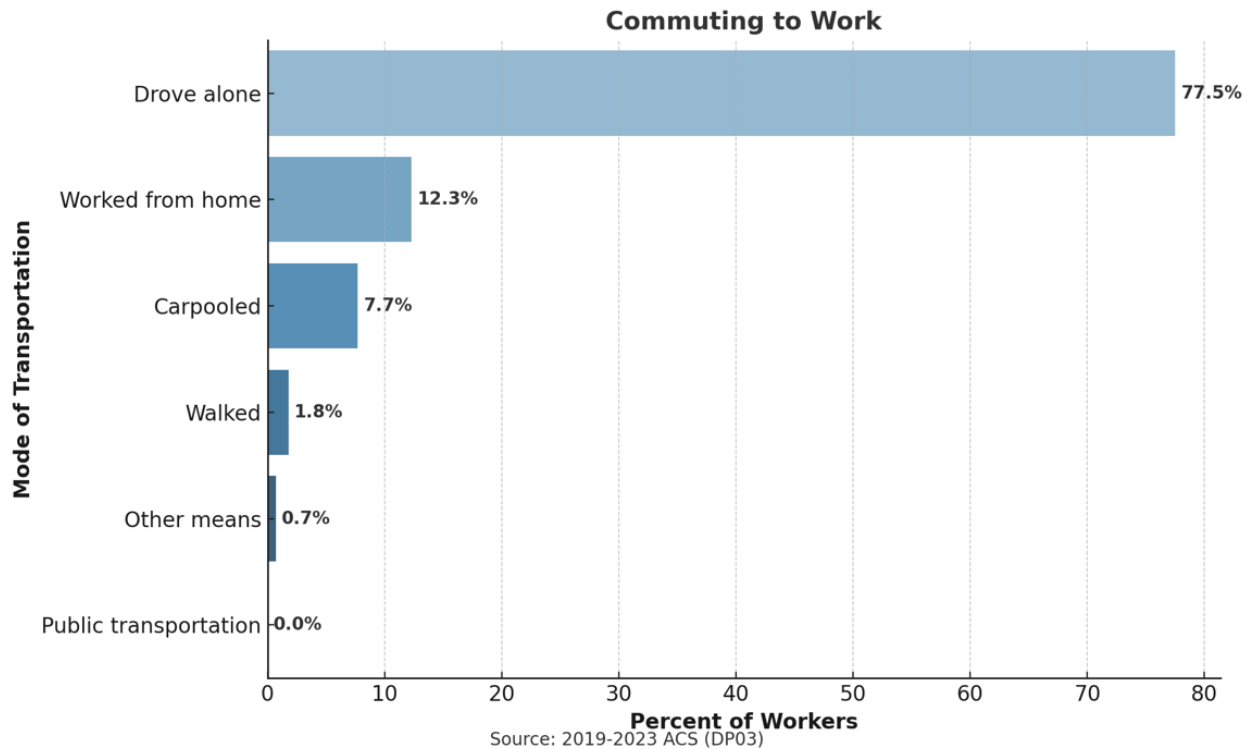
For moderate-income households, or those earning 60% of the area median income, housing and transportation costs take up a larger share of their income compared to the Town average. While these expenses account for approximately 27% of total income in Prescott Valley, they rise to 62% for moderate-income households. Among these households:

- 13.1% allocate 45-54% of their income on housing and transportation,
- 57.2% allocate 54-66%, and
- 27.3% dedicate 66-78% of their income to these expenses.

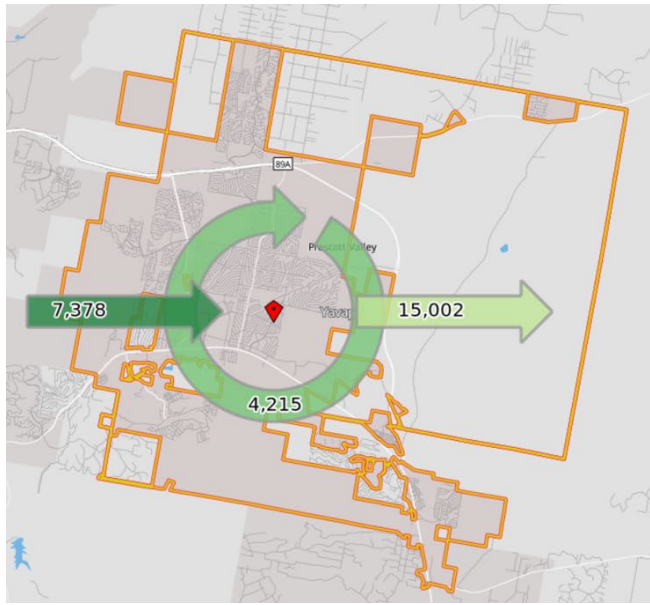
This data highlights the financial strain faced by moderate-income households and the varying cost burdens across different areas in Prescott Valley.

## Commute

The chart below illustrates how workers in Prescott Valley commute to work. A majority of workers (77.5%) commute by driving alone and 12.3% work from home. Public transportation Data reports that 0% of workers take public transportation to employment. The mean travel time to work is 21.5 minutes.



OnTheMap Census is an online tool provided by the U.S. Census Bureau to offer insights into commuting patterns in an area. It uses data from the Longitudinal Employer-Household Dynamics (LEHD) program to help understand the relation between where people work and where they live. In 2022, 63.6% of individuals employed in Prescott Valley commuted from outside the Town, while only 36.4% both lived and worked within Prescott Valley. Conversely, 78.1% of Town residents commuted elsewhere for employment. Overall, more workers commuted out of the Town (15,002) for work than commuted in (7,378).



Inflow/Outflow Job Counts in 2022  
All Workers



### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,782	77%
30-59 Minutes	3,026	18%
60 or More Minutes	796	5%
<b>Total</b>	<b>16,604</b>	<b>100%</b>

Table 42 - Travel Time

Data Source: 2016-2020 ACS

### 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	1,465	110	990
High school graduate (includes equivalency)	3,870	300	1,540
Some college or Associate's degree	6,090	295	1,995
Bachelor's degree or higher	2,935	70	820

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	4	175	560	260
9th to 12th grade, no diploma	730	495	470	865	710
High school graduate, GED, or alternative	650	1,375	1,350	2,980	4,140
Some college, no degree	1,355	1,770	1,030	3,320	3,450
Associate's degree	45	805	560	900	900
Bachelor's degree	70	370	415	1,610	1,945
Graduate or professional degree	20	365	170	900	1,585

**Table 44 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,618
High school graduate (includes equivalency)	60,842
Some college or Associate's degree	72,500
Bachelor's degree	88,717
Graduate or professional degree	58,519

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

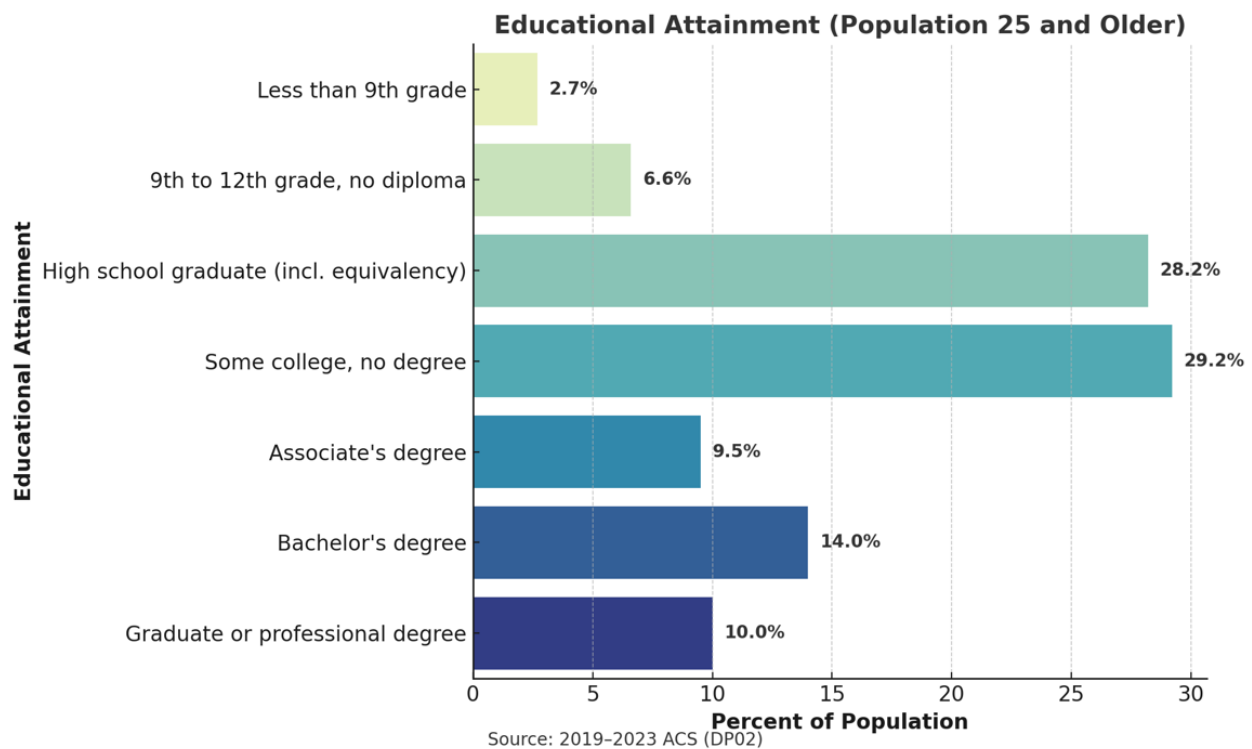
Table 50 breaks down the number of individuals with various education levels across five age groups, based on 2016-2020 ACS data. Educational attainment across Prescott Valley varies significantly by age group, reflecting generational trends in access to higher education and career progression. According to 2016–2020 ACS data, younger age groups (18–34) are in the process of completing their education, while older adults (45+) are more likely to have attained advanced degrees.

