

# 2019 Annual Action Plan

## Maricopa County HOME Consortium and Maricopa Urban County

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Maricopa County Human Services Department  
Housing and Community Development Division  
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### Note on Formatting

The U.S. Department of Housing and Urban Development (HUD) requires recipients of HOME Investment Partnerships (HOME), Community Development Block Grant (CDBG), and Emergency Solutions Grant (ESG) funding to submit the Five Year Consolidated Plan and Annual Action Plan electronically, using an automated tool in a template prescribed by HUD. The following Plan is the downloaded version of that electronic template.

# Executive Summary

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

### 1. Introduction

Maricopa County Human Services Department's Housing and Community Development Division (HCD) is dedicated to making the communities of Maricopa County safe and affordable. Maricopa County assists low-income families and communities through the distribution of three key U.S. Department of Housing and Urban Development (HUD) grant programs including the: 1) Community Development Block Grant (CDBG), 2) HOME Investment Partnerships Program (HOME), and 3) Emergency Solutions Grant (ESG). These programs represent affordable housing and community development investments in decent, safe, and affordable housing, a suitable living environment, and expanded economic opportunities. This is accomplished by rehabilitating owner occupied homes, improving infrastructure in low-income communities, creating affordable rental and homeownership opportunities, and working to house and shelter people experiencing homelessness.

The 2015-2020 Consolidated Plan and PY2019-20 Annual Action Plan represent the Maricopa HOME Consortium and Urban County's vision for addressing affordable housing, community development, supportive housing, and homeless needs through regional collaboration. HUD annually determines the allocation amounts for these federal programs. In order to receive grant funds, Maricopa County must submit a five-year Consolidated Plan and an Annual Action Plan to HUD for approval. The Consolidated Plan contains a strategic plan for addressing these needs and a specific one-year action plan for the use of U.S. Department of Housing and Urban Development (HUD) formula grant funds. It is a comprehensive plan that contains priorities, goals, performance outcome objectives, and implementation strategies for each of the plan's elements. The Annual Action Plan is a one-year plan that describes the activities that the Maricopa HOME Consortium will fund and implement. It also describes activities that will be undertaken to support needs as described in the Consolidated Plan. The 2019-20 Annual Action Plan is the fifth and final year of the 2015-2020 Consolidated Plan.

Maricopa County is the lead agency for the Maricopa HOME Consortium. The Maricopa HOME Consortium is comprised of a wide variety of units of local governments with diverse housing and community development needs. The members of the HOME Consortium are Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise, Tempe, and the Maricopa Urban County. The Maricopa Urban County includes Buckeye, El Mirage, Fountain Hills, Gila Bend, Goodyear, Guadalupe, Litchfield Park, Tolleson, Wickenburg, Youngtown, and areas of unincorporated Maricopa County.

### 2. Summarize the objectives and outcomes identified in the Plan

Within the Maricopa Urban County jurisdiction the following accomplishments are anticipated to be carried out through projects funded:

- Assist up to 50 households with short to medium term rapid re-housing support

- Assist up to 1,160 homeless persons through shelter operations support
- Provide tenant based rental assistance for up to 15 households
- Rehabilitate up to 3 affordable rental units
- Provide emergency repairs, minor, or comprehensive homeowner rehabilitation on up to 7 single-family homes
- Assist up to 5,506 persons through public improvements/infrastructure support

The Maricopa HOME Consortium, including CHDO activities, anticipate accomplishing the following specific objectives:

- Rehabilitate up to 4 homeownership units
- Provide homeownership opportunities for up to 15 households
- Provide homebuyer assistance for up to 15 households
- Rehabilitate up to 4 affordable rental units
- New construction of up to 2 affordable rental units
- Provide tenant based rental assistance for up to 40 households

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

Maricopa County evaluates its past performance every year as part of the Consolidated Annual Performance and Evaluation Report (CAPER) reporting process required by HUD. The PY2017-18 CAPER was completed in September of 2018 and evaluated the Maricopa HOME Consortium and Maricopa Urban County's performance for PY2017, the third year of the FY2015-2020 Consolidated Plan. The 2017 CAPER indicated that outputs in many categories exceeded the annual benchmarks established in the FY2015-2020 Maricopa HOME Consortium and Urban County Consolidated Plan. Maricopa County also tracks performance quarterly for programs funded with federal non-HUD or local funds.

