2016 Major General Plan Narrative

Project Name: Eloy General Plan Major GPA

Case No.: GPA16-015

Request: City staff initiated request for a Major General Plan Amendment to update maps and text in the existing adopted Eloy General Plan. These components include the Land Ownership Map, Land Use definition (Airport Influence Area), Circulation Map, Downtown Development and Neighborhood Preservation Map (to be deleted), Growth Areas Element, Parks, Open Space and Trails Element and Housing Element.

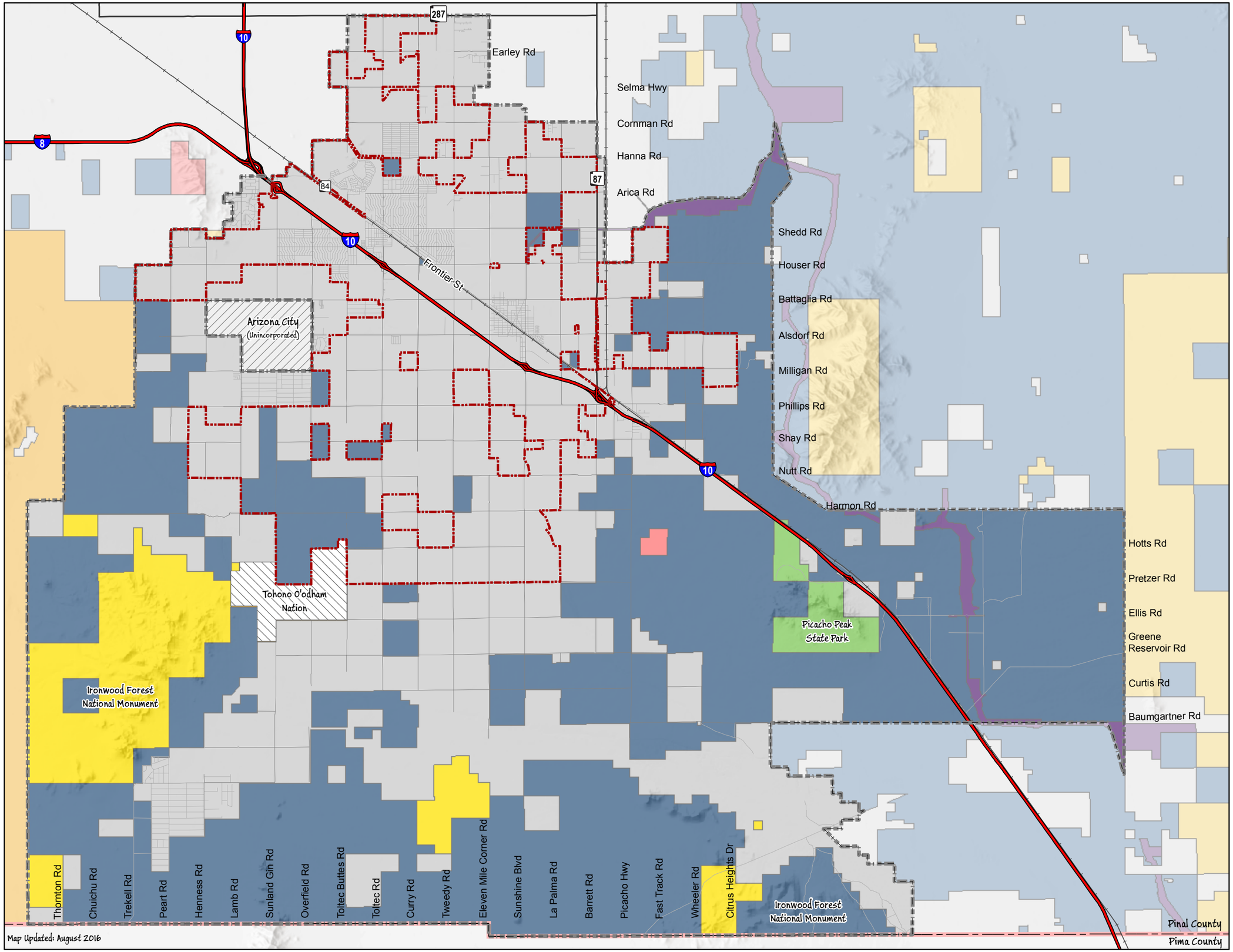
Legal Description: N/A

Introduction and Background: The Community Development Department has sponsored this update (considered a Major Amendment) to the text and maps to bring the Land Ownership Map, Land Use Map, Circulation Map, Growth Areas Element, Parks, Open Space and Trails Element and Housing Element current with updated internal and external changes in the City's Planning Area, updated data and plans preparation and transition to a GIS format for the maps (allowing ease in updating and revision). (See attached 60-Day Review Drafts).

State Law *ARS §9-461.05* prescribes a 60-Day Review Period for all Major General Plan Amendments. This year, the 60-day review period will occur between August 4th and October 3rd, 2016. The text and maps for the Land Ownership Map, Land Use Map, Land Use definition (Airport Influence Area), Circulation Map, Downtown Development and Neighborhood Preservation Map (to be deleted), Growth Areas Element, Parks, Open Space and Trails Element and Housing Element have been posted for review on the City's website and at the Eloy Library.

Surface Land Management

Eloy General Plan



Land Status

- Private Land
- State Land
- Indian Community
- Bureau of Land Management
- Military
- State Parks
- Bureau of Reclamation

Reference

- Eloy City Limits
- Eloy Planning Area
- Interstate
- State Highway
- Local Road
- Railroad

N

1 0.5 0 1 2 3 4 Miles

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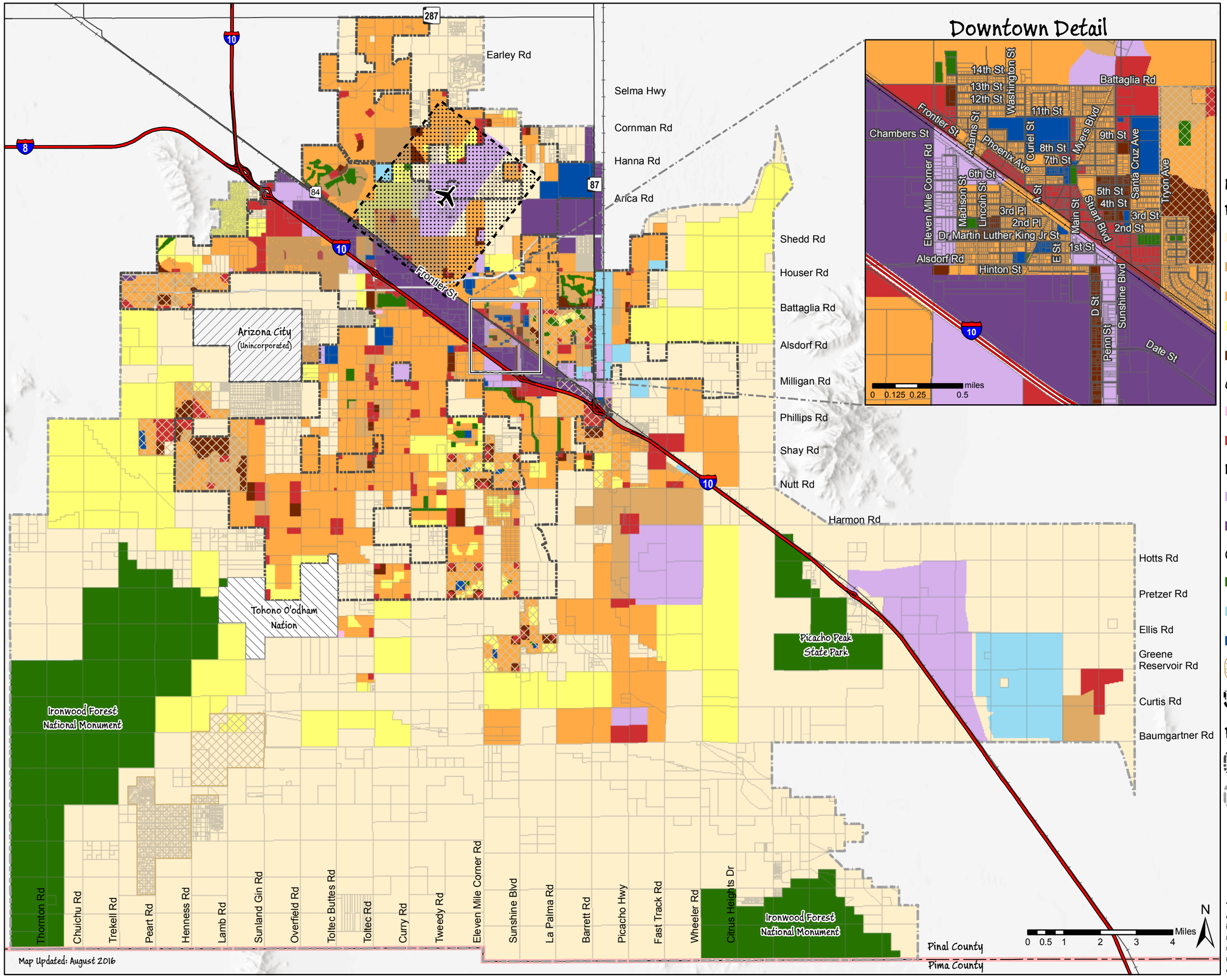
Land Use Element

Eloy General Plan



Land Use Designations

Residential

- Estate Density Residential (0.2 - 1.0 du/ac)
- Med-High Density Residential (6.0 - 12 du/ac)
- Medium Density Residential (3.0 - 6.0 du/ac)
- Low Density Residential (1.0 - 3.0 du/ac)
- High Density Residential (10 - 24 du/ac)

Commercial

- Neighborhood Commercial
- Community Commercial

Industrial

- Light Industrial
- General Industrial

Other

- Parks/Open Space
- Mixed Use
- Public/Institutional
- Planned Community Area
- Airport Influence Area

Reference

- Eloy City Limits
- Eloy Planning Area
- Interstate
- State Highway
- Railroad

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The City may want to purchase, or obtain through dedication, lands designated for Parks and Open Space in order to ensure that lands held in private ownership or by the Arizona State Land Department are developed as parks and open space. The City cannot require private property owners or the State to preserve their lands, nor can the City remove all development potential from a property thus held.