Among residents aged 18 to 24, the majority either hold a high school diploma or are enrolled in some college but have not yet completed a degree. The 25–34 age group shows increasing numbers of residents with associate and bachelor’s degrees. The highest levels of educational attainment are found in residents aged 45 and older, with the 65+ cohort reporting the most individuals with bachelor’s and graduate or professional degrees.

Educational attainment has a direct impact on income, as shown in Table 51. Residents without a high school diploma earn a median income of just \$26,618, while high school graduates earn

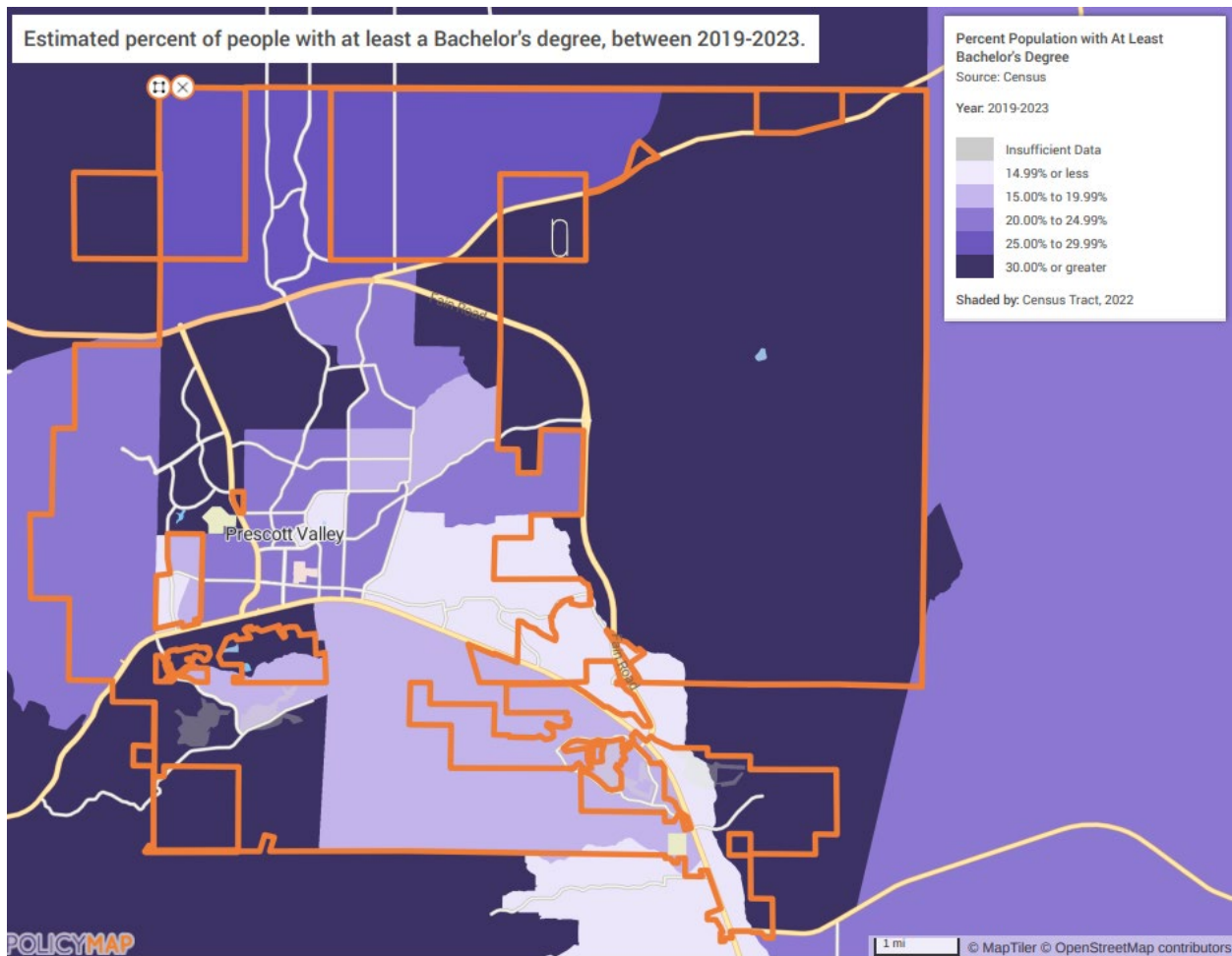
more than double that amount (\$60,842). Those with some college or an associate’s degree earn a median of \$72,500, and Bachelor’s degree holders have the highest median income at \$88,717. Interestingly, residents with graduate or professional degrees earn a lower median income (\$58,519) than those with only a bachelor’s degree or associate degree. This may indicate underemployment among advanced degree holders or a local labor market that does not fully value or utilize these credentials.

The chart below provides educational attainment data for the population aged 25 and older in Prescott Valley using 2019-2023 ACS data. Only 2.7% of adults have less than a 9th grade education, and 6.6% have attended high school without earning a diploma, indicating strong baseline access to secondary education in the community. The largest segment of the adult population—29.2%—has completed some college but no degree, while 28.2% are high school graduates. Postsecondary degree attainment shows room for growth: 9.5% of residents hold an Associate’s degree, and 14.0% have earned a Bachelor’s degree. An additional 10.0% have achieved a graduate or professional degree, which, while lower than national averages, reflects a base of highly educated residents within the Town. Combined, 90.7% of the adult population has at least a high school diploma or equivalent.



Map 4.8 illustrates the percentage of residents with at least a bachelor’s degree across Prescott Valley. 24% of the Town residents hold at least a bachelor’s degree, with educational attainment varying by neighborhood. The two census tracts with the lowest rates are 04025000614 (7.8%) and 04025000617 (14.4%).

**Map 4.8**  
**Population with a Bachelor’s Degree**  
**Town of Prescott Valley, AZ**  
**2019-2023 ACS**



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

According to 2019–2023 American Community Survey (ACS) data, Prescott Valley’s economy is anchored in healthcare, education, retail, and service-oriented industries. The largest employment sector in the Town is educational services, health care, and social assistance, accounting for 24.0% of the local workforce. Retail trade is the second-largest employment

sector, comprising 15.8% of all jobs in Prescott Valley. This is notably higher than the countywide average (11.7%), indicating the Town's function as a major retail center for surrounding rural communities and unincorporated areas. Arts, entertainment, recreation, accommodation, and food services also represent a substantial share of employment at 10.2%, underscoring the importance of local restaurants, lodging, and hospitality services to the economy—even if slightly below the county average (12.8%).

**Describe the workforce and infrastructure needs of the business community:**

Prescott Valley's business community is supported by a stable labor force, but local employers face critical challenges in workforce development and infrastructure that directly affect their ability to grow and retain talent. According to the 2019–2023 American Community Survey and 2023 BLS data, the Town's economic base is primarily driven by health care and social assistance (24%), retail trade (15.8%), and professional, scientific, and administrative services (10.6%). While the unemployment rate is relatively low at 3.6%, there is a mismatch between available jobs and the skills or locations of the local workforce.