Highlights of Maricopa County accomplishments with HUD and non-HUD leveraged funds included:

- 74—People experiencing homelessness provided with rapid rehousing
- 911—People experiencing homelessness provided with shelter
- 10—Homes made safe, livable, and accessible through rehabilitation
- 303—People impacted by safer streets due to the repair of roadways in their neighborhood
- 17,160—People impacted by the investment in new fire-safety equipment to protect and save lives
- 428—People with access to safe drinking water due to new water lines
- 148—Homes made more affordable by improving energy efficiency with Weatherization funds
- 165—Homes with new or repaired appliances

Maricopa HOME Consortium accomplishments with HOME funds included:

- Housing rehabilitation: 13 households
- Homebuyer assistance: 10 households

- Acquisition and/or construction of new owner housing: 21 households
- Acquisition/rehabilitation rental housing: 6 households
- Tenant-based rental assistance: 43 persons

#### **4. Summary of Citizen Participation Process and consultation process**

##### Public Input

Maricopa County Human Services Department is the lead agency of the Maricopa HOME Consortium, and the responsible entity for completing the 2019 Action Plan which covers HOME funds, Maricopa County's CDBG allocation, and Maricopa County's ESG allocation. The draft was developed by Maricopa County with input from each of the participating jurisdictions that are the members of the HOME Consortium. Refer to the Appendix of this plan to review additional specific contributions to the Action Plan as provided by individual Consortium members.

The citizen participation process included a combination of meetings with Consortium members and Urban County cities and towns; two community input hearings held prior to the development of the plan; and two public meetings with hearings to solicit comments after the development of the draft Annual Action Plan. The public were notified by multiple newspaper advertisements; website announcements; and public notices placed in lobbies of HSD, HAMC, and public libraries.

The public hearings to solicit citizen input were held in January 2019 during regularly scheduled meetings of the Maricopa HOME Consortium and the Maricopa County Community Development Advisory Committee (CDAC). After the Plan was prepared, a 30-day public comment period for public review was held March 18 to April 19, 2019. At the end of the 30-day period, no comments were received. Open house public hearings on the draft plan were held at the April 2019 CDAC and Maricopa HOME Consortium meetings. Public hearing dates and comment periods were published per the adopted Maricopa HOME Consortium and Urban County Citizen Participation Plan. Additional information about the meetings is provided in the AP-12 Participation section.

##### Consultation

The development of the Action Plan includes engagement with internal and external stakeholders such as local community staff, public housing authorities, community leaders, non-profits, service providers, behavioral health and correctional health sectors, fair housing, and other county departments. Through consultation with these agencies, comments will be solicited on the draft plan and incorporated into the plan as needed.

Units of local government that are members of the Maricopa Urban County are provided the opportunity to provide input and comments on the draft plan. Individual HOME Consortium members execute separate consultation and public input processes for non-HOME federal funds.

## **5. Summary of public comments**

One comment was received at the January 17th meeting. Allen Carlson from Newtown CDC stated that as limited funding is considered, the Consortium should consider providing funding for projects with the longest term of affordability possible. In addition, to continue to note in the Action Plan the resale provisions for Community Land Trusts.

Efforts undertaken by Urban County members often involved their own citizen participation endeavors. The citizen participation activities undertaken by the entitlement members of the Maricopa HOME Consortium are extensive and are outlined in depth in their respective Annual Action Plan submissions to HUD. Taken as a whole, the combined efforts of all members of the Maricopa HOME Consortium and Maricopa Urban County represent a very inclusive and broad citizen participation achievement.

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

The one comment received on January 17, 2019 was accepted and implemented in the plan.

## **7. Summary**

This plan continues the efforts of Maricopa County's vision for affordable housing, supportive housing, and homeless needs for the Maricopa HOME Consortium in addition to the housing and non-housing community development needs of the Maricopa Urban County jurisdiction. The plan also incorporates a comprehensive and coordinated strategy for implementing programs that utilize the CDBG, HOME and ESG program funds.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	MARICOPA COUNTY	Maricopa County Human Services Department - HCD
HOME Administrator	MARICOPA COUNTY	Maricopa County Human Services Department - HCD
ESG Administrator	MARICOPA COUNTY	Maricopa County Human Services Department - HCD

Table 1 – Responsible Agencies

### Narrative

The lead agency for preparing the FY2015-2020 Consolidated Plan was the Maricopa County Human Services Department – Housing and Community Development Division (MCHSD). The department is responsible for the administration of the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) grant programs.