Public/Institutional

This designation shall be used for land and/or facilities that are owned by a city, county, state, or federal public or quasi-public institutional entity. The land uses allowed shall provide governmental, educational, cultural, solid waste disposal, or corrections services within the City. These essential public uses shall support and enhance the overall community's land use pattern and visual aesthetics in order to minimize potential negative impacts.

Development Guidelines:

The Public/Institutional land designation will be used to provide for the basic functions and services as needed and desired by the City's residents and business owners. As development occurs within the City, additional lands will be needed to provide basic public services, such as wastewater facilities, public safety facilities, utilities, and large-scale recreation uses.

Airport Influence Area

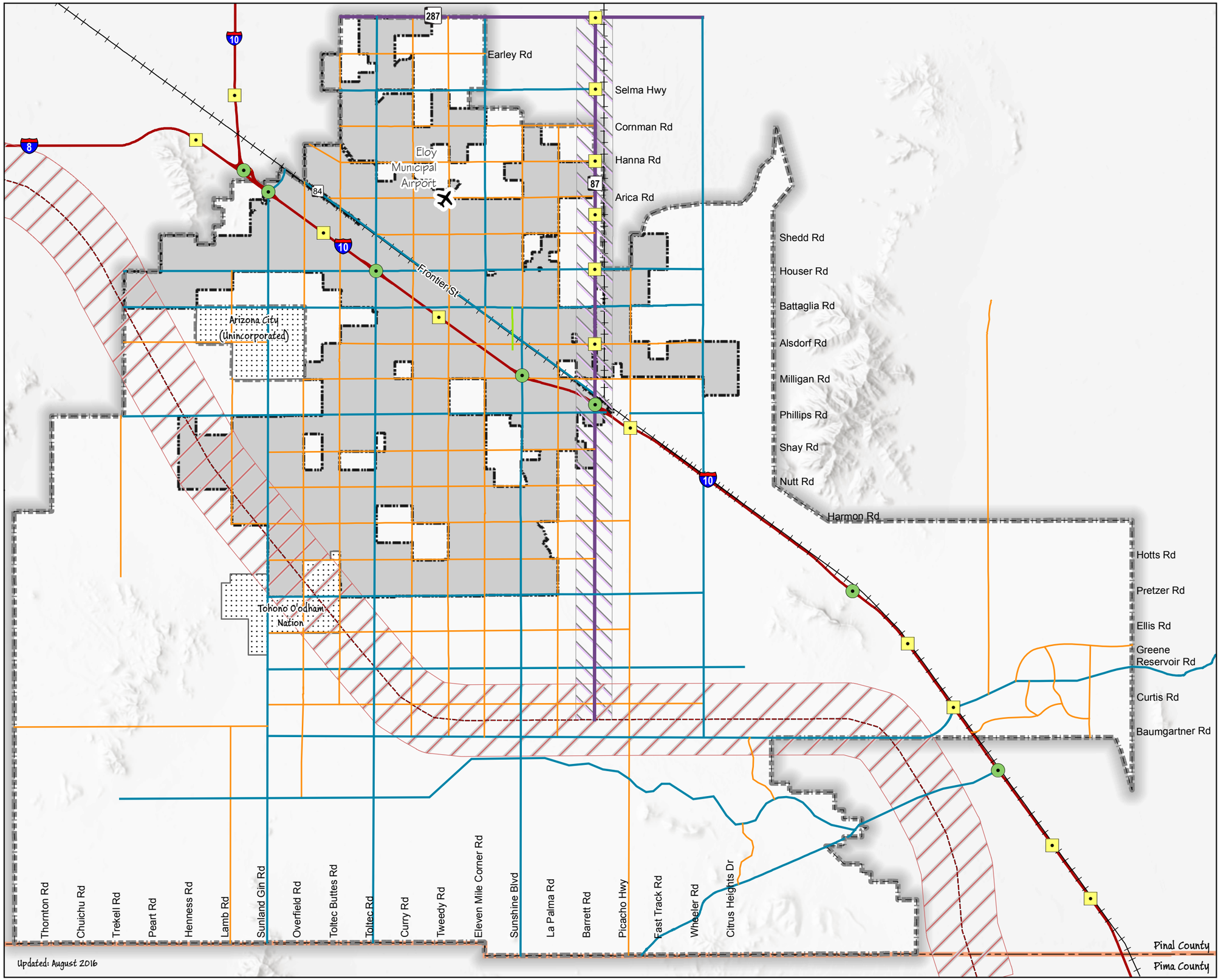
The Airport Influence Area designation provides acknowledgement that the Eloy Municipal Airport is located within close proximity of this designated area where noise from frequent aircraft approaches and departures may be heard by owners of property in this area. In addition, the airport is home to private skydive operator(s) who utilize the airport and portions of the surrounding area as drop zones for parachutists.

Specific Plan Study Areas

In the future, the City will have to critically evaluate new development proposals within specific areas of interest or focus. These areas will require additional research, development criteria, and have specific Council policies that should be met. The City's decisions will affect the future residential and economic growth in these areas.

Circulation Element

Eloy General Plan



Transportation Classes

- Interstate
- State Highway
- Major Arterial
- Minor Arterial
- Two Lane Collector (Main St.)
- Union Pacific Railroad

Interchanges

- Existing Interchange
- Potential Interchange

Proposed Transportation Corridors

- Preferred North-South Corridor
- Proposed West Pinal Freeway Corridor

Municipal Boundaries

- Eloy City Limits
- Eloy Planning Area

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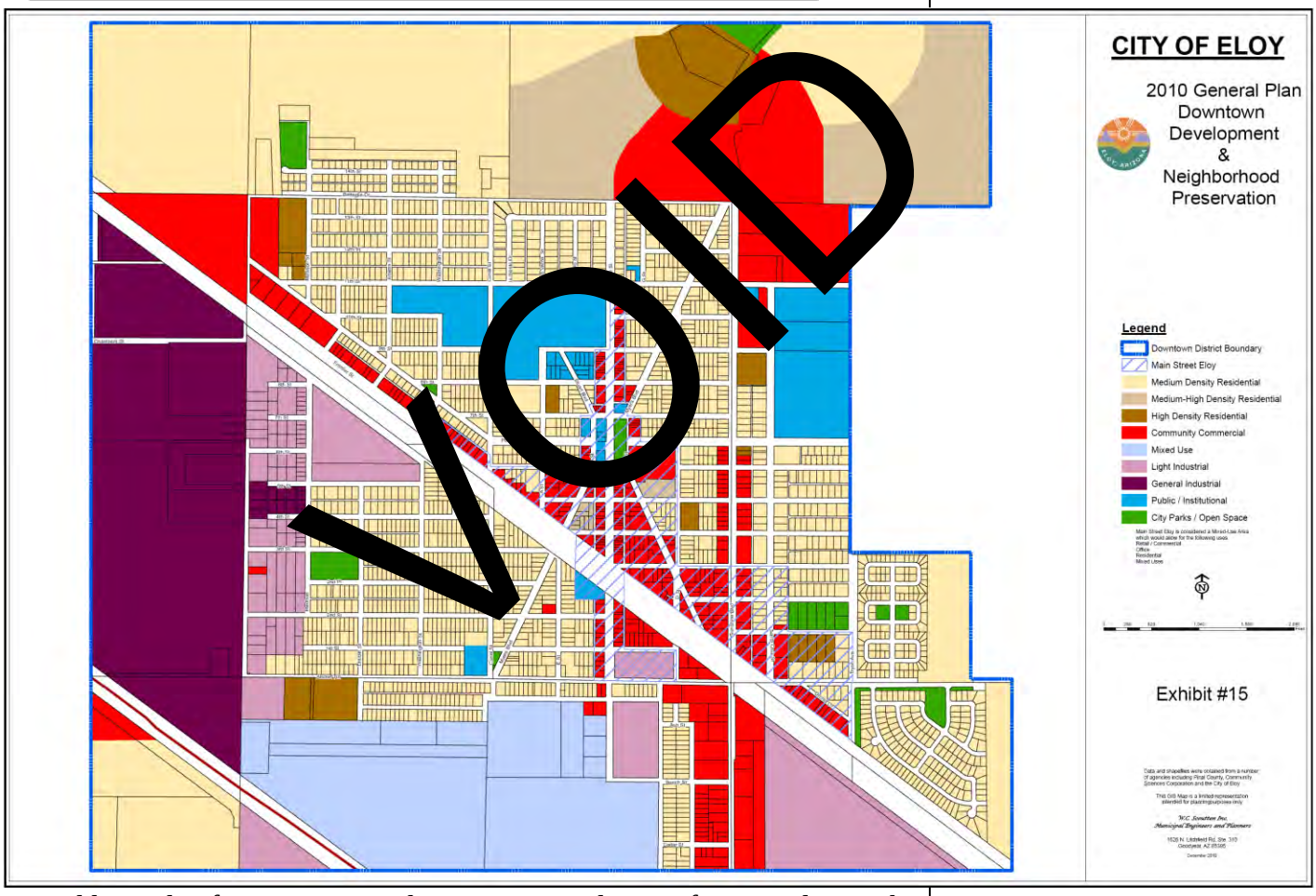
3. Parades, celebrations, fiestas
4. Government Facilities
5. Proximity to Schools
6. Vacant, or nearly vacant land
7. Reasonable stock of available buildings
8. Human (pedestrian) Scale
9. Anza Trail
10. Width of Main Street
11. EDGE (Economic Development Group of Eloy)