29.2% of adults have some college but no degree, pointing to a need for re-engagement programs that support degree and credential completion. Additionally, while 24% of residents hold a bachelor's degree or higher, those with graduate or professional degrees report lower median earnings than those with a bachelor's degree or even an Associate's degree, suggesting underemployment and limited opportunities for highly educated residents. Businesses may not be fully utilizing local talent, and there is a pressing need for more career pathways in high-demand industries such as healthcare, trades, and administrative services.

Commuting patterns also highlight structural workforce challenges. In 2022, 78.1% of Prescott Valley residents commuted out of town for work, while only 36.4% of individuals employed in Prescott Valley also lived in the Town. This high degree of outbound commuting suggests that local wages or job opportunities may not meet the expectations or needs of residents. Moreover, 0% of workers rely on public transportation, reinforcing the Town's dependence on automobiles and the limited availability of alternative transit modes. For moderate-income households, housing and transportation costs can consume up to 62% of their income, reducing workforce mobility and economic security.

From an infrastructure perspective, the Town lacks a comprehensive public transit system and has limited options for shared or multimodal transportation. The mean travel time to work is 21.5 minutes, with 23% of workers commuting more than 30 minutes daily. Additionally, the rising cost of living and the lack of affordable housing near employment centers contribute to labor shortages in key sectors such as healthcare, education, and the trades.

**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.**

During the 2025-2029 Consolidated Plan period, the Town of Prescott Valley is undergoing a period of targeted economic transformation, driven by a combination of strategic public investments, private development activity, and workforce innovation. These changes are expected to increase job creation, small business support, and workforce development needs throughout the region.

In 2024, Prescott Valley adopted its first Economic Development Strategic Plan, focusing on industry retention and expansion in sectors such as healthcare, manufacturing, logistics, and business tourism. The plan outlines the Town's approach to enhancing economic prosperity, including supporting local businesses and creating job opportunities. Initially, three industries were identified in the plan as areas for potential growth. They are Semiconductor Manufacturing, Information & Technology, and Renewable Energy. To create growth in each of these sections, the Town will need to not only attract businesses but train its workforce in related careers. These considerations are explored in the Economic Development Strategic Plan.

The Town has also introduced two targeted incentive programs to stimulate local business development:

- **Job Creation Incentive Program:** This program reimburses construction sales tax revenue for employers that generate sustainable, career-oriented positions in the local economy.
- **Grocery/Supermarket Incentive Program:** This program supports the development of grocery stores in underserved areas by offsetting construction costs, improving both economic activity and food access.

These local initiatives are complemented by regional strategies outlined in the Yavapai County Local Workforce Development Board (YCLWDB) 2025-2028 Workforce Plan, which outlines six priority growth sectors: healthcare, education, construction trades, logistics, manufacturing, and information technology. The Workforce Plan outlines regionwide strategies to address labor market challenges and emphasizes the need for short-term credential programs, industry partnerships, and support services like transportation, childcare, and housing that enables residents – especially those with barriers to employment – to access job opportunities.

Additionally, in May 2025, the Town Council approved a zoning change for Project Lynx, a development expected to bring additional employment (an estimated 180 jobs) and infrastructure investments to the region.

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

According to 2019–2023 ACS data, 29.2% of adults in Prescott Valley have completed some college but have not earned a degree, and another 28.2% have only a high school diploma. These two groups together represent the majority of the workforce and suggest that many residents are qualified for mid-skill occupations, including positions in retail, administrative support, construction, and service industries—which are also among the largest employment sectors in the jurisdiction.

However, opportunities requiring higher levels of education, particularly in healthcare, education, and professional services, may be underutilizing the existing talent pool. While 24% of adults hold a Bachelor’s degree or higher, earnings data indicate that individuals with graduate or professional degrees earn less than those with Bachelor’s or Associate’s degrees, potentially reflecting underemployment or a lack of specialized positions in the local job market.

Additionally, many local employers are struggling to fill key roles due to skill mismatches. For example, the healthcare sector, which accounts for the largest share of jobs in the Town, has reported difficulties in retaining mid-career professionals, suggesting a shortage of experienced, credentialed workers in specialized roles. Similar shortages are reported in construction and technical trades, indicating the need for stronger pipelines into skilled labor positions.

As noted previously, as the Town attracts new industry, a close focus will need to be on how to invest in workforce development and skills training for those areas as well.

**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.**

Prescott Valley benefits from a range of workforce training initiatives delivered through regional partnerships with Yavapai College, the Yavapai County Workforce Development Board, and local employers. These programs are designed to equip residents with the skills needed to access and advance in high-demand industries—particularly health care, skilled trades, business

administration, and public services—while also addressing the jurisdiction’s goals for economic stability, affordable housing access, and equitable opportunity. Key Workforce Training Initiatives include:

**1. Yavapai College Career & Technical Education (CTE) Programs**

Yavapai College offers a wide array of certificate and degree programs tailored to local employer demand. These include:

- Nursing, allied health, and caregiving programs to support Prescott Valley’s large health care sector.
- Construction technology, HVAC, and electrical training, addressing shortages in the skilled trades.
- Business, administration, and information systems programs that support small business growth and administrative employment.

These programs often include accelerated formats, evening classes, and financial aid options that make them accessible to working adults, non-traditional students, and low-income residents.

**2. Yavapai County Workforce Development Board (WDB)**

The WDB administers programs under the Workforce Innovation and Opportunity Act (WIOA), offering:

- Job search assistance, career counseling, and resume workshops.
- Paid on-the-job training and apprenticeships in high-demand industries.
- Supportive services such as transportation stipends, childcare referrals, and tuition reimbursement for eligible residents.

The WDB works closely with employers and training providers to match participants to jobs aligned with their skills and career goals.

**3. Adult Education and GED Pathways**

Yavapai College and partnering nonprofits provide adult basic education and GED preparation, a key resource for residents without a high school diploma (approximately 9.3% of adults). These services expand access to employment, further education, and financial stability.

**4. Partnerships with Employers and Economic Development Agencies**

Local employers in healthcare, hospitality, and manufacturing have launched pilot programs to support employee upskilling and retention, including:

- Tuition reimbursement for health care certifications.

- Internships and apprenticeships developed in coordination with educational institutions.
- First-time homebuyer counseling and housing stipends, which help link workforce development to housing stability.

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

No.

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

N/A

**Discussion**

N/A

## **MA-50 Needs and Market Analysis Discussion**

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

HUD identifies four primary housing challenges—collectively known as “housing problems”—which include:

- Cost burden (households spending more than 30% of income on housing)
- Overcrowding (more than 1.0 person per room)
- Lack of complete plumbing facilities
- Lack of complete kitchen facilities

In Prescott Valley, these housing problems are relatively uncommon, with the exception of cost burden, which affects a significant portion of the population. According to the 2019–2023 ACS 5-Year Estimates, citywide rates for households experiencing two or more housing problems are:

- Renter Households: 2%
- Homeowner Households: 0.5%

To determine whether an area is “concentrated” with housing problems, HUD’s standard for identifying “disproportionate housing needs” is used—defined as rates 10 percentage points or more above the citywide average. Based on this standard, thresholds for Santa Monica are:

- Renter Households: 12%
- Homeowner Households: 10.5%

### **Tracts Exceeding Disproportionate Thresholds:**

- Renter Households: Tract 04025000614 (21.6%)