### Consolidated Plan Public Contact Information

For questions regarding the FY2015-2020 Consolidated Plan, PY2019 Annual Action Plan, or other questions contact the program administrator. The administrator for the CDBG, HOME and ESG programs is:

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Phoenix, AZ 85004  
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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Maricopa County is dedicated to obtaining input from citizens, municipal officials, non-profit agencies, non-profit developers, private housing developers, governmental agencies, and the Regional Continuum of Care as part of the Consolidated and Annual Action Plan processes. For the 2019 Annual Action Plan, Consultation included a combination of meetings with Consortium members and Urban County cities/towns; stakeholder meetings; two community input hearings; newspaper advertisements; website announcements; public notices placed in lobbies of HSD, HAMC, and public libraries; and two public meetings with hearings to solicit comments on the draft Annual Action Plan. Citizen participation is strongly encouraged throughout the processes of short and long range departmental planning, plan implementation, and assessment of plan effectiveness.

Please refer to the Appendix to review additional Consortium member contributions to this section.

**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(l)).**

The HOME Consortium member cities meet monthly to discuss housing activities within the region. At these meetings, information is disseminated related to HOME requirements, project status, expenditure and commitment deadlines, and each entity reports on any successes or challenges experienced in its programs. Maricopa County continues to coordinate trainings whenever possible on relevant topics to Consortium Members and CHDOs, i.e. Part 5 Income Calculation, Environmental Review Requirements, Section 3. Members of the Maricopa HOME Consortium regularly coordinate with public and private entities and housing developers to increase affordable housing opportunities and projects for homeless or special needs populations. Members also work with the real estate, construction, and finance industries to implement other ongoing HOME and CDBG supported housing rehabilitation, homebuyer assistance, or new home construction activities. Coordinated activities undertaken by Consortium members are discussed at length throughout the Appendix.

Efforts to enhance coordination between public and assisted housing providers and private and government health, mental health, and service agencies includes Maricopa County's Tenant Based Rental Assistance (TBRA) program that is leveraged with the Housing Authority of Maricopa County's existing rental assistance programs where a portion of vouchers are used for homeless families and/or individuals. Other members work closely with applicable local housing authorities to implement housing strategies to assist low income and homeless families. Currently, our region is developing relationships with Mercy Maricopa Integrated Care to coordinate and provide wrap around services for homeless persons in permanent supportive housing. The Family Housing Hub and Welcome Center Coordinated Entry systems are assisting homeless families and individuals with assessment of needs, carrying out diversion activities, and making connections to the most appropriate housing intervention and progressive engagement.

A Funders Collaborative of public and private partners will continue to meet to address the regional issue of homelessness in our community. The Collaborative has grown into a model for countywide collaboration. Convened by Valley of the Sun United Way (VSUW), and composed of VSUW, Maricopa County, Arizona Department of Housing (ADOH), Arizona Department of Economic Security (ADES), and the City of Phoenix, it continues to increase coordination in government, bolster advocates, educate policymakers, and redirect service providers to find long-term solutions to end homelessness.

**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.**

All members of the Maricopa HOME Consortium are committed to addressing the needs of homeless persons and persons at risk of experiencing homelessness. Maricopa HOME Consortium members participate in a regional Continuum of Care plan in collaboration with the all other jurisdictions in Maricopa County. The Maricopa Association of Governments (MAG) is the lead agency for the Maricopa Regional Continuum of Care (CoC), and plans and administers the CoC. In addition, Maricopa County is expected to participate in the following:

- Members of the CoC Board;
- Attend and participate in CoC Board and meetings and any other Subcommittees and/or workgroups (Emergency Solutions Grants Subcommittee, Ending Veterans Homelessness Workgroup, Ending Chronic Homelessness Workgroup, Coordinated Entry Subcommittee etc.). The County attends CoC Board and Committee meetings to gather information and be part of the solution in ending homelessness;
- Participate and work together to develop a Regional Plan to End Homelessness;
- Provide human services to the homeless;
- The County provides support to the Maricopa Continuum of Care and countywide non-profits that provide services to persons who are homeless, including chronically homeless;
- Align processes and provide input on gaps in services and policy decisions that impact the County;
- Enhance accessibility to appropriate housing and service interventions;
- Support emergency shelter for single individuals, youth and families;
- Utilize the County data collected from the PIT Count to assist with planning and strategy development for the specific needs of homeless families and individuals locally. Earlier this year, MAG's regional "point-in-time" count was conducted to identify both sheltered and unsheltered homeless in Maricopa County. The unsheltered survey provided insight into the demographics of subpopulations within the overall homeless populations including homeless veterans, the chronically homeless, victims of domestic violence. It also provided a count of homeless with HIV/AIDS, serious mental illness, and substance abuse disorders. This data will allow the County to more effectively determine the types and quantities of needed services based on an actual population count.