~~Downtown Eloy is comprised of the areas illustrated on the following map:~~



For additional information regarding recommendations for revitalizing the Downtown, City Hall has copies of two documents which discuss the Downtown in length. The first document is *Put Feet on the Street: Recommendations of the Downtown Revitalization Resource Team* which was presented at a public meeting November 15, 2007. The second document is the *Community Core Overlay Districts* document drafted by Community Sciences Corporation in August 2008.

GROWTH AREAS ELEMENT

4.0 GOALS

1. Encourage orderly development within Growth Areas.

2. Encourage balanced, mixed use and multi-modal development within the designated Growth Areas.

3. Promote commercial, employment and industrial development at identified Growth Area nodes.

4. Promote development within Growth Areas that provides for the logical extension of infrastructure and utility service.

4.1 PURPOSE

The purpose of the Growth Areas Element is to provide the City of Eloy with objectives to guide new development. It also focuses efforts to revitalize, rehabilitate, and redevelop areas of the City in terms of supportive infrastructure, public facilities and utilities investments to meet the needs of all residents and businesses. The City must also provide the strategy, which will lay a foundation of adequate services. Such services will respond to both the increased demands from new development and maintaining existing service levels for existing development.

4.2 EXISTING CHARACTER

The City of Eloy has an estimated population of ~~approximately~~ 17,787 ~~16,631~~ people as of July ~~April~~ 2015~~0~~ and has experienced an estimated annual growth rate of approximately~~–~~ one~~5~~4 percent since 2010~~00~~, when the City's population was 16,631 ~~0,375~~ people. ~~This growth rate is approximately 2 percent less than the growth rate enjoyed by the City for the previous 10 years.~~ As Tucson, Marana, Phoenix and Casa Grande grow and develop, Eloy, which is in the path of development, will undoubtedly be "discovered" for its "small town" charm.

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4.3 DISCUSSION

Eloy has grown in the past and will continue to grow in the future. The choices that the City Council makes for its residents and which are put into action by the City Departments will affect how the City grows and if it remains a desirable community. This may occur if growth and revitalization are managed and targeted to areas that can best accommodate it. Creating objectives and policies to target the appropriate type of development and 'best' location for new and revitalized growth will allow the City to enhance selected areas that need improvement.

These areas can absorb new jobs and housing without negatively impacting existing neighborhood quality of life through increased traffic or commercial encroachment into residential areas. The Growth Areas Element therefore seeks to identify the areas that can efficiently and logically accommodate growth, resulting in a diverse concentration of land use, transportation, and circulation options, and integrated open space areas.

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GROWTH AREAS ELEMENT

Identifying growth areas discourages dispersed development or "sprawl" by focusing both revitalization and new development in targeted areas.

It is important for the City to encourage development within the growth areas in order to enhance their economic viability, create compact development areas, integrate active and passive open space, preserve natural resources, and accommodate integrated compatible land uses (commercial, office, residential, tourism, and industrial) to ensure sustainability. Growth areas should also be served by multi-modal transportation options (transit, pedestrian, bicycling, etc.) to provide community access, mobility and to reduce dependency on the automobile.

New and revitalized development is encouraged within five identified areas (See Attached Map) that may provide residents with increased flexibility and a higher quality of life. Flexibility and quality of life are characteristics consistent with Smart Growth principles. Other characteristics of Smart Growth include the following:

- Mix of land uses
- Compact building design
- Diversity of housing choices
- Strong pedestrian network
- Distinctive, attractive communities with a strong sense of place
- Open space, farmland, natural beauty, and sensitive environmental area preservation
- Growth directed toward existing development
- Transportation choices
- Development decisions that are predictable, fair, and cost effective
- Community and stakeholder collaboration in development decisions

Growth areas have been identified throughout the Eloy City Limits and Planning Area boundary. The identified growth areas were defined based upon the following factors:

- Vacant or Underutilized Land: Areas selected were anticipated to accommodate future development, revitalization, or redevelopment based on their proximity to Interstate-10 (I-10), SR-87, wastewater treatment, or the Eloy Municipal Airport;

  Public Facilities Capacity: Areas were selected on the basis that public facilities could be provided to serve the community and provide law enforcement, emergency, safety, municipal, and health care services for residents;

- Infrastructure Expansion: Areas were chosen based on the fact they could be served with incremental water and/or sewer expansion financed through public capital improvement projects and/or private development activity;

- Open Space Opportunities: Existing facilities used in the evaluation of growth areas included city and private recreational facilities such as existing city parks, or other regional natural open space recreational opportunities; and

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GROWTH

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- Smart Growth Principles: Principles and guidelines used to choose growth areas included places that could support mixed residential and employment land uses served by a variety of transportation modes that provide a high quality of life.

Growth Areas

1. Toltec-Robson Area

- This growth area is located at the intersection of Interstate 10 (I-10) and Interstate 8 (I-8). This growth area interfaces with the City of Casa Grande. It includes Eloy's first upscale Master Planned Community, as well as, other proposed retail establishments, catering to the interstate travelers. Transportation related industries are also ideally suited for this growth area.

- Uses within Eloy City limits should demonstrate compatibility with land uses within Casa Grande - Residential to Residential, Commercial next to Commercial, and Industrial next to Industrial.

- The 1,025-acre Casa Grande Mountain Park is located within this growth area and provides an opportunity for both Eloy and Casa Grande to preserve a significant open space ~~and~~ with multiple trails used for hiking.

- Includes a mixture of low to high density residential with some commercial and industrial designated parcels. The area is mostly residentially designated. The commercial and industrial designated land is typically located along I-10 and Frontier Street, and within planned communities. The densities of the residentially designated areas transition lower the further away (to the NE and SW) from the Freeway.

- The future Phoenix Mart is located to the north of this growth area in the City of Casa Grande. It has been marketed as America's premier product sourcing center. The intent of PhoenixMart is to connect manufacturers, wholesalers, distributors and retailers directly to thousands of buyers and consumers across the country and around the globe. It's being proposed as a multi-category supply center with American quality products at globally competitive prices. Over 2,000 businesses are intended to be assembled in an iconic development and 1.5 million square foot marketplace.

2. Airport Area

- Includes the Eloy Municipal Airport. The Eloy Municipal Airport is owned and operated by the City of Eloy and is sited on approximately 90 acres located approximately three miles northwest of the City's central business core. The Airport is accessed via Tumbleweed Road which terminates at the Airport entrance. Lear Drive extends along the south side of Airport property and provides access to the T-hangar facilities.

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- This growth area is the Home of Arizona SkyDiving, located in the heart of the scenic Sonoran Desert and lies midway between Arizona's two largest cities, Phoenix and Tucson. SkyDive Arizona has grown into the world's largest indoor skydiving center, averaging over 135,000 jumps per year.

3. Sun Corridor
   - This growth area includes industrial, commercial and residential properties with access to Interstate 10 (I-10) and the Union Pacific Rail~~r Ro~~ad (UPRR).~~.~~ It is a prime location for development with access to interstate transportation corridors; it also includes railroad, I-10 and Highway 84.

   - Includes the entire downtown area and may incorporate or focus on redevelopment, infill, and rehabilitation of existing structures.

   - Includes one industrial core or strip between I-10 and Frontier Street and much of the General Industrial designated land along I-10 and within the downtown area.

   - This a~~A~~rea consists of a mix of residential densities, but has more medium and higher density residential land uses than single family designated areas.

4. SR 87 Corridor
   - This growth area is another potential employment corridor with access to Interstate 10 (I-10), Highway 87, and the Union Pacific Railroad. The eastern edge of this growth area also has the potential for upscale "Resort Style" living given its proximity to the base of the Newman Mountain range to the east.

   - This Growth Area is focused around the highway corridor of general industrial/light industrial and commercial uses with some residential (mostly higher density residential uses).

   - Future access to the North/South Corridor-A transportation route through Pinal County that would potentially connect U.S. Route 60 in Apache Junction and Interstate 10 near Eloy and Picacho.

5. Red Rock Area

   - This growth area is the future site of the Union Pacific Rail Road (UPRR) switch yard and a major employment hub.