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

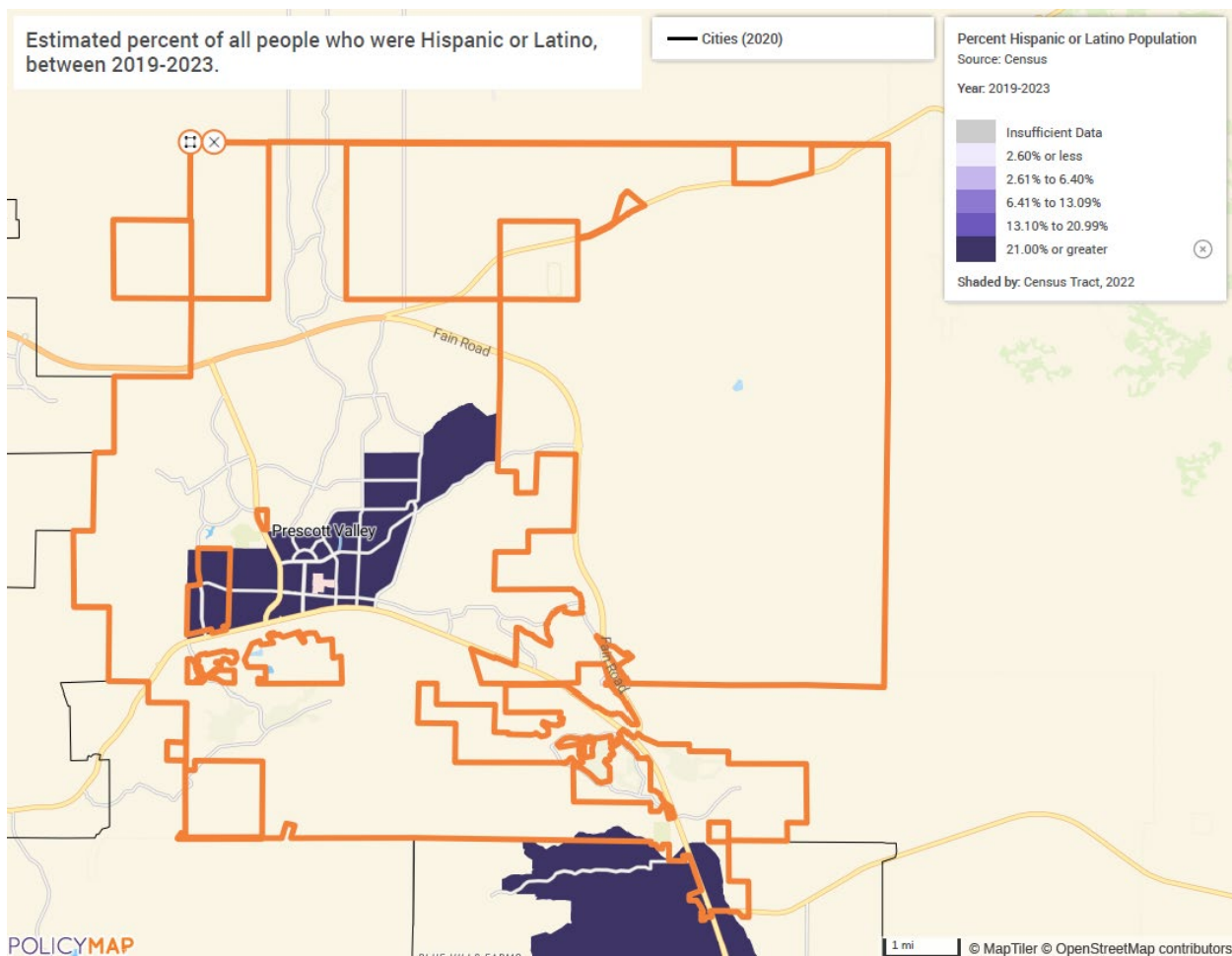
For the purposes of this analysis, a “racial or ethnic concentration” will be defined as any census tract where a racial or ethnic minority group makes up 10 percent or more of the population than the Town as a whole. According to the 2019-2023 American Community Survey 5-Year Estimates, 26.8% of the Town’s population is Non-White. The racial and ethnic breakdown of Prescott Valley’s population is:

- White: 79.6%
- Black or African American: 0.5%

- American Indian and Alaska Native: 1.1%
- Asian: 1.1%
- Native Hawaiian and Other Pacific Islander: 0.2%
- Other Race: 4.3%
- Two or More Races: 13.3%
- Hispanic or Latino: 19.9%
- Non-White Population: 26.8%

Below are tracts in each category that are at least 10% or more than the City-wide averages:

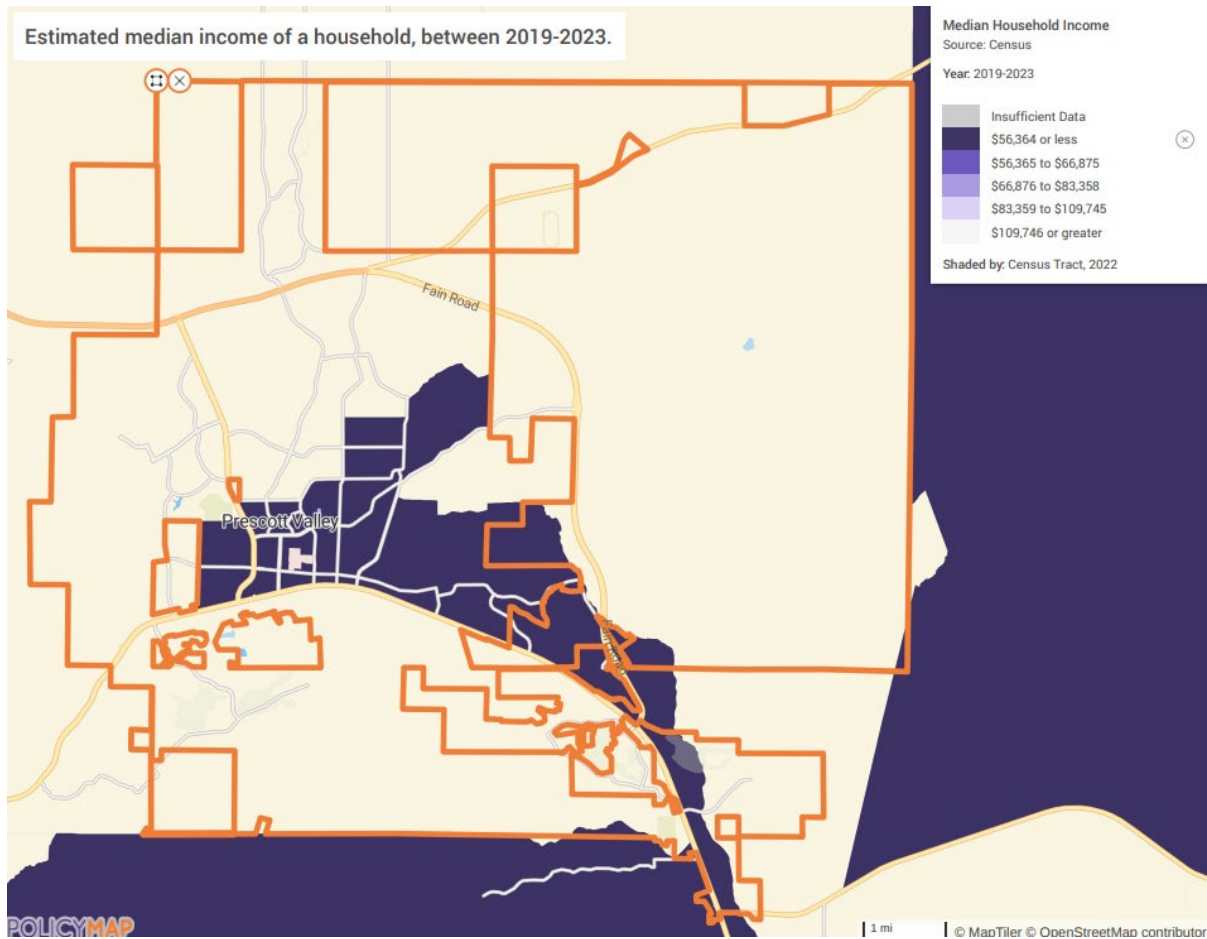
- Hispanic Population: Tract 04025000615 (21.8%)



A “low-income concentration” is any census tract where the median household income for the tract is 80% or less than the median household income for the Town. According to the 2019-2023 American Community Survey 5-Year Estimates, the Median Household Income in Prescott

Valley is \$70,793, and a tract is considered to have a low-income concentration if the MHI is \$56,364 or less. The following tracts have a low-income concentration:

- Tract 04025000617: \$49,318
- Tract 04025000609: \$52,500
- Tract 04025000615: \$54,807
- Tract 04025000614: \$56,250



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

This area is primarily residential with a concentration of mobile home parks. A main road runs through this area of Town and includes a few gas stations and Mexican restaurants and markets.

### Are there any community assets in these areas/neighborhoods?

This area is rich in community assets and include the Town’s largest park, Mountain Valley, which includes baseball and soccer fields , a playground, an ampitheater, and an outdoor pool. This area also includes Bob Edwards park, a smaller park with recreation amenities, the Boys and Girls Club, the local library and the town center.

**Are there other strategic opportunities in any of these areas?**

Discussions for the construction of a YMCA or similar facility in this area have been had recently to assist in getting an indoor pool into the community for public access. Further, the Town’s CIP will be looking at all areas of the Town to determine improvement needs.

## **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.**

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are often already lacking.

The State of Arizona's Digital Equity Plan found that Yavapai County ranked fourth out of all counties in the state for the highest percentages of people without internet access. Tribal residents were the most prominent group without internet access. The Digital Equity Plan indicated that Tribal Nations may have greater challenges with accessing internet due to spotty signals, unreliable connections, and insufficient bandwidth to use internet for professional work. The Plan also noted that Yavapai County has infrastructure barriers due to parts of the region's mountainous terrain, which requires ore towers for connectivity.

Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities. To meet this need, the Yavapai County Board of Supervisors approved \$16,883,047 in American Rescue Plan Act (ARPA) funds to provide access to high-speed Internet to 13,794 locations across Yavapai County.

The State of Arizona received \$993.1 million from the federal government's Broadband Equity, Access, and Deployment Program. While these funds will be used throughout Arizona, Yavapai County Government, municipalities throughout Yavapai County, and other organizations will all be working to ensure as many locations in Yavapai County will be connected as possible.

Lastly, once high-speed Internet is in place, assistance will be provided through a multitude of venues to help residents connect in a safe way that meets their needs.

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

Arizona's Digital Equity Plan includes results of a survey conducted to assess broadband needs and concerns. Residents in Yavapai County had the highest respondent rates in the state survey project and demonstrate a marked interest in bringing reliable connectivity to their county. A significant concern in Yavapai County is the lack of competition in internet services, leading to near-monopolistic conditions in

many regions. These limitations not only result in high costs but also contribute to subpar service quality. Yavapai County ranked second among all counties for the highest percentage of survey respondents reporting dissatisfaction with the cost of internet service. Residents expressed a need for increased competition among service providers, believing it would drive improvements in service quality and cost. The high cost of internet services is especially problematic for individuals on fixed incomes, further widening the digital divide.

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

### **Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

Prescott Valley is increasingly vulnerable to natural hazards that are being intensified by climate change, including wildfire, flash flooding, drought, extreme heat, and post-fire debris flows. These risks are drawn from the 2023 Yavapai County Multi-Jurisdictional Hazard Mitigation Plan, which provides detailed assessments of regional hazards and their projected impacts.

Extreme heat is a growing concern in Central Arizona, with climate projections indicating longer and more intense heatwaves. Rising temperatures increase the risk of heat-related illness and energy burden, particularly in older homes and those without adequate cooling infrastructure. Drought conditions, intensified by climate change, are putting sustained pressure on groundwater resources, increasing utility costs, and contributing to long-term fire risk.

The Plan highlights that wildfire risk is particularly acute in the wildland–urban interface (WUI) surrounding Prescott Valley. Development is expanding into previously undeveloped areas, increasing structural exposure to fire. Post-fire conditions also contribute to landslides and debris flows, especially in steep terrain areas like those affected by the 2012 Gladiator Fire.

Flash flooding—often tied to monsoonal storms—is another significant hazard. Events such as the 2017 Mayer flood demonstrate how quickly water levels can rise, overwhelming creeks and stormwater systems. Increased runoff from burn scars and compacted soils heightens flood severity and reduces evacuation timeframes. The 2023 Hazard Mitigation plan identifies these flood-prone areas and the need for upgraded infrastructure and drainage systems to mitigate future risk.

### **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 2023 Yavapai County Multi-Jurisdictional Hazard Mitigation Plan also identifies key vulnerabilities faced by low- and moderate-income (LMI) households, who are at heightened risk due to their housing conditions, financial constraints, and geographic exposure to hazards.

Many LMI households in Prescott Valley reside in older homes or manufactured housing, which the Plan identifies as highly vulnerable to structural damage during hazard events such as earthquakes, high winds, or flooding. HAZUS modeling indicates that manufactured housing often experiences the highest rates of moderate to severe damage. These units are also less likely to include fire-safe features or adequate cooling systems needed to endure extreme heat.

LMI neighborhoods may be situated in areas with limited access and egress, making evacuation during wildfire or flood events more difficult. Some properties are located within or adjacent to FEMA-designated floodplains, or near high-risk fire zones in the WUI. In addition, LMI residents typically have limited resources to retrofit homes, purchase flood or fire insurance, or relocate away from high-risk areas.

Social vulnerability compounds physical risk. Seniors, persons with disabilities, and limited-English-proficiency households may face additional barriers to accessing hazard warnings, preparing emergency plans, or recovering after a disaster. Utility outages—common during extreme heat or storms—can result in severe health and safety risks for these populations, who may not have access to generators or cooling centers.

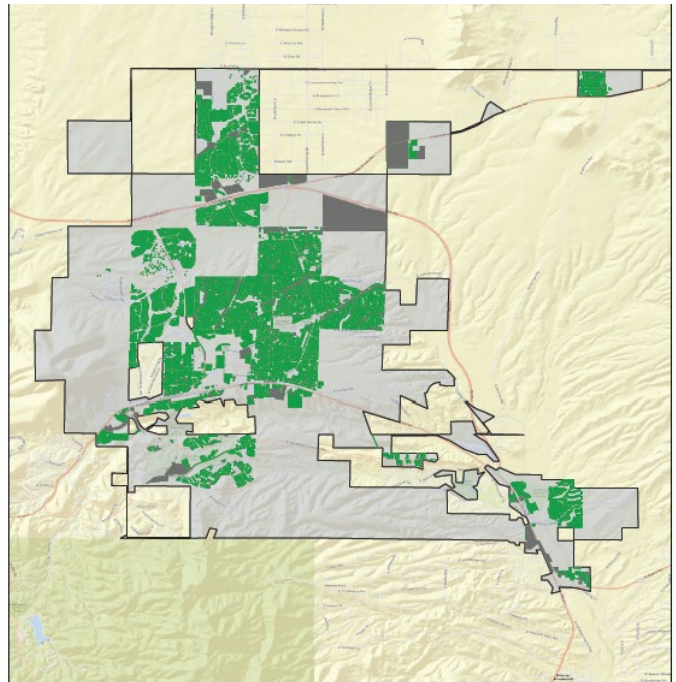
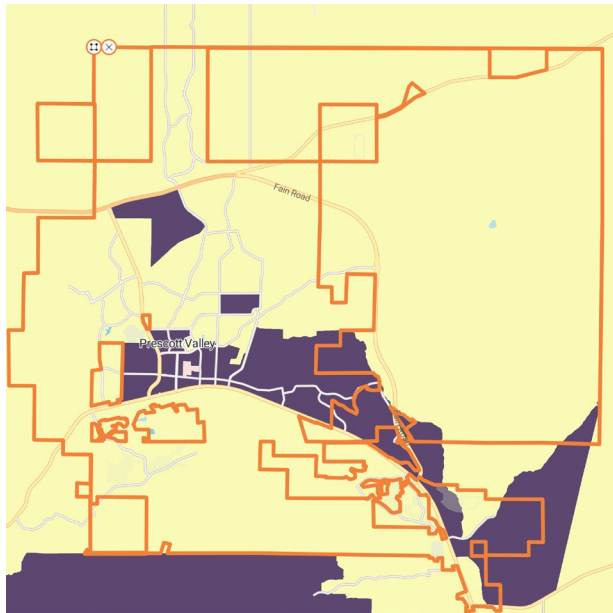
# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Activities may qualify for CDBG assistance if the activity will benefit all the residents of a primarily residential area where at least 51 percent of the residents are low- and moderate-income persons. The attached map shows the distribution of low- and moderate-income census tracts where at least 51% of residents have incomes at 80% of the Area Median Income or below. Note that some of these census tracts extend beyond the Town's boundaries and include areas where little to no development has occurred. A side by side with the previously discussed map to show areas with development is included.

### CDBG Eligible Areas as of FY 2023



**Prescott Valley Developed and Undeveloped Parcels**

- Undeveloped Parcels
- Developed Parcels



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

### **Geographic Area**

**Table 46 - Geographic Priority Areas**

### **General Allocation Priorities**

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

The Town is not establishing Geographic Priorities and will invest CDBG funds in qualifying low to moderate income areas generally.

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

**Priority Needs**

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
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Address Infrastructure Concerns	High	Low-Moderate Income Households	Town-wide	Invest in Public Infrastructure and Neighborhood Revitalization	Public health and safety are often impacted by the need for new and improved infrastructure. Recently the lack of sidewalks throughout town has lead to injuries and fatalities and concerns about water access and quality were voiced by stakeholders. While health and safety is the paramount concern, infrastructure improvements also help to revitalize neighborhoods making them more attractive places to live and grow businesses. Prescott Valley is a growing community and these investments will be critical to successful and sustainable growth.	Consultation and data assessment
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Create inviting neighborhoods	High	Low-Moderate Income Households	Town-wide	Invest in Public Infrastructure and Neighborhood Revitalization  Support Low-Moderate Income Businesses	As neighborhoods age and grow, stakeholders noted the need for investing in the types of improvements that will help attract business and new residents.	Consultation
Address Affordable Housing Concerns	High	Low-Moderate Income Households	Town-wide	Provide Emergency Home Repair Assistance	Given the significant rise in home values and rents, stakeholders and the community identified a need to maintain existing stability for homeowners to avoid risk of homelessness in a high cost housing market.	Consultation and data assessment

**Table 47 – Priority Needs Summary**

**Narrative (Optional)**

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Town does not received HOME funds and will not be providing TBRA.
TBRA for Non-Homeless Special Needs	The Town does not received HOME funds and will not be providing TBRA.
New Unit Production	Where funds allow and where possible, the Town will consider using CDBG funds to support housing-related activities.
Rehabilitation	As funding permits, the Town will fund the goal of providing assistance for homeowner rehabilitation activities.
Acquisition, including preservation	The Town does not intend to use CDBG funds for acquisition.