- The County continues its efforts towards coordination and collaboration across systems of care to serve the most “at-risk” residents including the homeless, those at-risk of becoming homeless, veterans, and unaccompanied youth. The County recognizes that improved service coordination will help eliminate the duplication of efforts, improve communication regarding the most current news and information, and spearhead community-wide solutions to basic needs.

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

The County has consulted, and will continue to consult, with the CoC regarding the performance standards for activities funded under ESG to discuss the best method to capture data utilizing HMIS. As the ESG program progresses annually, performance standards will be developed and revised based on the needs of the community and regulatory guidance. All outcomes will be reviewed and measured for effectiveness, as required. In addition, Maricopa County and the Maricopa HOME Consortium are expected to engage in continued consultation in the following ways:

- Act as the lead of the ESG Subcommittee which creates performance standards, monitoring policies and procedures and shares best practices, develops regional strategies and practices for the comprehensive implementation of ESG eligible services across Maricopa County, develops coordinated scopes of work for ESG funded activities and an ESG specific HMIS report, and develops joint monitoring procedures to reduce the administrative burden on provider agencies;
- Participate on the Funders Collaborative which meets monthly to make improvements to shelter systems, including coordinated entry, capacity and RRH. Discuss how public and private resources can align to allocate resources. Assist funders in assessing need, targeting resources and evaluating outcomes across the region;
- Invite CoC staff to assist with competitive NOFA scoring and review panels whenever possible, i.e. ESG, CDBG Public Services;
- Draw information from HMIS to ensure ESG performance standards are met;
- Continue to invite CoC staff to attend Maricopa County HOME Consortium meetings to align the priorities of the County’s homeless strategies with Continuum-wide priorities for homelessness; and
- HOME Consortium members will participate and contribute to ESG Subcommittee meetings to help determine priorities

**2. Agencies, groups, organizations and others who participated in the process and consultations**

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

1	<b>Agency/Group/Organization</b>	Housing Authority of Maricopa County
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the Housing Authority of Maricopa County through collaboration meetings and through HSD participation on HAMC Advisory Board.
2	<b>Agency/Group/Organization</b>	A.R.M. of Save the Family
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through attendance at a public hearing.

3	<b>Agency/Group/Organization</b>	ESG Collaborative
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Other government - State Other government - County Other government - Local Regional organization Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation in the ESG Collaborative group which focuses on planning, homeless shelter services, housing placements (rapid re-housing), and homelessness prevention.
4	<b>Agency/Group/Organization</b>	Maricopa County Continuum of Care Coordinated Entry Subcommittee
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Other government - State Other government - County Other government - Local Regional organization Planning organization Civic Leaders Community Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation in the Coordinated entry Subcommittee related to homelessness strategy and prioritization for housing resources.
5	<b>Agency/Group/Organization</b>	Newtown CDC
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through attendance at a public hearing.
6	<b>Agency/Group/Organization</b>	City of Tolleson
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through emails soliciting input, through participation on the Community Development Advisory Committee, and attendance at a public hearing.

7	<b>Agency/Group/Organization</b>	City of El Mirage
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through emails soliciting input, through participation on the Community Development Advisory Committee, and attendance at a public hearing.
8	<b>Agency/Group/Organization</b>	Town of Youngtown
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through emails soliciting input, through participation on the Community Development Advisory Committee, and attendance at a public hearing.
9	<b>Agency/Group/Organization</b>	Town of Guadalupe
	<b>Agency/Group/Organization Type</b>	Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through emails soliciting input, through participation on the Community Development Advisory Committee, and attendance at a public hearing.
10	<b>Agency/Group/Organization</b>	Town of Buckeye
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through emails soliciting input, through participation on the Community Development Advisory Committee, and attendance at a public hearing.
11	<b>Agency/Group/Organization</b>	City of Goodyear
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through emails soliciting input, through participation on the Community Development Advisory Committee, and attendance at a public hearing.
12	<b>Agency/Group/Organization</b>	Town of Wickenburg
	<b>Agency/Group/Organization Type</b>	Other government - Local Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through emails soliciting input, through participation on the Community Development Advisory Committee, and attendance at a public hearing.
13	<b>Agency/Group/Organization</b>	Town of Gila Bend
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through emails soliciting input, through participation on the Community Development Advisory Committee, and attendance at a public hearing.