   - This area will need to interface with Marana and Red Rock to the south and east.

   The designated land uses within this area consists of Light Industrial, Mixed Use, Medium-High Density Residential and Community Commercial, even though~~. Although~~ some areas have been previously designated with more intense uses through the Pinal

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County Comprehensive Plan update process. It is also important to note that some higher density residential and commercial type uses may be permitted within this growth area depending on how the edge land of the Marana Planning Area develops adjacent to the Planning Area Boundary of Eloy.

6. **Other Plans**

In order to maximize the efficiency and attempt to accomplish the objectives of the Growth Areas Element, other planning mechanisms will need to be used. These include:

- Specific Plans,
- Updating revitalization/redevelopment plans, and
- Adopting infill incentive districts, capital facilities programming, and adequate public facilities ordinances.

Specific Plans

Specific plans are permitted by Arizona Revised Statutes (ARS 9-461.08) to allow cities the opportunity to define building layout and site planning, bulk and height requirements, and open space guidelines.

Other Plans

Redevelopment/Revitalization Plans

Redevelopment plans are also permitted by statute (ARS 36-1471 et. seq.) to transform underutilized or vacant areas into viable economic opportunity areas. The Growing Smarter Plus legislation established infill incentive districts to reverse the characteristics of disinvestment (i.e. dilapidated structures, contaminated sites, public nuisances, crime, and population decline) in developed areas.

Capital Improvement Plans (CIP)

Capital improvement plans identify the sequential phasing of community infrastructure and facilities to stage growth and foster revitalization in a rational manner. Adequate public facilities ordinances assist in maintaining desired facility levels of service (including schools) when new development occurs in the City.

Adequate Facilities and Services for Growth

The Growth Areas and existing or planned availability of essential facilities and services to accommodate Eloy's growth extend over a majority of the City Limits and much of the Planning Area north of Interstate 10. Timely and orderly development of facilities and services will be important as the City grows.

Development proposed in growth areas, must also be in conformance with the General Plan's Land Use Plan. Projects may proceed after providing a conceptual report or evaluation of adequate facilities and services. If a development proposal is submitted for a parcel that is designated for a future phase, subsequent phases may be accelerated, if deemed in the City's best

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economic interests. If new development, consistent with the Land Use Plan, is located within one of five (5) growth areas, or outside a designated growth area, the City of Eloy will evaluate the efficiency and cost/benefit of approving that development based upon the following criteria:

Facility Adequacy Criteria:

- Water Facilities
  - Compliance with the adopted Water Master Plan.
  - Adequate water resources for the development (100-year assured supply) and proposed methods of water conservation to reduce the City's reliance on groundwater.
  - Adequate water production facilities including trunk lines, pumps, and fire hydrants are in place or will be constructed to serve the development.

- Wastewater Facilities
  - Compliance with the adopted Wastewater Master Plan.
    Adequate wastewater treatment capacity is available or will be constructed to serve the development.
  - Adequate wastewater transmission facilities including trunk lines and pumps.

- Streets and Highways
  - Compliance with the Circulation Element and Circulation Map.
  - Adequate street access including rights-of-way for streets, improved street area, traffic control (stop signs or signals).
  - Access to planned or existing pedestrian, bicycle, and transit facilities.

- Schools
  - Adequate school capacity is available or provided for new students generated.
  - Consistent with projected school enrollment or planned school construction or expansion.

- Police Services
  - Police protection will not be reduced below the adopted level of service of 1.8 officers per 1,000 population.
  - Emergency response times will not exceed the existing average response time by 10 percent. Staff conducted a random sampled survey of response times and found an average response time of 6 minutes.

- Fire Protection Services
  - Fire protection and emergency medical will not be reduced below the adopted level of service for firefighters/EMT staff per 1,000 population.
  - Emergency response times will not exceed the existing average response time by 10 percent, which currently is approximately a 4-minute response time.

- Fiscal/Financial

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- The City's budget for development/permit review, construction, inspection, operation, and maintenance would not need to be supplemented by more than 20 percent in any one fiscal year.
- The municipal facilities to serve the proposed development would not exceed the revenue stream received from taxes and fees (e.g. property tax, sales tax, utility fees, and development fees) for the proposed development unless otherwise supplemented by the developer.

Future development located within or outside of the five growth areas may be approved if they comply with existing General Plan land use designations or criteria. However, when a proposed development within or outside a growth areas does not comply with the criteria, or triggers the need to change adopted plans, policies, budgets, etc., the development may not be approved until it can substantially meet all the criteria or obtains a General Plan Amendment

4.4 OBJECTIVES

The objectives included below provide the City with direction to guide near-term future growth, development, and revitalization in appropriate locations.

1. Prepare and adopt a specific plan for each of the five growth areas identified on the Growth Area Map.

2. Prepare and adopt a Downtown/Redevelopment Plan ~~Update~~.

3. Prepare, adopt and maintain a five (5) year a Capital Improvements Program.

4. Prepare and adopt a Main Street Streetscape Master Plan.

5. Prepare and adopt an Infill Incentive District Ordinance.

6. Prepare and adopt a Revised Development Code for Planned Area Development and Master Site Plans.

7. Prepare and adopt an Adequate Public Facilities Ordinance.

8. Prepare and adopt Downtown Design Guidelines to address~~-~~ architecture, landscaping, parking, lighting, signage and open space, parks, ~~trails, and pedestrian refuges~~ alternate transportation modes, and parking

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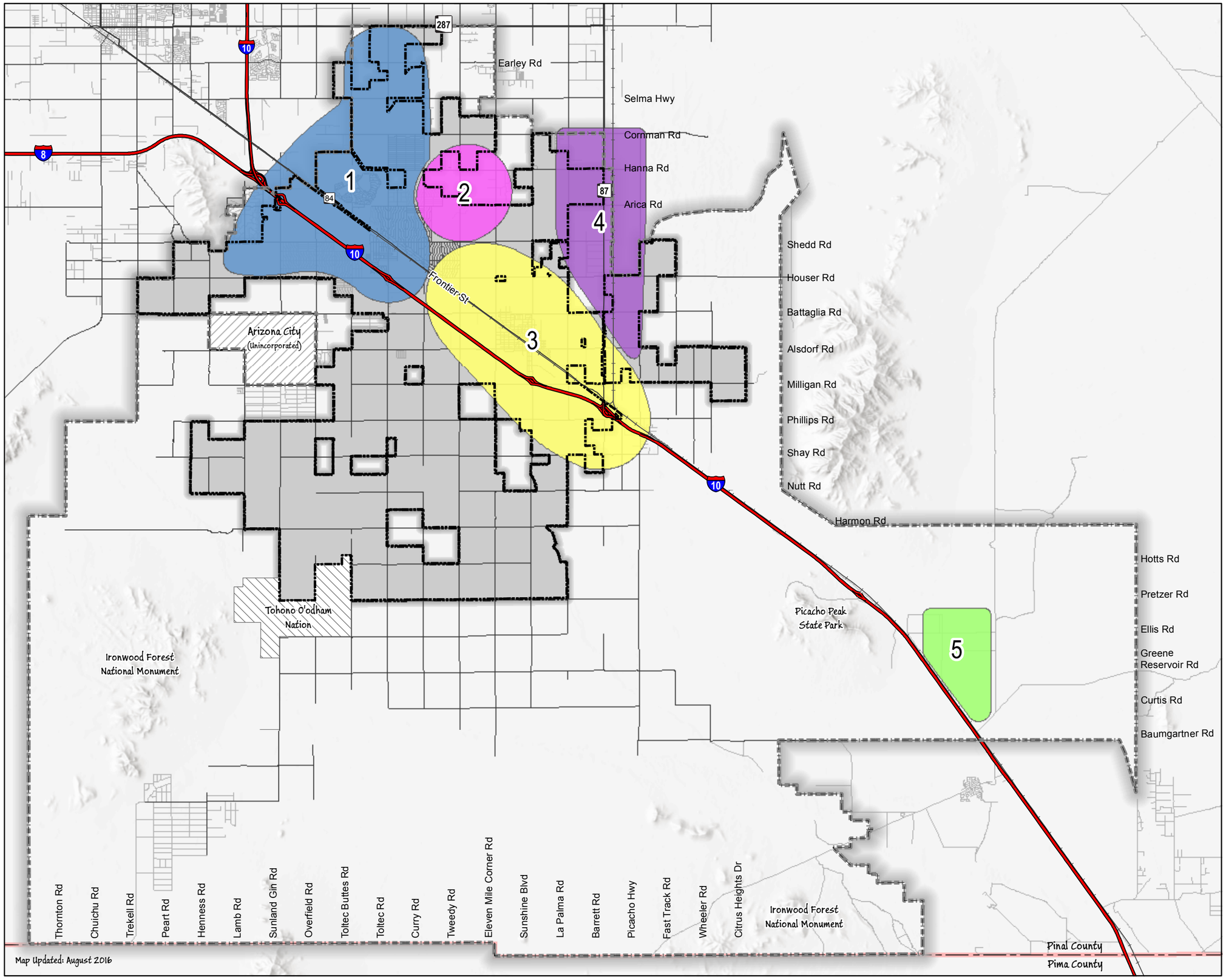

Growth Areas Element

Eloy General Plan

Identified Growth Areas

- 1 Toltec-Robson Area
- 2 Airport Area
- 3 Sun Corridor
- 4 SR87 Corridor
- 5 Red Rock Area

Reference

- Eloy City Limits
- Eloy Planning Area
- Interstate
- State Highway
- Local Road
- Railroad

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PARKS, OPEN SPACE AND TRAILS

PARKS, OPEN SPACE AND TRAILS ELEMENT

5.0 GOALS

1. Improve the Community's livability, aesthetics and desirability through active and passive "green" space.

2. Provide a wide variety ~~of~~ of organized recreation opportunities for residents of all ages.

5.1 PURPOSE

The Parks, Open Space and Trails Element focuses on providing passive and active open space areas for recreation opportunities, a sense of openness and to improve the aesthetics of the community. This element identifies existing and proposed parks, open spaces and trails that have enhanced and will further improve the City's livability.