**Table 48 – Influence of Market Conditions**

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

**Introduction**

**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	FEDERAL	Infrastructure Homeowner Rehabilitation Economic Development	\$292,411	0	0	\$292,411	\$1,169,644	The Town will receive \$292,411 in Community Development Block Grant Funds for 2025. This amount has been used as an estimate for future years.

**Table 49 - Anticipated Resources**

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

The primary focus in the first year of the Consolidated Plan will be to invest in infrastructure. The Town has a FY2026-2030 5-Year Capital Improvement Program (CIP) that identifies, prioritizes, and coordinates funding for major capital projects aligned with the Town’s strategic vision and financial capacity. Projects are evaluated through a structured, criteria-based process and must generally meet a \$100,000 cost threshold, enhance service capacity or efficiency, and have a useful life exceeding one year. CDBG funds will help leverage the Town’s investment plans in capital improvements.

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

**Discussion**

N/A

## SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Town of Prescott Valley	Local Government	Program Administrator	Town-wide

Table 50 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

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

Table 51 - Homeless Prevention Services Summary

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

Stepping Stones Agencies has an administrative office, thrift store, and community center in Prescott Valley. They provide advocacy services and shelter to adults and children fleeing and/or affected by domestic violence and sexual assault. There are daily 12-Step recovery meetings held at the Step One Community Center.

St. Vincent de Paul, a ministry which operates out of Prescott Valley's St. Germaine Catholic Church, provides food, clothing, and financial assistance to individuals in need.

Polara Health has a 24/7 Crisis Stabilization Unit (CSU) located in Prescott Valley, providing services to individuals experiencing a mental health crisis. The CSU provides observation chairs for short-term observation, as well as inpatient beds. Other services include group therapy, medication management, peer support, safety planning, and supportive discharge planning.

**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**

See above for a list of service agencies assisting people with special needs that serve as assets to the community. In terms of gaps, as of 2023 in the Prescott, Prescott Valley, and the Chino Valley area, there were 50 emergency shelter beds open in the winter and only 25 beds during the spring, summer, and fall seasons. These shelters are all located in the City of Prescott and are often at capacity. Additionally, these shelters only accept men and women. This leaves a substantial gap in emergency shelter services for families with children experiencing homelessness in the region.

**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 Town of Prescott Valley is part of the Arizona Balance of State Continuum of Care (AZBOSCO) led by the Arizona Department of Housing (ADOH). On an annual basis, ADOH applies for competitive Continuum of Care (CoC) funding to the U.S. Department of Housing and Urban Development (HUD) for projects and programs that are identified as priority needs through the Continuum process. The COC helps to address many challenges faced by those experiencing homelessness, and those folks often include seniors and people with disabilities.

## 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	Invest in Public Infrastructure and Neighborhood Revitalization	2025	2029	Infrastructure	Town Wide	Address Infrastructure Concerns  Create Inviting Neighborhoods	\$1,023,438	Non-housing Public Infrastructure Projects: 3
2	Provide Emergency Home Repair Assistance	2027	2029	Housing	Town Wide	Address Affordable Housing Concerns	\$219,309	Housing Units Assisted: 5
3	Support Low-Moderate Businesses	2028	2029	Economic Development	Town Wide	Create Inviting Neighborhoods	\$219,308	Businesses Assisted: 3

Table 52 – Goals Summary

## Goal Descriptions

Goal Name	Goal Description
Invest in Public Infrastructure and Neighborhood Revitalization	Public health and safety are often impacted by the need for new and improved infrastructure. In conjunction with the Town’s Capital Improvement Plan, investment of CDBG funds in public infrastructure improvements that will increase the health and safety of residents will be instrumental in successful and sustainable growth.
Provide Emergency Home Repair Assistance	Enabling low to moderate income residents to stay in their homes by addresses critical home repairs will help prevent new instances of homelessness among those who are most vulnerable, including seniors and people with disabilities.
Support Low-Moderate Businesses	As the Town grows, supporting existing businesses to strengthen their presence in their neighborhoods will be important in supporting the Town’s existing businesses. Further, activities such as façade improvements not only assist low to moderate income business owners but they help attract new investment into neighborhoods and increase overall resident morale.

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

The Town does not received HOME funds. The Town’s plan, however, does include emergency home repair, which will enable residents to stay in their homes and avoid having to seek housing in a high cost housing market.

**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)**

N/A. No public housing is located in Prescott Valley.

**Activities to Increase Resident Involvements**

N/A. No public housing is located in Prescott Valley.

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

N/A. No public housing is located in Prescott Valley.

**Plan to remove the ‘troubled’ designation**

N/A. No public housing is located in Prescott Valley.

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

### **Barriers to Affordable Housing**

Affordable housing production and preservation in the Town of Prescott Valley can be influenced by a variety of public policies and regulatory practices. While many local policies are intended to protect public health, safety, and aesthetics, some may unintentionally create barriers to the development or retention of affordable housing. In 2024, the Town, in addition to drafting the 2025-2029 Consolidated Plan, conducted a 2025 Housing Needs Assessment. These plans have been included in the Unique Appendices, and the following barriers to affordable housing were identified:

Key barriers include:

#### **1. Zoning and Land Use Regulations**

Prescott Valley’s zoning code generally favors low-density residential development, which can restrict opportunities for multifamily housing, accessory dwelling units (ADUs), or mixed-use projects. Minimum lot sizes, building height limits, and use restrictions can inhibit the development of smaller, more affordable housing types such as townhomes, duplexes, or cottage clusters.

#### **2. Lack of Incentives for Affordable Housing**

Currently, the Town does not have an inclusionary zoning ordinance or other formal incentives (e.g., density bonuses, expedited permitting, fee waivers) that encourage private developers to include affordable units in market-rate developments. The absence of such tools can limit the availability of affordable housing within new residential growth.

#### **3. Development and Impact Fees**

While impact fees are necessary to fund infrastructure and services, they can disproportionately affect affordable housing projects, particularly those serving very low-income households. These fees increase per-unit development costs, potentially making affordable projects financially infeasible without subsidy layering.

#### **4. Land Costs**

Rising land costs reduce the feasibility of developing affordable rental units. Developers seeking to build affordable housing may struggle to find suitable, affordable parcels, especially in central areas with access to transit, schools, and services.

#### **5. Building Code and Rehabilitation Standards**

While necessary to ensure safety, building codes and rehabilitation standards can pose challenges for the preservation of older, naturally occurring affordable housing (NOAH). Compliance upgrades—especially related to accessibility, energy efficiency, and life safety systems—can be costly for small property owners or nonprofit developers.

The Town's 2025 Housing Needs Assessment identified several barriers to affordable housing including high construction and land costs, delays in obtaining water adequacy certifications, and rising community resistance to growth. While zoning and land supply are generally supportive of affordable housing, prolonged entitlement timelines and concerns about water resources create financial uncertainty for developers. These factors collectively limit the feasibility of developing affordable and workforce housing, especially for households earning less than 80% of the Area Median Income.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Town's 2025 Housing Needs Assessment found that Prescott Valley is in a strong position to address the affordability needs of its growing community. Employment forecasts suggest that the town's economy will continue to expand and job growth rates will exceed the rate of population growth. Employment growth will likely bring more high wage jobs. These jobs will have a multiplier effect, creating multiple lower wage jobs as a result. Prescott Valley should be strategic about the types of housing units it approves to support current and future residents, especially necessary service workers.

There is an abundance of available residential land available to accommodate future growth. A variety of housing types should be encouraged. However, addressing the housing affordability issue will not be successful unless higher density housing products are introduced to the community to offset the cost of land and construction. Incentives and affordable housing policies to attract such housing are an important element. The report further suggested options for higher density housing products include the following. The Town is in the process of considering the findings of the report in its planning.