14	<b>Agency/Group/Organization</b>	City of Glendale Community Housing
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the City of Glendale Housing Authority through Maricopa HOME Consortium members concerning quality, quantity, and needs of assisted housing clients being served.
15	<b>Agency/Group/Organization</b>	City of Chandler
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the City of Chandler Housing Authority through Maricopa HOME Consortium members concerning quality, quantity, and needs of assisted housing clients being served.

16	<b>Agency/Group/Organization</b>	Maricopa Regional Continuum of Care Ending Veteran and Chronic Work Group
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Other government - State Other government - County Other government - Local Regional organization Community Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation in the Ending Veteran and Chronic Homelessness Work groups.
17	<b>Agency/Group/Organization</b>	Arizona Lead Poisoning Prevention Coalition
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Health Agency Other government - State Other government - County Other government - Local Regional organization Business Leaders Civic Leaders Healthcare Foundation

	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Maricopa County is a new member of the Arizona Lead Poisoning Prevention Coalition. The Maricopa County MCHIP program will benefit from the increased coordination and knowledge base surrounding lead-safe practices, including education materials that can be distributed to clients.
18	<b>Agency/Group/Organization</b>	Arizona Partnership for Healthy Communities
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Health Service-Fair Housing Health Agency Other government - State Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders Foundation Grantee Department Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation on the Arizona Partnership for Healthy Communities Steering Committee which focuses on planning, cross-sector collaboration, and ensuring all of Arizona's communities are healthy places to live.

20	<b>Agency/Group/Organization</b>	State Weatherization Peer to Peer Committee
	<b>Agency/Group/Organization Type</b>	Housing Other government - State Other government - County Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Peer to Peer Group is a statewide regional committee of funding agencies (ADOH, SRP, APS, Southwest Gas) and the nine provider groups that meet to discuss the following: program implementation, policy guidance and technical aspects related to the federally-funded DOE and LIHEAP Weatherization program, as well as the local utility company private investment. Consultation through participation improves Maricopa County Home Improvement Program, which leverages HOME and CDBG funding with WX when possible.
21	<b>Agency/Group/Organization</b>	Maricopa Regional Continuum of Care Board
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Other government - State Other government - County Other government - Local Regional organization Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation on the Continuum of Care Board which focuses on planning, housing, and homeless services.
22	<b>Agency/Group/Organization</b>	Trellis
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through attendance at a public hearing.
23	<b>Agency/Group/Organization</b>	Arizona Department of Health Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Health Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through discussions about Maricopa County's strategies to reduce lead-based paint in housing.
24	<b>Agency/Group/Organization</b>	Maricopa County Department of Public Health
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through discussions about Maricopa County's strategies to reduce lead-based paint in housing.

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

Maricopa County contacted numerous agencies to solicit input and participation from the maximum number of organizations, agencies, and citizens in the planning process. Maricopa County consulted all critical agency types and provided considerable opportunities for comment during the participation and consultation process. The County values input from all agencies and an inclusive approach was taken to ensure ample opportunity for collaboration and discussion on the plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	Maricopa County aligned the priorities of the county's homeless strategies with the Continuum of Care.
Annual PHA Plan	Housing Authority of Maricopa County	The Housing Authority of Maricopa County's PHA Plan strategic priorities include increasing opportunities for residents to move beyond their housing needs towards self-sufficiency, increasing housing options in underserved communities.
Analysis of Impediments to Fair Housing Choice	Maricopa County	Maricopa County seeks to reduce impediments to fair housing choice for citizens by aligning its Fair Housing efforts with recommendations made in the regional AI.