5.2 EXISTING CHARACTER

Eloy's residents place a high value on parks and open space. Additional parks, open space and trails will be necessary, both from a community aesthetics and livability standpoint and to satisfy the ~~existing~~ objectives of the General Plan. Surrounding open vistas, native desert and mountains provide a scenic backdrop for the City and its residents.

While Eloy has grown slowly ~~and steadily~~ over the past five~~twenty~~ years, the population increase has not created the need for~~City has not seen the development of much~~ additional park land or open space for its citizens. The City of Eloy owns and maintains 11 park facilities and two community centers comprising 15.40 acres as shown below and illustrated on the Parks and Service Area Map.

Park Type/Name	**Facilities**	**Acreage**	**S Area Radius**
Mini-Park			
Anita Park	Picnic Area and playground equipment.	0.2	0.25
Chamber Park	Grass area	0.1	0.25
Maddux Park	Grass area and picnic area.	0.3	0.25
Toltec Park	Picnic area, playground and half-court basketball.	0.4	0.25
Toltec Senior Community Park	Picnic and grass area.	0.7	0.25
Veteran's Heritage Park	Seating area, gathering area	0.2	0.50
Subtotal		**1.9**	
Neighborhood Park			
Central (Main	Grass field, park benches, and gazebo.	1.3	0.50

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Street) Park			
Jones Park	Ball field, concession stands, basketball court, swings, playground, picnic area, swimming pool, skate park and restrooms	4.5	0.50
North Toltec Park	Picnic area, grass area, swings, playground and half-court basketball.	0.8	0.50
Shumway (North) Park	Baseball field, concessions stands, tennis court, playground, picnic area, restrooms and basketball court.	3.4	0.50
Troy Thomas/Trekell Park	Grass area, playground, picnic area, swings and basketball court.	3.5	0.50
Subtotal		**13.50**	
Total		**15.40**	

Source: City of Eloy

The existing inventory of parks is limited to Mini Parks and Neighborhood Parks-none more than five acres in size. There are not any community (more than 15 acres) or district (more than 50 acres) level parks located in the City. However, an approximate 14 acre private Community Park is located in Robson Ranch to serve the recreation needs of its residents. The park includes tennis courts, pickleball courts, pools, indoor workout facilities, softball field and dog park.

In addition the City also owns several parcels within the City, which are currently vacant and identified for park uses. These parcels total 17.85 acres, are identified on the Parks and Service Area Map and consist of the following:

- Northwest Corner of Houser and Tumbleweed Roads 14.78 acres
- Sunland Visitors Center Park 1.74 acres
- Northwest Corner of Adams St. and Phoenix
- Northeast Corner of 13th Street and Myers Blvd. 0.22 acre
- Southwest Corner of Navajo Circle and Apache Dr. 0.55 acre
- Southeast Corner of Navajo Circle and Apache Dr. 0.56 acre

~~Development has added new homes (site built and manufactured) to the community. However, the necessary increases to park and recreational facilities and open space have not kept pace.~~

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PARKS, OPEN SPACE AND TRAILS

The City of Eloy is providing public park ~~and open~~ space at a net ratio of ~~only~~ 1.61~~4~~ acres per 1,000 persons. National standards recommend 3.0 acres per 1,000 persons, but the City has reduced it to 2.0 acres per 1,000 persons. These standards also recommend the same ratio for open space that exists for parks. While many similar size (in terms of population) communities ~~do~~ not only ~~usually~~ achieve these national standards, they also~~typically~~ exhibit a much higher ratio of parks and open space per population than the City of Eloy, as illustrated below.

Community	**Existing Population (2015)**	**Park Acreage**	**Park Acreage per 1,000 population**
Eloy	17,787 (9,587*)	15.40	1.16 (1.61**)
Coolidge	12,187	50.6	4.10
Chino Valley	10,895	38.65	3.55
Somerton	15,759	13.8	0.88

* Net population total, based on reduction of prison population and Robson Ranch.

**Based on non-incarcerated population

Source: Community General Plans

~~POST-1: LOS for Other Communities~~

~~Community~~	~~Open Space / Park Level of Service~~
~~Marana~~	~~98 acres / 1000 people~~
~~Sahuarita~~	~~12.1 acres / 1000 people~~
~~Flagstaff~~	~~11 acres/ 1000 people~~
~~Florence~~	~~1 - 3 acres / 1000 people~~

(Information obtained from each communities respective General Plan)

~~The City of Eloy owns and maintains nine park facilities and two community centers comprising 17.3 acres.~~ The Grande Valley and Robson Ranch Golf Courses ~~are~~ both total approximately 175 acres. The Tierra Grande Golf Course is located in the planning area and includes approximately 63 acres.~~,~~ All three golf courses~~and~~ are privately owned and operated. They are, however, all~~both~~ open to the public.

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The City's Recreation Division also is responsible for the development of youth, adult and senior activities and offers a robust program offering including after school, youth athletics, teen activities, senior programs, special interest classes, family activities, community events and aquatics.

In the recent past, t~~T~~he City of Eloy has annexed a large area into its jurisdiction and has ~~continues to review and~~ approved numerous large scale master plans. ~~and complex development proposals.~~ The low level of existing service for both park and open space acreage may be enhanced by ~~attaching stipulations to development approvals which~~ requiring~~e~~ the provision and possible dedication of new parks and open space areas when such areas are considered for preliminary platting. The Parks, Open Space and Trails Element provides a basis for the City to quantitative~~outline goals and~~ criteria by which development proposals may be considered~~reviewed~~ in order to satisfy the City's adopted service levels for~~needed~~ park, open space and recreation facilities.

5.3 DISCUSSION

Parks, Open Space and Trails

To date, the City of Eloy has not adopted Park and Open Space standards. However, assuming that the City adopts a standard of two ~~near 3.0~~ acres per 1,000 population, a total of 19 ~~31.1~~ acres of developed park acreage should be provided based on a net year 2015~~00~~ population of 9,587~~10,375~~ residents (17,787-6,500 for prison population-1,700 for Robson Ranch). A total of 19 acres of open space should also be provided. The current increase in population to a gross total of nearly~~n approximate~~ 18,000~~9,005~~ people has been due in ~~large~~ part to the increase in prison and retail hiring, which increases the ~~population~~local population. Subtracting the ~~The~~ prison population and Robson Ranch population allows for an accurate determination of acreage~~does not generate increased~~ need for public ~~additional~~ park and open space activities. ~~That being said, development and expansion of existing park and open space areas within the city helps increase the livability and desirability of a community.~~

Currently, the City is short of this goal for its existing population by a total of three~~17.3~~ acres. ~~of park and open space has been provided within the City.~~ By the year 2025,~~When~~ Eloy is forecast to contain ~~completely built-out with~~ an estimated gross population of 31,400~~1.2 million~~ people (net population estimated at 19,900), which will require a total of 40 ~~3,300~~ acres of City parks and an equal amount of open space. If this population threshold is met, the development of 25 acres of additional park land will need to occur. ~~should be provided~~.

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~~In addition, the Picacho Peak State Park provides an 3,747 acres of static park and open space area.~~

Pinal County prepared and~~has~~ adopted an Open Space and Trails Master Plan in 2007 for the entire County. The Master Plan includes~~which are~~ maps detailing conceptual~~approximate proposed~~ locations for trails, open space, areas of historical and social resources that are recommended ~~-~~to be preserved. The proposed regional park (located in the Picacho Mountains)~~ose~~ trails, as they relate to the City of Eloy, and other components~~areas~~ of historical and social importance within the City and Planning Area should be considered by the City.~~incorporated into the objectives of the City~~.

Regional Parks, Recreation, and Open Space Facilities

In addition to the public parks administered by the City, the Eloy Planning Area also contains several regional level park facilities. These include the Ironwood Forest National Monument, Picacho Peak State Park, Casa Grande Mountain Natural Resource and Trail Park and Picacho Reservoir.

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Ironwood Forest National Monument

A ~~large~~ portion of the Ironwood Forest National Monument is located within two areas of the Eloy Planning Area. One area consisting of 30.3 square miles is located in the southwestern portion of the Planning Area. Another area consisting of 9.2 square miles is located in the southern portion of the Planning Area. The Ironwood Forest National Monument is an approximate 129,000-acre area~~ (25,400 acres of which are located within the Planning Area)~~ established by a Presidential Proclamation on June 8, 2000, to protect objects of ecological and cultural resource interest in their Sonoran Desert environment. The landscape of the Ironwood Forest National Monument exhibits rich, drought-adapted vegetation of the Sonoran Desert. Extensive stands of Ironwood, Palo Verde, and Saguaro are prevalent throughout the Monument.