- Small lot and attached ownership development, including courtyard complexes, will allow more residents earning less than \$100,000 the opportunity for homeownership.
- Moderate and higher-density rental products, such as single-family rentals (BTRs), traditional apartments, townhomes, or duplexes placed in strategic areas can provide affordable opportunities for households earning between \$50,000 and \$75,000.
- Accessory dwelling units (ADUs) on existing lots provide affordable rental options while providing income to the property owner.
- Manufactured or modular homes are being developed on permanent foundations with enhanced design features by developers. Manufactured homes can be one of the most affordable ownership options for Prescott Valley.
- Subsidized housing programs targeting low-income and workforce wage households (40%-100% AMI) for multi-family housing will continue to be demanded in Prescott Valley

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The Town of Prescott Valley is part of the Arizona Balance of State Continuum of Care (AZBOSCOC) led by the Arizona Department of Housing (ADOH) that works to assess the needs of homeless persons and connect them to assistance.

### **Addressing the emergency and transitional housing needs of homeless persons**

These needs are assisted through the AZBOSCOC.

**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.**

These needs are assisted through the AZBOSCOC.

**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**

These needs are assisted through the AZBOSCOC, however, this plan does include a future Emergency Home Repair Program to assist low to moderate income people, including seniors and people with disabilities, in maintaining current housing to avoid homelessness.

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

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

The City will make available information on lead hazards and new regulations to the community. Because outreach and education is the first step in promoting awareness regarding the hazards of lead poisoning, the Town will participate in and support the regional lead poisoning prevention program as they arise.

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

Lead-based paint in homes constructed prior to 1980 is a concern for Prescott Valley residents and education is an important part of reducing lead-based paint hazards. There are an estimated 1,543 housing units built before 1980 in Prescott Valley, comprising approximately 7.1% of all housing in the Town. Among these, 1,235 renter-occupied and 1,910 owner-occupied units house children, significantly increasing health risks. These conditions underscore the importance of incorporating lead-safe practices and testing in rehabilitation and code enforcement efforts. The Town will continue to address lead hazards as required for the use of Federal funds.

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

Prior to the launch of the Town's planned Homeowner Emergency Repair Program, lead based paint policies and procedures will be established.

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

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

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

Prescott Valley has a strategic advantage in providing ample opportunities for educating its growing population through the Yavapai Community College, NAU-Yavapai College, and other nearby education centers. Additionally, Prescott Valley should utilize the specific education and training programs advantages fully. Despite the growth in Prescott Valley's workforce, its progress has been hindered by the scarcity of available employment opportunities with higher wages in the Town. Consequently, a significant proportion of the population must travel outside areas for better employment opportunities, which is not always possible especially for lower income wage earners and those with transportation challenges. To achieve greater regional prosperity, the Town is actively identifying and nurturing industry sectors offering high-paying jobs while developing a skilled, globally competitive workforce. The goal is to attract industries that bring a threshold of income of approximately \$75,000/annually to allow households to achieve living wages. The Town offers incentive programs for business and has recently completed its Economic Development Strategic Plan, which focuses specifically on how to increase economic mobility for its residents.

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

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

### **Preparation of On-Site Reviews**

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

1. Sub-recipient application for funding,
2. Written agreement,
3. Progress reports,
4. Draw-down requests,
5. Correspondences,
6. Previous monitoring reviews, and
7. Copies of any audits.

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

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

The standards and procedures that the Town will use in monitoring activities under the Consolidated Plan will be incorporated into the Town's monitoring procedures. Follow-up will occur as early as possible, particularly if there are major findings. In no case will the time between the last day of the visit and the date of the letter exceed thirty (30) calendar days.

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

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

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

## Expected Resources

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

#### Introduction

This section describes the use of funds for the Consolidated Plan’s First Year Annual Action Plan.

#### 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	FEDERAL	Infrastructure Homeowner Rehabilitation Economic Development	\$292,411	0	0	\$292,411	\$1,169,644	The Town will receive \$292,411 in Community Development Block Grant Funds for 2025. This amount has been used as an estimate for future years.

Table 53 - 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 primary focus in the first year of the Consolidated Plan will be to invest in infrastructure. The Town has a FY2026-2030 5-Year Capital Improvement Program (CIP) that identifies, prioritizes, and coordinates funding for major capital projects aligned with the Town’s strategic vision and financial capacity. Projects are evaluated through a structured, criteria-based process and must generally

meet a \$100,000 cost threshold, enhance service capacity or efficiency, and have a useful life exceeding one year. CDBG funds will help leverage the Town's investment plans in capital improvements.

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

Not Applicable.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Invest in Public Infrastructure and Neighborhood Revitalization	2025	2029	Infrastructure	Town Wide	Address Infrastructure Concerns	\$292,411	Non-housing Public Infrastructure Projects: 1
2	Provide Emergency Home Repair Assistance	2027	2029	Housing	Town Wide	Address Affordable Housing Concerns	\$0	Housing Units Assisted: 0
3	Support Low-Moderate Businesses	2028	2029	Economic Development	Town Wide	Create Inviting Neighborhoods	\$0	Businesses Assisted: 0

Table 54 – Goals Summary

**Goal Descriptions**

Goal Name	Goal Description
Invest in Public Infrastructure and Neighborhood Revitalization	Public health and safety are often impacted by the need for new and improved infrastructure. In conjunction with the Town’s Capital Improvement Plan, investment of CDBG funds in public infrastructure improvements that will increase the health and safety of residents will be instrumental in successful and sustainable growth.
Provide Emergency Home Repair Assistance	N/A for 2025-2026 Program Year.
Support Low-Moderate Businesses	N/A for 2025-2026 Program Year.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#	Project Name
1	CDBG Administration
2	CDBG Infrastructure

Table 55 – Project Information

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

Prescott Valley’s CDBG allocation for 2025 is \$292,411. For the inaugural year of its CDBG program, the Town will focus on the goal to Invest in Infrastructure and Neighborhood Revitalization. This aligns with the recent Capital Improvement Plan and reflect the highest needs discussed in community consultation – the health and safety of residents. In future year, the Town will expand its CDBG goals to include assisting low to moderate homeowners with emergency home repairs and assisting low to moderate income businesses.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	<b>CDBG ADMINISTRATION</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	\$58,482
	<b>Description</b>	CDBG program administration
	<b>Target Date</b>	2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration
<b>2</b>	<b>Project Name</b>	<b>CDBG INFRASTRUCTURE</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Invest in Public Infrastructure and Neighborhood Revitalization
	<b>Needs Addressed</b>	Address Infrastructure Concerns Create Inviting Neighborhoods
	<b>Funding</b>	\$233,929
	<b>Description</b>	Address infrastructure needs.
	<b>Target Date</b>	2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	TBD

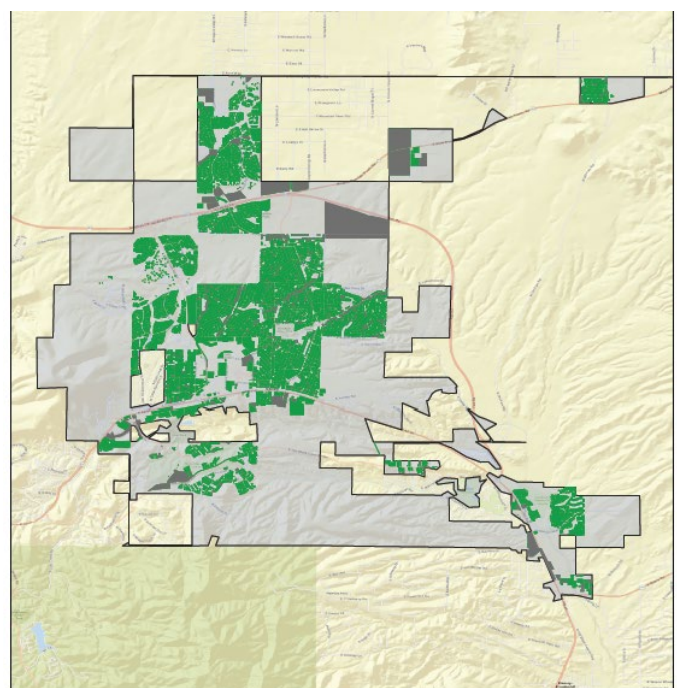
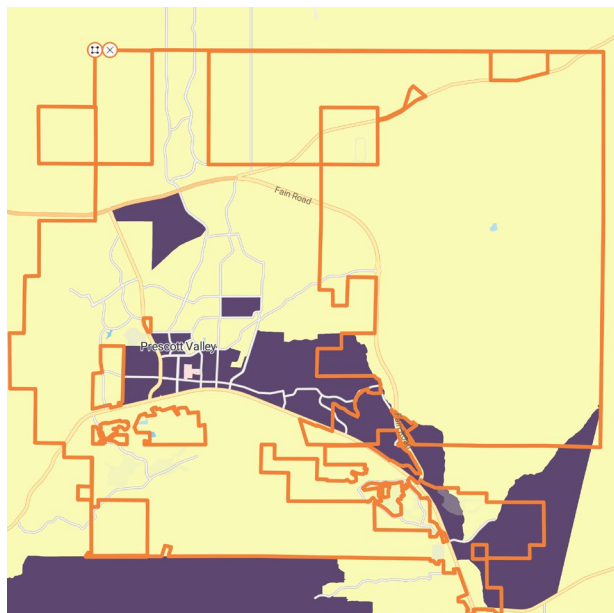
	<b>Planned Activities</b>	Planned activities will align with the Town's Capital Improvement Plan.
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## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Activities may qualify for CDBG assistance if the activity will benefit all the residents of a primarily residential area where at least 51 percent of the residents are low- and moderate-income persons. The attached map shows the distribution of low- and moderate-income census tracts where at least 51% of residents have incomes at 80% of the Area Median Income or below. Note that some of these census tracts extend beyond the Town's boundaries and include areas where little to no development has occurred. A side by side with the previously discussed map to show areas with development is included.