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

**Narrative**

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

The Maricopa HOME Consortium consists of 18 units of local government in addition to Maricopa County. The 8 entitlement jurisdictions that are members of the Consortium meet monthly to coordinate the planning and implementation of their programs and Consolidated Plans and Annual Action Plans. Members of the Consortium collaborate with local and state entities to implement activities associated with their respective Annual Plans, i.e. the State Historic Preservation Office and the Arizona Department of Housing. Through participation on the Community Development Advisory Committee, the local governmental members of the Maricopa Urban County meet regularly to advise the County on the progress and delivery of the CDBG projects. The service area of the Urban County also includes unincorporated areas of Maricopa County.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The Citizen Participation Process for the development of the 2019 Annual Action Plan follows processes prescribed in the Maricopa County FY2015-2020 Consolidated Plan Citizen Participation Plan and includes a broad range of activities for both Maricopa County and members of the Maricopa HOME Consortium. The primary goal of the Citizen Participation Plan is to provide all citizens with adequate notice, access and opportunity to participate in the planning, implementation, and assessment of activities related to the 5-Year Consolidated Plan and subsequent Annual Action Plans. In addition to the efforts made to broaden citizen participation, Maricopa County Human Services Department, as well as the cities/towns of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise, and Tempe were involved in the development of the Action Plan.

For Maricopa County, efforts involved included public notices in PHA, library, and HSD buildings; public notices in newspapers; public hearings; and public meetings, as well as website outreach on the Maricopa County website. Two public hearings were held to solicit input held on January 19 and 30, 2019. One comment was received at the January 19 meeting. Allen Carlson from Newtown CDC stated that as limited funding is considered, the Consortium should consider providing funding for projects with the longest term of affordability. In addition, to continue to note in the Action Plan the resale provisions for Community Land Trusts. Two public hearings on the draft Annual Action Plan were held on April 10, 2019 at the Community Development Advisory Committee public meeting, and on April 18, 2019 at the HOME Consortium public meeting. A 30-day public comment period for public review of the draft Annual Action Plan began on March 18, 2019 and extended through April 19, 2019. At the end of the 30-day period, no public comments were received.

The citizen participation activities undertaken by the entitlement members of the Maricopa HOME Consortium are outlined in depth in their respective Annual Action Plan submissions to HUD. Urban County members often undertake their own efforts to solicit citizen input and participation. The combined efforts of all members of the Maricopa HOME Consortium and Maricopa Urban County represent an extensive citizen participation process across the Maricopa County region.

**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 Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Public hearings to solicit public input were held on January 17, 2019 at the HOME Consortium Public Meeting and on January 30, 2019 at the Community Development Advisory Committee Public Meeting.	One comment was received at the January 17th meeting. Allen Carlson from Newtown CDC stated that as limited funding is considered, the Consortium should consider providing funding for projects with the longest term affordability. In addition, to continue to note in the Action Plan the resale provisions for Community Land Trusts.	The one comment received on January 17, 2019 was accepted and implemented in the plan.	
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Public hearings to solicit public input were held on April 10, 2019 at the Community Development Advisory Committee Public meeting and on April 18, 2019 at the HOME Consortium Public Meeting.	No public comments were submitted at the public hearings.	N/A	

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)
3	Public Meeting	Non-targeted/broad community	The 2019-20 Annual Action Plan is estimated to be posted to the Maricopa County Board of Supervisors Agenda in late May and approved at the public meeting held by the county supervisors. The agenda item is posted for public input according to Open Meeting Law statutes by the Clerk of the Boards office.	No comments were received.	N/A	
4	Newspaper Ad	Non-targeted/broad community	Public Notices announcing the public hearings on January 17, 2019 and January 30, 2019 and upcoming opportunities to provide input on the upcoming Annual Action Plan were placed in 2 newspapers of record in Maricopa County.	One comment was received at the hearing. See summary above.	N/A	
5	Newspaper Ad	Non-targeted/broad community	Public Notices announcing the public hearings on April 10, 2019 and April 18, 2019 and the 30-day public comment period draft for the Annual Action Plan were placed in 2 newspapers of record in Maricopa County.	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community	Draft Annual Action Plan was made available on the Maricopa County Human Services Department website during the Public Comment Period of March 18, 2019 to April 19, 2019 for all interested parties to view and provide comment. The public notice was also posted as on Maricopa County Human Services Department website.	No comments were received.	N/A	<a href="http://www.maricopa.gov/615/Plans-Reports">http://www.maricopa.gov/615/Plans-Reports</a>
7	Public Notices	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	In compliance with the Citizen Participation Plan, public notices were posted in the Housing Authority of Maricopa County (HAMC) lobby, HSD, and throughout Maricopa County library systems buildings.	No comments were received.	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The table that follows depicts the resources that Maricopa County will have available during the term of the 2019 Annual Plan, year five of the FY 2015-2020 Consolidated Plan. The resources include CDBG, HOME, and ESG. In addition, HOME program income and prior-year CDBG unprogrammed funds will be utilized.