The Monument also includes rugged mountain ranges, including the Sawtooth Mountains to the west and the Silver ~~Bell Mountains~~Bell Mountains to the south. ~~The locations of archeological resources are remote and many miles from the study area.~~ The Monument contains objects of ~~scientific biological~~scientific biological, geological, and archeological interest throughout its ~~desert environment~~desert environment.

Picacho Peak State Park

Picacho Peak State Park was identified for acquisition by the Arizona State Parks Board in 1958. Over the next 10 years, multiple feasibility studies ~~were conducted~~were conducted and development plans created. Finally, in 1968, the State ~~Park was~~Park was officially opened to the public, when the Arizona Legislature ~~granted approval~~granted approval. In 1970, the State legislature

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authorized the purchase of ~~an additional~~an additional 2,760 acres from the Bureau of Land Management (BLM) to ~~be added~~be added to the park. ~~As of the 1990's, t~~The park now consist~~ed~~s of ~~a total~~ 3,469~~747~~ ~~acres of~~acres of land.

Picacho Peak has been used in the past as a landmark due to its unique shape, as recorded in the 1700's as part of the Anza Trail. In 1848, ~~the Mormon~~the Mormon Battalion constructed a wagon road through the Pass. ~~Picacho Peak~~Picacho Peak is also the site of a Civil War ~~battle,~~battle; the largest within Arizona (~~see Section~~see Section 1.2).

Casa Grande Mountain ~~Natural Resource and Trail~~ Park

Much of the Casa Grande Mountains ~~are~~is owned by the City of Casa Grande and ~~incorporate~~incorporates an approximately 1,025~~100~~ acre area devoted to trails and outdoor recreation. Currently, there is a proposal to include another area as joint-use. The Federal Government (Specifically the Arizona ~~Army National~~Army National Guard) owns an 800-acre parcel of land on the west side of ~~the mountain~~the mountain and is used for training purposes. In addition, the Bureau of ~~Land Management~~Land Management also owns a parcel approximately 80-acres in size. The City ~~of Casa~~of Casa Grande is working to acquire, through transfer, the BLM parcel, ~~and has~~and has extended an offer of "Joint-Use" with the Army who ~~responded favorably~~responded favorably. Parcels of land on the east side of the mountain are made up~~, largely~~, largely, by private land holdings.

Picacho Reservoir

The Picacho Reservoir lies outside~~in the northeast portion~~ of the planning area to the northeast.~~, and~~ ~~I~~in addition to its function as a reservoir, it serves as a primary habitat ~~for nesting~~for nesting waterfowl in the winter. The reservoir is known as a Blue Heron rookery and is a stopover site for migratory birds, including the Glossy Ibis and Pelican.

Proposed Park and Recreation Facilities ~~Proposed Park and Recreation Facilities~~

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Irrigation Canal Trail System

The Central Arizona Project (CAP) Canal, CAP-Central Main Canal, Santa Rosa ~~Canal,and~~Canal, and Florence-Casa ~~Grande Canal~~Grande Canal are ~~agricultural~~ canals that traverse the planning~~study~~ area, providing water to~~for~~ primarily irrigate~~tion of primarily cotton~~ agricultural crops in the Santa Cruz Valley. The CAP transports Colorado River water east more than 300 miles to serve the agricultural, municipal and industrial and Native American users. The Bureau of Reclamation committed (during the canal planning process) to maintaining a 20-foot recreation corridor on the downstream side of the Canal. The intent is to use the corridor for a ten-foot wide, paved non-motorized path that provides connectivity to both Maricopa

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and Pima Counties. The Central Arizona Irrigation and Drainage District (CAIDD) canal rights-of way provide two~~a~~ wide, level strips of land, which could be suitable for multi-~~purpose~~use trails (walking, bicycling, and/or equestrian). However, discussions with the irrigation districts would need to take place.

The Santa Rosa Canal as a multi-use trail could provide~~s~~ the greatest impact~~value~~ for a connected non-vehicular circulation~~trail~~ system because of its passage through the inhabited and near term growth areas~~center~~ of Eloy. As conversion of land from agriculture to urban land use continues, the canal ~~corridor~~ corridor will become~~s even~~ more valuable as a recreation amenity. The Parks and Open Space Plan identifies not only the Santa Rosa but also the Florence- Casa ~~Grande and~~Grande, CAP Central Main and Central Arizona Project canals for inclusion within a linked multi-use~~purpose~~ trail system.

Communication~~Negotiation~~ with representatives of the CAP and ~~Central Arizona Irrigation and Drainage District (~~CAIDD~~)~~ as well as~~nd~~ other affected landowners will be necessary to implement ~~this~~the proposed trail system and should be initiated by the City~~ as soon as possible~~.

Proposed Regional Park

The Pinal County Open Space and Trails Master Plan identified a proposed regional park to be located within an irregular outlined area within and north of the Picacho Mountains. Even though the majority of the proposed regional park is located outside the City of Eloy's Planning Area, it is important to identify it and show how the trail networks provide non-vehicular connectivity. The proposed park includes a total of approximately 50,700 acres and is primarily owned by the Arizona State Land Department, with portions also held by the Bureau of Land Management (BLM). It also is intending to connect with the northern boundary (across Interstate 10) of Picacho Peak State Park and provide passive oriented recreational activities that balance natural resource conservation with a natural environment experience for users.

Multi-Use~~Purpose~~ Urban Trail System

The street, utility, and railroad rights-of-way provide opportunities to ~~add multi~~add multi-use~~purpose~~ trails serving walking, bicycling, and equestrian modes of transportation. The potential locations for multi-use~~purpose~~ trails include Frontier Street (south side), Sunshine Boulevard (west side), Toltec Highway (east side), Estrella Road (east side), Shedd Road (south side) Lamb Road (west side), Henness Road (west side)~~ Battaglia Road (north side)~~, ~~Hannah and Milligan Roads (south side), SR 87 and Sunland Gin Road (west side),~~ Harmon Road (south side) and Santa Cruz River (south of Harmon Road) with specific design standards to be determined as a component~~ part~~ of a future Parks, Open Space and Trails Master Plan. In addition, the El Paso Natural Gas pipeline that passes through the City from northwest to southeast is also

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identified for a multi-usepurpose trail, extendingreaching from Houser RoadBattaglia Drive to the Casa Grande Canal.

Growth Area Park Development

As new development occurs-particularly residential, developers within each section of land (640 acres) will be required to collectively provide the recommended level of service for Growth Area Park improved park land. The land requirement will be determined increase or decrease based on the anticipated population of the area, which is based Development on the residential density and the mix of uses. proposed for each development.

Frontier Street Linear Park

The wide rights-of-way of Frontier Street (100') and the Union Pacific Linear Park Railroad (200') in Downtown Eloy are the setting for the Frontier Street Linear Park. The linear park could extend approximately one third of a mile from Sunshine Boulevard to Myers Street as a welcoming, open space for downtown patrons and visitors. The Linear Park could include the proposed Frontier Street urban multi-purpose trail, a mini-park, and parking area that also serves the businesses along Frontier Street.

Downtown Mini-Parks and Plazas

The rRevitalization of Eloy's Downtown provides an opportunity to incorporate additional Mini-Parks. These are small parks and plazas, typically less than an acre, that serve as gathering places and rest stops for shoppers. Vacant parcels that are strategically located (i.e. proposed 13th Street Park) to provide proximate access for residents, workers and visitors should be sought for land lease or purchase. and improved consistent with the plans of the Downtown Main Street Office.

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Eloy Municipal Airport/Privately Managed Skydive Facility

The extensively used and and nationally/internationally recognized SkyDive Arizona facility, located at the airport, is extensively used throughout the year by a range of novice and experienced skydiving enthusiasts. As such, the significant airplane takeoffs and approaches on a daily basis fill the air above the City with parachutists, adding to the reputation of the City for this recreational activity. This activity also necessitates the presence of numerous drop zones in and around the airport that provide landing areas for the skydivers. The intent of this designation is to acknowledge the value that this activity provides from both an active recreational pursuit and a viable economic development component (tourism).

Ironwood Forest Trailhead and Campground

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The Parks, Open Space and Trails Map identifies the opportunity to site three~~a~~ t~~T~~railhead ~~and trailhead~~ and campgrounds adjacent to the portion of the Ironwood Forest National Monument located southwest and south of the City. Providing additional supportive access and amenities ~~enhances visitation~~enhances visitation to this significant~~newly created~~ open space resource.

The regional and local open spaces, parks, and trails identified above establish a broad-~~based recreation~~based recreation system for the City of Eloy. The incremental development ~~of these~~of these facilities will allow Eloy to meet the recommended park ~~standards~~ standards ~~included within this General Plan~~, and enhance~~provide greater~~ access to open space and recreation ~~consistent~~pursuits consistent with the objectives of this Element.

5.4 OBJECTIVES

Objectives provide the City with direction for planning, reviewing, ~~siting and~~siting and designing future parks and open space acreage, and facilities. ~~Specific objectives~~Specific objectives include:

1. Develop a plan for a connected system of open space areas ~~that protect~~that protect and conserve natural, physical, cultural, and social resources.

