



City of Apache Junction

Development Services Department



2025–2026 Community Development Block Grant (CDBG) Projects

Background

Through the Community Development Block Grant (CDBG) program, the U.S. Department of Housing and Urban Development provides funding assistance to local communities to address the following national objectives:

- Meet the needs of low-and moderate-income citizens.
- Prevent/eliminate areas of slum and blight.
- Address urgent needs to the health/welfare of a community.

To participate in the CDBG program, a community must document that citizens and officials have had the opportunity to discuss community needs and suggest projects. The City accomplishes this through two separate public hearings. Ultimately, the decision on which projects to submit rests with the City Council.

The CDBG Regional Account (RA) is distributed on a non-competitive basis to non-metropolitan cities, towns, and counties in Arizona. For Fiscal Year 2025–26, the City of Apache Junction is anticipated to receive approximately **\$160,000** in RA funds, guaranteed so long as a viable project is submitted.

The CDBG State Special Projects (SSP) program is a competitive grant cycle administered by the Arizona Department of Housing (ADOH) to provide funding for community development activities. For Fiscal Year 2025–26, municipalities may apply for up to **\$750,000** in SSP funds. Only non-entitlement cities (under 50,000 population) are eligible. Preference is given to shovel-ready projects, particularly housing rehabilitation and equipment purchases.

The City of Apache Junction will hold two required public hearings as part of the CDBG project selection process. The first public hearing, scheduled for September 2, 2025, will allow community members and stakeholders to review and discuss the proposed projects and provide feedback, without making final decisions. The second public hearing, scheduled for October 7, 2025, will allow City Council to consider public input and make their final decisions on which projects to submit for both the CDBG Regional Account (RA) and State Special Projects (SSP)



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applications. This process ensures community participation, transparency, and compliance with CDBG requirements.

Use of Funds

CDBG supports a wide range of activities, including but not limited to:

- Infrastructure improvements (water, sewer, roads).
- Public facility development (parks, senior centers, libraries).
- Affordable housing development or rehabilitation.
- Public services that benefit low- and moderate-income populations.
- Slum and blight activities (Cleanup, board-up, demolition of unsafe structures).



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Project Summaries

The following projects are submitted for your consideration under the CDBG RA program

1. AC Unit Loaner Program

Purpose: Provide temporary portable air conditioning units to at-risk residents during extreme heat to prevent illness, hospitalization, or death.

CDBG Objective: LMI Limited Clientele Benefit (LMC) - serves income-eligible seniors, medically fragile individuals, persons with disabilities, and other vulnerable populations.

Scope: Maintain and deploy up to 40 portable AC units to qualifying households; coordinate delivery, setup, and pickup with nonprofits, first responders, and community partners; provide heat safety education.

Estimated Cost: ~\$50,000 (AC units, storage, program administration, outreach) **project cost estimates are subject to change. Final numbers will be provided before second public hearing.**

Performance/Benefits:

- Serve at least 30 households annually
- Reduce heat-related ER visits among participants
- Ensure unit delivery within 24 hours of request
- Increase community resilience, prevent displacement, and support safe home environments

2. Nuisance Abatement Fund - Code Enforcement and Property Clean-Up

Purpose: Address properties posing health, safety, or blight risks through cleanup and remediation where responsible parties cannot or will not act.

CDBG Objective: Elimination of Slums or Blight (Spot Basis) - targets properties with physical decay, hazards, or visual blight.

Scope: Identify and remediate individual properties with debris,



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overgrowth, unsecured or vacant structures; contract cleanup or use city crews; issue liens for cost recovery when applicable.

Estimated Cost: \$50,000 (Contracted Services, program administration) **project cost estimates are subject to change. Final numbers will be provided before second public hearing.**

Performance/Benefits:

- Abate 10-15 properties annually
- Reduce code complaints and document improvements
- Enhance public safety, improve property values, and strengthen community pride

3. Housing Emergency Rehab Micro-Grants

Purpose: Provide urgent home repairs to low- and moderate-income (LMI) homeowners to ensure safety, habitability, and code compliance.

CDBG Objective: LMI Housing Benefit (LMH) - improves housing conditions for income-eligible owner-occupied households.

Scope: Micro-grants up to \$15,000 per household for critical repairs (roof, HVAC, plumbing, electrical, structural) with priority for seniors, disabled, single-parent households, and families with young children. Work meets building codes and HUD standards.

Estimated Cost: ~\$345,000-\$360,000 (20 homes × \$15,000 + administration/oversight) **project cost estimates are subject to change. Final numbers will be provided before second public hearing.**

Performance/Benefits:

- Serve at least 20 LMI households annually
- Achieve 100% housing code compliance in funded repairs
- Reduce risk of displacement and homelessness
- Extend lifespan of affordable housing and improve neighborhood stability
- Enhance public health, safety, and property values



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The following projects are submitted for your consideration under the CDBG SSP program

1. Library Reading Garden

The library had planned to use a job order contract for their reading garden; however, since CDBG does not permit this, they have decided to withdraw this project from consideration.

2. Palm Springs Drainage Improvements

Purpose: Improve stormwater management and reduce flooding in the Palm Springs neighborhood.

CDBG Objective: LMI Area Benefit (LMA) - benefits all residents in the targeted area.

Scope: Install curb and gutter on Cactus, Mesquite, and Navajo (Royal Palm to Tomahawk) to improve drainage, protect roads, and enhance neighborhood appearance.

Estimated Cost: \$400,000-\$600,000 (TBD) **project cost estimates are subject to change. Final numbers will be provided before second public hearing.**

Performance/Benefits:

- Reduce flooding by 90%
- Extend roadway lifespan by 10+ years
- Safer streets and improved property values

3. Apache Villa Subdivision Pedestrian Rehabilitation (ADA Ramps)

Purpose: Improve pedestrian safety and accessibility in the Apache Villa Subdivision.

CDBG Objective: LMI Area Benefit (LMA) - benefits all residents in the targeted area.

Scope: Repair and upgrade sidewalk ramps between Delaware & Idaho and Broadway & 16th to meet ADA standards, remove trip hazards, and improve mobility for seniors and disabled residents.

Estimated Cost: \$200,000-\$300,000 (TBD) **project cost estimates**



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are subject to change. Final numbers will be provided before second public hearing.

Performance/Benefits:

- Upgrade at least 20 intersections to ADA compliance
- Reduce pedestrian accessibility issues by 75%
- Enhance neighborhood walkability and safety
- Improve compliance with federal accessibility requirements