### CDBG Eligible Areas as of FY 2023



**Prescott Valley Developed and Undeveloped Parcels**

- Undeveloped Parcels
- Developed Parcels



## Geographic Distribution

Target Area	Percentage of Funds
Low to Moderate Areas	100%

Table 56 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The Town is not establishing Geographic Priorities and will invest CDBG funds in qualifying low to moderate income areas generally.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Not Applicable. 2025 CDBG funds will be invested in infrastructure projects. Housing goals will be addressed in later years of the Consolidated Plan.

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

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

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

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

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

N/A. No public housing is located in Prescott Valley.

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

N/A. No public housing is located in Prescott Valley.

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

N/A. No public housing is located in Prescott Valley.

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

N/A. No public housing is located in Prescott Valley.

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

### **Introduction**

The Town of Prescott Valley is part of the Arizona Balance of State Continuum of Care (AZBOSCOC) led by the Arizona Department of Housing (ADOH) that works to assess the needs of homeless persons and connect them to assistance.

### **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**

These needs are assisted through the AZBOSCOC.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

These needs are assisted through the AZBOSCOC.

#### **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**

These needs are assisted through the AZBOSCOC.

#### **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**

These needs are assisted through the AZBOSCOC.

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

### **Introduction:**

Affordable housing production and preservation in the Town of Prescott Valley can be influenced by a variety of public policies and regulatory practices. While many local policies are intended to protect public health, safety, and aesthetics, some may unintentionally create barriers to the development or retention of affordable housing. In 2024, the Town, in addition to drafting the 2025-2029 Consolidated Plan, conducted a 2025 Housing Needs Assessment. These plans have been included in the Unique Appendices, and the following barriers to affordable housing were identified:

Key barriers include:

#### **1. Zoning and Land Use Regulations**

Prescott Valley’s zoning code generally favors low-density residential development, which can restrict opportunities for multifamily housing, accessory dwelling units (ADUs), or mixed-use projects. Minimum lot sizes, building height limits, and use restrictions can inhibit the development of smaller, more affordable housing types such as townhomes, duplexes, or cottage clusters.

#### **2. Lack of Incentives for Affordable Housing**

Currently, the Town does not have an inclusionary zoning ordinance or other formal incentives (e.g., density bonuses, expedited permitting, fee waivers) that encourage private developers to include affordable units in market-rate developments. The absence of such tools can limit the availability of affordable housing within new residential growth.

#### **3. Development and Impact Fees**

While impact fees are necessary to fund infrastructure and services, they can disproportionately affect affordable housing projects, particularly those serving very low-income households. These fees increase per-unit development costs, potentially making affordable projects financially infeasible without subsidy layering.

#### **4. Land Costs**

Rising land costs reduce the feasibility of developing affordable rental units. Developers seeking to build affordable housing may struggle to find suitable, affordable parcels, especially in central areas with access to transit, schools, and services.

#### **5. Building Code and Rehabilitation Standards**

While necessary to ensure safety, building codes and rehabilitation standards can pose challenges for the preservation of older, naturally occurring affordable housing (NOAH). Compliance upgrades—especially related to accessibility, energy efficiency, and life safety systems—can be costly for small property owners or nonprofit developers.

The Town's 2025 Housing Needs Assessment identified several barriers to affordable housing including high construction and land costs, delays in obtaining water adequacy certifications, and rising community resistance to growth. While zoning and land supply are generally supportive of affordable housing, prolonged entitlement timelines and concerns about water resources create financial uncertainty for developers. These factors collectively limit the feasibility of developing affordable and workforce housing, especially for households earning less than 80% of the Area Median Income.

**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**

Town's 2025 Housing Needs Assessment found that Prescott Valley is in a strong position to address the affordability needs of its growing community. Employment forecasts suggest that the town's economy will continue to expand and job growth rates will exceed the rate of population growth. Employment growth will likely bring more high wage jobs. These jobs will have a multiplier effect, creating multiple lower wage jobs as a result. Prescott Valley should be strategic about the types of housing units it approves to support current and future residents, especially necessary service workers.

There is an abundance of available residential land available to accommodate future growth. A variety of housing types should be encouraged. However, addressing the housing affordability issue will not be successful unless higher density housing products are introduced to the community to offset the cost of land and construction. Incentives and affordable housing policies to attract such housing are an important element. The report further suggested options for higher density housing products include the following. The Town is in the process of considering the findings of the report in its planning.

- Small lot and attached ownership development, including courtyard complexes, will allow more residents earning less than \$100,000 the opportunity for homeownership.
- Moderate and higher-density rental products, such as single-family rentals (BTRs), traditional apartments, townhomes, or duplexes placed in strategic areas can provide affordable opportunities for households earning between \$50,000 and \$75,000.
- Accessory dwelling units (ADUs) on existing lots provide affordable rental options while providing income to the property owner.
- Manufactured or modular homes are being developed on permanent foundations with enhanced design features by developers. Manufactured homes can be one of the most affordable ownership options for Prescott Valley.
- Subsidized housing programs targeting low-income and workforce wage households (40%-100% AMI) for multi-family housing will continue to be demanded in Prescott Valley

## **AP-85 Other Actions – 91.220(k)**

The following proposed actions will be undertaken to address the areas indicated below:

### **High Priority Actions planned to address obstacles to meeting underserved needs**

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The Town will begin its CDBG program by investing in infrastructure projects to promote the health and safety of residents in low-to-moderate income areas. In later years it will expand its CDBG goals to include assistance for emergency home repairs and support for low-to-moderate homeowners, including seniors and people with disabilities and to low-to-moderate income business owners. The Town also proactively seeks additional resources to better meet the underserved needs.

### **Actions planned to foster and maintain affordable housing**

While CDBG investments in the 2025-2026 program year will focus on infrastructure improvements, the Town will contribute to the preservation of the existing affordable housing stock through an Emergency Home Repair Program in future years.

### **Actions planned to reduce lead-based paint hazards**

While the number of units in Prescott Valley considered to contain lead-based paint is relatively low, the Town will address the problem of lead-based paint hazards with inspections and risk assessments in conjunction with any housing programs.

### **Actions planned to reduce the number of poverty-level families**

While the Town has no control over many of the factors affecting poverty, it has developed an Economic Development Strategic Plan with a solid focus on attracting businesses that will provide incomes of \$75,000 or more to workers. The Town also recognizes the need for skills training to accommodate these new industries.

### **Actions planned to develop institutional structure**

The Town has an inclusive institutional structure approach that uses a variety of organizations and departments within the Town to carry out its community programs. The Town continues to streamline and to make improvements to the delivery system to best serve the community through activities and services. As the needs of low-to-modern income residents change, the demand for types of services and programs will also change. This may result in future revisions to the Annual Action Plan through amendments as necessary.

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

The Town coordinates with non-profit providers, community and faith-based organizations, public institutions and Town Departments in the development of the Action Plan. The Town will continue to coordinate in the future to ensure quality services are being made available to low-to-moderate income persons.

## Program Specific Requirements

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

#### Introduction:

The following describes other program specific requirements.

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

The Town does not anticipate generating any program in its CDBG program.

Of the Town's FY 2025-2026 CDBG allocation, 20 percent is being allocated for eligible planning and administration activities. These activities are not subject to the low- and moderate-income benefit requirements. Of the remaining 80 percent, 100 percent will be used to benefit low- and moderate-income persons.

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not Applicable. The Town does not received HOME funds.