~~2.Develop~~2. Develop a multi-use trail system that provides ~~connectivity throughout~~connectivity throughout the city, to recreational areas, parks, and coordinates with County trails within the Planning Area.

~~3.Develop~~3. Develop community ~~regional~~ parks within the City that provide a balance ~~of passive~~of passive and active recreational opportunities for City residents ~~and visitors~~and visitors.

4. Research and develop park, open space and trail standards ~~for residential~~for residential and non-residential developments.

~~5.Research~~5. Research, draft and adopt park and open space policies to ~~require open~~require open space and recreation area developments and/or ~~dedications from~~dedications from developers, and to assist in~~that would help~~ preserving~~e~~ natural and ~~social resources~~social resources.

~~6.Develop a more comprehensive Parks, Recreation, and Trails Master Plan that will examine these corridors~~

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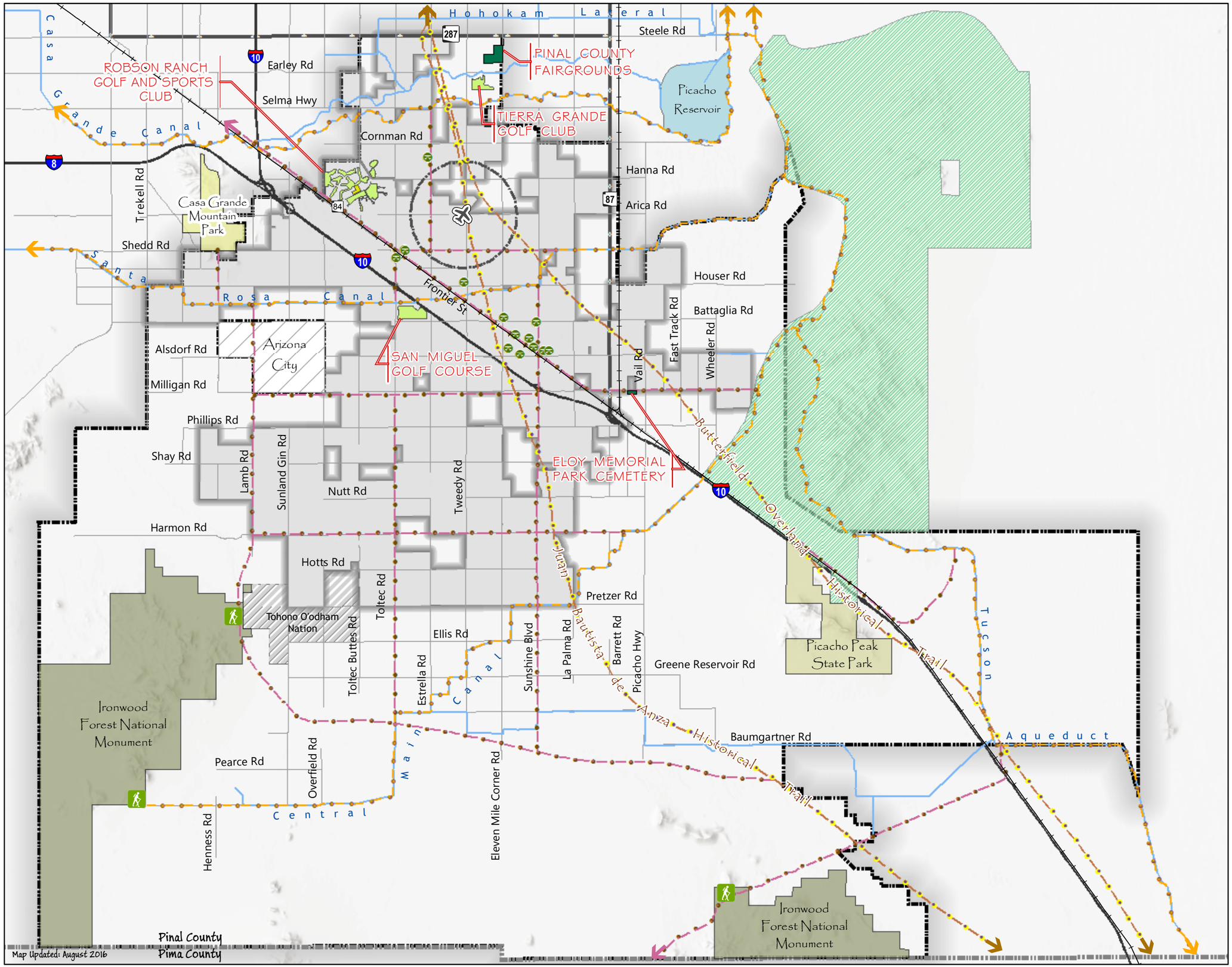

Parks, Open Space and Trails

Eloy General Plan

Proposed Trail System

- Canal Trail
- Multi-Use Trail
- Historical Trail
- Trailheads

Parks and Open Space

- City Park (Existing and Proposed)
- Private Community Park
- Golf Course
- Open Space
- Regional Park (Proposed)
- State Park
- National Monument

Eloy Municipal Airport/ Privately Managed Skydive Facility

Municipal Boundaries

- Eloy City Limits
- Eloy Planning Area

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Parks and Service Area Map

Parks, Open Space and Trails

City Parks

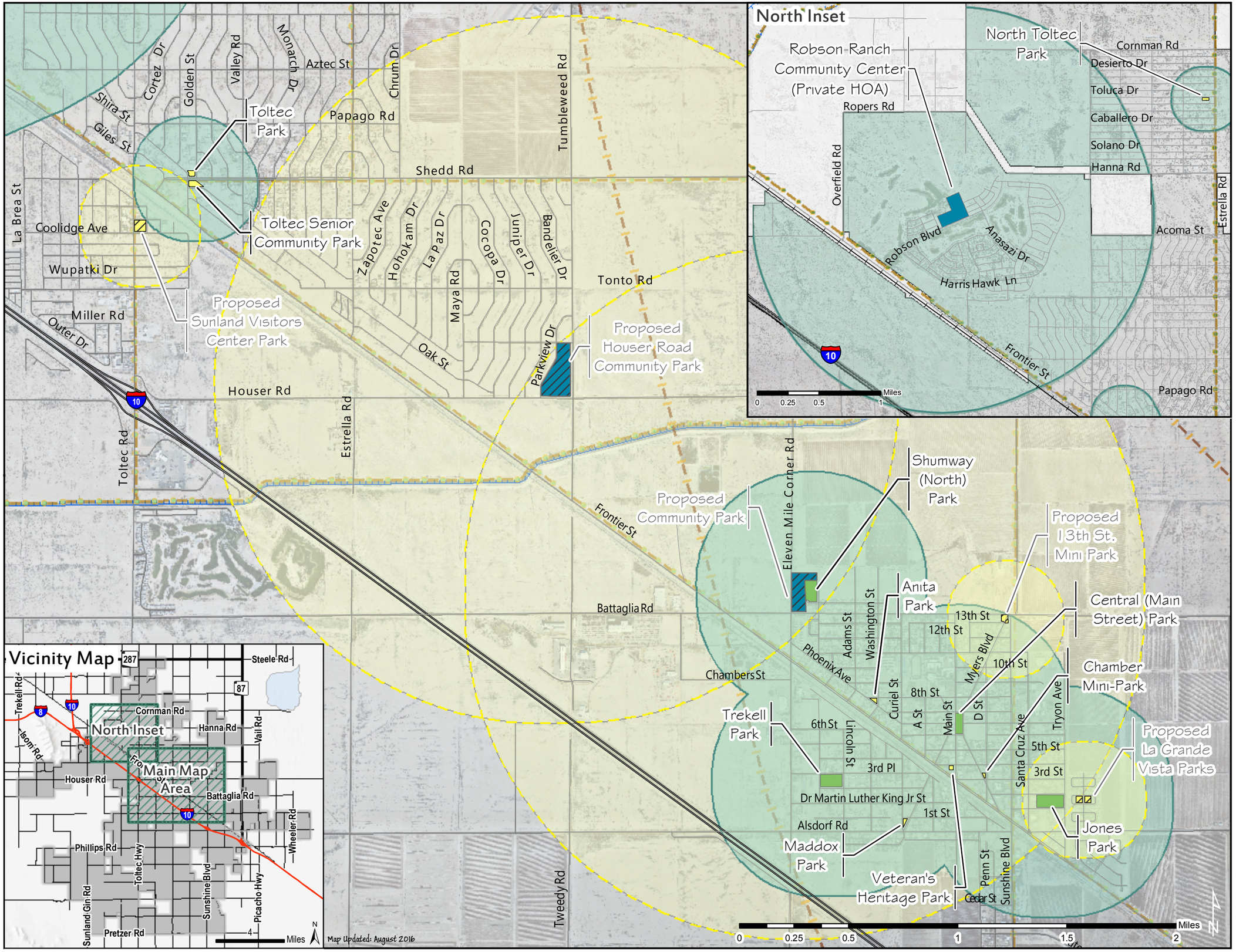
- Mini-Park (Existing)
- Mini-Park (Proposed)
- Neighborhood Park (Existing)
- Community Park (Existing)
- Community Park (Proposed)

Park Service Area Buffers

- Service Area (Existing)
- Service Area (Proposed)

Proposed Trails

- Local Trails
- National Historic Trails



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HOUSING ELEMENT GOALS

1. Facilitate~~Encourage~~ redevelopment and revitalization of existing housing stock and~~or~~ neighborhoods.
2. Encourage a variety of housing types to accommodate~~for~~ various levels of income and lifestyles.