#### The 2019 Allocations and any Prior-Year Un-programmed or Program Income funds:

##### 2019 CDBG ALLOCATION - \$2,989,846

Prior Year Un-programmed funds - \$374,205

TOTAL \$3,364,051

##### 2019 ESG ALLOCATION - \$251,836

##### 2019 HOME ALLOCATION - \$4,332,645

Maricopa County Program Income Funds - \$16,028.99

HOME Consortium Members Program Income Funds - \$400,068.40

TOTAL \$4,748,742.39

##### HOME Consortium Breakdown of 2019 Allocations (\$4,332,645)\*:

Avondale - \$188,389.54

Chandler - \$370,876.29

Gilbert - \$250,358.50

Glendale - \$669,968.56

Maricopa County - \$1,026,454.59

Peoria - \$227,655.22

Scottsdale - \$314,693.94

Surprise - \$181,777.64

Tempe - \$452,573.97

CHDO Set Aside - \$649,896.75

HOME Consortium Allocations\* - Allocations include funding allocated for projects and activities as well as administration. Note- the HOME Program Administrative Cap is 10% of the total annual HOME Allocation. This amount is calculated and distributed per the HOME Consortium allocation process to members. As reimbursement for its administrative duties as lead agency of the Consortium, Maricopa County will receive administrative funds from other Consortium Members in the amount of five percent (5%) of each member's pro rata share of HOME Program grant allocations for each year. This percentage will be calculated on the Consortium's annual HOME Program allocation.

## Anticipated Resources

Program	Source of Funds	Eligible Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	Public - Federal	-Acquisition -Admin and Planning -Economic Development -Housing -Public Improvements -Public Services	2,989,846	0	374,205	3,364,051	0	CDBG funds available for activities in Urban County communities. Annual competitive application process to solicit and award funding to projects.
<b>HOME</b>	Public - Federal	-Acquisition -Homebuyer assistance -Homeowner rehab -Multifamily rental new construction -Multifamily rental rehab -New construction for ownership -TBRA	4,332,645	416,097.39	0	4,748,742.39	0	HOME funds available for eligible activities in HOME Consortium communities and cities located in Urban County communities. Allocation of funds is provided by formula to each of the HOME Consortium members. Urban County receives a portion to fund HOME eligible activities administered by the lead agency. Program Income includes amounts for Maricopa Urban County and HOME Consortium members.
<b>ESG</b>	Public - Federal	-Financial Assistance -Overnight shelter -Rapid re-housing (rental assistance) -Rental Assistance Services	251,836	0	0	251,836	0	ESG funds available for eligible activities in Maricopa County.

**Table 1 - Expected Resources – Priority Table**

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

Maricopa County leverages, or combines local funds with its federal funds to achieve program goals and meet unmet community needs that cannot be solved with federal dollars alone. The federal funding that is received by the county is leveraged with resources from both private and non-federal public sources as

listed in detail below. Resource allocations vary annually as will supplemental resources that will be used to leverage projects. Anticipated leverage amounts for Maricopa County will vary based on annual allocation amounts, specifics of individual projects funded, and market conditions. Subject to continued funding approval and availability, Maricopa County Human Services Department's estimated leverage amounts over the upcoming one-year period include:

#### Maricopa County Home Improvement Program

- Department of Energy for Weatherization Improvements - \$411,273
- Department of Health & Human Services (LIHEAP) for Energy Efficiency Improvements - \$1,010,927
- Arizona Public Service (APS) for Energy Efficiency Improvements - \$500,000
- Salt River Project (SRP) for Energy Efficiency Improvements - \$226,016
- Southwest Gas for Energy Efficiency Improvements - \$86,219
- Southwest Gas Repair/Replacement - \$8,480
- Utility Repair and Replacement (URRD) - \$444,524

#### Homeless Initiatives

- Maricopa County General Funds for Homeless Services - \$750,000
- Community Services Block Grant - \$300,000

HOME Consortium members vary in the types and ways funding is leveraged. Refer to individual Annual Action Plans for details about leveraging by members.

**HUD requires that participating jurisdictions provide 25 percent match for all HOME funds and 100 percent for ESG funds. Specific program matching requirements are below:**

Match Sources for HOME Investment Partnerships Program – Matching requirements of HUD programs will be satisfied by ensuring, through the lead agency of the Maricopa HOME Consortium, that sufficient match resources are obtained to meet the 25% match requirement. Each Consortium member will provide the 25% match requirement for its portion of the HOME allocation. At a minimum, match resources should be identified at the beginning of the fiscal year. Individual Consortium members are responsible for ensuring that the match source is eligible under the HOME regulations, which is verified by Maricopa County during monitoring reviews. Match amounts are reported by each Consortium member and compiled annually by Maricopa County.