6.1 PURPOSE

The purpose of the Housing Element is to evaluate the condition of the existing residential housing stock, review the quantity of the different types of housing and then to analyze future growth in population, needed housing types, quantities and distribution. O~~Goals, o~~bjectives ~~and policies~~ are then provided to accommodate the City's future growth, eliminate substandard dwelling conditions, and improve housing quality, variety, and affordability.

6.2 EXISTING CHARACTER

The City of Eloy and its surrounding~~the~~ Planning Area contain a wide variety of housing types in various stages~~all degrees~~ of physical condition~~s~~; from new development to abandoned and dilapidated structures, and high end single family residences to apartments, ~~and~~ manufactured homes and recreational vehicle parks. The US Census identified the following housing data for the City of Eloy:

Housing Units (2010)	3,691
Housing Type Composition	
Single Family (60%)	2,215
Multi-Family (20%)	738
Manufactured Housing (20%)	738
Owner Occupied Housing Units (2014)	61.8%
Median Value (Owner Occupied Units) (2014)	$72,300
Median Monthly Housing Costs (with a mortgage) (2014)	$1,045
Median Monthly Gross Rent (2014)	$585
Households (2014)	3.280
Persons per Household (2014)	3.13

~~Prior to 2000, there were a total of 2,529 households within the City of Eloy. By 2006, the City of Eloy had an estimated count of 3,159 households. Pinal County has provided three growth scenarios for the County and the municipalities within the County, including the City of Eloy. According to the Pinal County Housing Study's slow growth scenario, the City of Eloy is anticipated to have a total of 4,081 households by 2010. The Moderate and Aggressive growth rate scenarios estimate a total of 4,491 and 6,084 households respectively.~~

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By 2025 the Planning Area is estimated to contain a population of approximately 31,400 residents. If approximately 9,000 of these residents are inmates, the net total population is 22,400, which would translate to a total housing unit count of 7,157, utilizing the 3.13 persons per dwelling unit rate identified above. The net, new housing units would total 3,466-nearly doubling the City total in 2010.

If the composition of housing types remained the same as 2010, the following units and acreage would be required to meet the population projection for the year 2025:

Housing Type	Average Density	Housing Units	Acreage Required
Single Family	4 du/acre	2,080	520
Multi-Family	16 du/acre	693	43
Manufactured Housing	6 du/ac	693	43
Total	NA	3,466	606

Source: City of Eloy; June 2016

Based on the calculation above, the Planning Area would need to be able to accommodate approximately one section of land to meet the acreage requirements necessary to accommodate the year 2025 population. The Land Use Plan has identified an amount of acreage that significantly exceeds these acreage demands over the next 10 years.

~~The estimated housing stock by December 2006 was 3,661 total units. Of the total units 59.9 percent were single family residences, 19.6 percent were multifamily (2 to 5+ units) and 23.2 percent were manufactured homes.~~

~~The three growth rates mentioned above also estimate that approximately 1,290 additional units (slow growth rate), up to 3,472 additional units (aggressive growth rate) would need to be constructed within the City of Eloy, depending on how quickly the City continues to grow.~~

~~There are a total of 285,568.53 acres (446.3 square miles) within the City's Planning Area that are currently designated for residential development, which would include single and multi-family developments.~~

~~The City's land use residential designations tie Estate, Low, and Medium Densities to single-family development, with Medium High and High densities to multi-family developments. There are 280,128.93 acres (437.7 square miles) designated for single family~~

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~~developments and 5,439.6 acres (8.5 square miles) designated for multifamily type developments.~~

In 2016, t~~T~~he median sales price for new construction and resale homes varies across the City. In Robson Ranch, the price for new construction ranges from $167,000-$289,000. The resale price in this area ranges between $200,000-$350,000. In the Toltec Area, the resale price ranges between $90,000-$140,000. In the Downtown Area, the resale price ranges from $60,000- $90,000. ~~was highest in 2005 at approximately $214,000, while the median sale price for new construction was highest in 2006 at approximately $250,000. Some estimates for the current 2009 median home sales price show a drop to approximately $80,000.~~

The Robson Ranch community is age restricted and relies predominately on retirees as its market niche. The ability to afford the average home in the Toltec area would require a job that grosses a minimum of $19,000 annually. The ability to afford the average home in the Downtown area would require a job that grosses a minimum of $12,000 annually.

6.3 DISCUSSION

Housing Needs

T~~Much of t~~he existing housing stock in the Downtown exhibits a variety of exterior/interior building conditions. While the area north of Frontier is generally sound, there are scattered areas where the housing is in need of rehabilitation. Many of these properties continue to be bank owned or long term vacancies. In the area south of Frontier the majority of the area is in need of at least minor rehabilitation, with some areas in need of major reinvestment. The Eloy Housing Authority has constructed several new infill homes on vacant or dilapidated lots to enhance the housing for City residents. The City does not have a formal housing rehabilitation program at the present time~~and new housing is scarce. The community also lacks a range of housing types within various price ranges.~~

Substandard Housing/Housing Quality

The lack of robust job growth and the after effects of the Great Recession continue to exert debilitating effects on the existing housing stock in Toltec and Downtown Areas. ~~Housing quality in Eloy has been in decline for over 30 years. This decline is largely related to the lack of new housing (through construction of new subdivisions or infill developments), inadequate maintenance of existing housing, and the~~

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decrease in agricultural jobs and other resource industry jobs. The majority of the existing hHousing stock in the Downtown Area were constructed during units in Eloy are products of the agricultural boom in the 1940's and 1950's and the development boom (turned bust) in the 1970's. In fact, some of the residential developments that received entitlement during the 1970's, particularly in the Toltec area, have yet to be completed or have been abandoned completely. In the early 2000's the City experienced During 2004 to 2006 there was another residentialanother residential entitlement and annexation housing boom which culminated in the Great Recession of 2008. Over the past several years, there has been a rejuvenation of interest in cleaning up the City and maintaining the housing stock in the Downtown Area.has now dropped and turned into a Bust in 2009.

Generally, the lack of new residential housing developments within a community or lack of high vacancy rates is a good indicator of economic stability or instability within the community. The newest housing in Eloy is in the North Toltec neighborhood, where the manufactured housing provides one source of new, unsubsidized housing for low-income households. There are also several master planned communities that have been approved including Robson Ranch. These master planned areas represent development located on multiple square miles of land. Goals, objectives, and policies need to focus on how to stimulate opportunities for new, improved and quality residential development.

Housing Variety

There are two significant housing variety gaps that have been identified in the City.. The first is the lack of higher-end new single-family construction some of which has been addressed through the development of Robson Ranch. However, new upper end or "move up" housing will not locate in the City until more robust employment and escalating salaries locate in the City and/or the surrounding region. in the City, particularly "move up" housing. The second is the lack of new apartment units. This conclusion is based on declining vacancy rates in existing complexes and the number of prospective tenants on waiting lists.

Housing Attainability Housing Attainability

Eloy exhibits very low median household and family income ($27,477 in 2014 (US Census)s, and is below the average of both Pinal County ($50,248) and the State of Arizona ($49,928). On the average, Eloy employeesresidents receive lower wages due to the fact that and their incomes along with the Ceity's economy primarily reliesy on agricultural, retail, and manufacturing and other "blue-collar" employment. A significant proportion of the most recent newest

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housing ~~supply has been developed to meet the needs of the City's residents, and provide~~development provide opportunities for low/moderate-income households and ~~provide for~~ age-restricted retirement housing (approximately 37 percent of the City's residents were identified as persons in poverty, compared with rates at 17 and18 percent in the County and State, respectively. ~~71 percent of the City's residents (6,290) were identified as low/moderate income households in the 2000 US Census).~~

~~Until recently, the new housing supply was comprised largely of manufactured homes and lower cost single family homes. However, this is changing with an upswing of single family residential developments, including Robson Ranch. There are also some executive homes or apartments which have been approved and constructed within the City. The apartment complexes that were constructed include some subsidized units for low moderate income households. The City still has a significant shortage of the number of affordable rental units available for its residents.~~

6.4 OBJECTIVES
2

The objectives outlined below provide the City with direction and guidance to provide the housing needed for Eloy's existing and future residents.

1. Achieve~~Obtain~~ a high quality, varied and affordable housing stock through a combination of infill projects, new development and rehabilitation of older homes and structures.

2. Promote the development of sound, high quality neighborhoods that provide a variety of housing options and community amenities in an integrated manner.

3. Encourage property managers~~developers~~/property owners to maintain and improve their respective ~~City's~~ existing housing stock,

~~3.~~4.Pursue federal, state and local grants to address the ~~and to~~ revitalization needs of existing Downtown neighborhoods.

~~4.~~5.Implement programs that incentivize property owners to maintain, rehabilitate, revitalize and protect the existing stock of affordable homes.

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~~5.~~6. Cooperate with the Eloy Housing Authority to provide~~monitor~~ affordable housing to those residents with a demonstrated need~~s~~.

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