Additionally, the Consortium will delegate responsibility for the 25% match requirement to CHDOs funded through the 15% HOME CHDO set-aside. CHDOs will be required to demonstrate that sufficient match has been committed for the HOME program at the time funding applications are submitted to the Consortium, which is also verified by Maricopa County during monitoring reviews.

Match Source for Emergency Solutions Grant – Subrecipient agencies are contractually obligated to match on a dollar for dollar basis from an alternate source. Maricopa County will use local funds to provide the 100% match requirement for the remainder of the ESG funds.

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

Subject to local priorities, preferences and availability, members of the Maricopa HOME Consortium may commit publically owned land or property to induce the development of desired affordable housing, supportive housing, homeless resources, economic development and neighborhood revitalization projects and programs. The commitment of such resources may be executed through agreements with public, private or non-profit entities selected through a competitive process.

**Discussion**

Please see above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing	2015	2020	Affordable Housing		Homeownership Opportunities Rental Housing Production Tenant Based Rental Assistance	HOME: \$3,588,742.31	Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 7 Household Housing Unit Homeowner Housing Added: 12 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 55 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Owner Occupied Housing Rehabilitation	2015	2020	Affordable Housing		Housing Rehabilitation Emergency Home Repair	CDBG: \$210,000 HOME: \$337,646.80	Homeowner Housing Rehabilitated: 6 Household Housing Unit
3	Rapid Re-Housing Support	2015	2020	Homeless	Countywide	Assist Homeless and At-Risk of Homelessness	ESG: \$140,000	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
4	Homeless Shelter Operations Support	2015	2020	Homeless		Assist Homeless and At-Risk of Homelessness	ESG: \$90,000	Homeless Person Overnight Shelter: 800 Persons Assisted
5	UC Public Services Support	2015	2020	Homeless Non-Housing Community Development		UC Public Services	CDBG: \$448,000	Public service activities other than Low/Moderate Income Housing Benefit: 1160 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	UC Public Improvements/Infrastructure Support	2015	2020	Non-Housing Community Development		UC Public Improvements/Infrastructure	CDBG: \$1,959,082	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5506 Persons Assisted

Table 2 – Goals Summary

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

This section specifically identifies the projects that will take place during PY2019 with CDBG, HOME, and ESG funding to address the priority needs and specific objectives as identified in the Consolidated Plan Strategic Plan section. Note: Target Areas, as defined in the tables below, refer to Geographic Priorities. As stated in the AP-50 Geographic Distribution section, no Geographic Priorities have been assigned for the Five Year Consolidated Plan or this Annual Action Plan.

**CDBG Funds:** 2019 CDBG Total Allocation is \$2,989,846 and the total Reallocated (carryover) Funds is \$374,205. The total funding available is \$3,364,051. Of the total funds available, \$149,000.00 of contingency funds is withheld for project overruns (approx. 5% of 2019 allocation). Any CDBG program income will be reported and reallocated to CDBG eligible projects. Any CDBG prior-year resources may be reallocated to CDBG eligible projects per the Citizen Participation Plan throughout the program year.

**ESG Funds:** 2019 ESG Total Allocation is \$251,836.

**HOME Funds:** 2019 HOME Total Allocation is \$4,332,645. HOME Program Income, Recapture and PI Admin received between 7/1/18-3/31/19 totaling \$416,097.39 (Maricopa County \$16,028.99; and HOME Consortium Members \$400,068.40) are included in this Annual Action Plan per 24 CFR 91.220 (2) (i). The total funding available is \$4,748,742.39. Any program income received during the program year will be retained and reported in the following year's Action Plan.

Of the total 2019 funds available, Maricopa County's share of the HOME funds is \$1,026,545.59 (\$267,246.14 for administration and \$759,208.45 for projects). The Consortium Member's share of the HOME Funds is \$2,656,293.66 (administration \$166,018.36 and \$2,490,275.30 for

projects). The required CHDO set-aside is 15% of total allocation and is \$649,896.75.

## 2019 HOME Program Income

### Project Breakdown by Member

Member	Project Breakdown by Member	Program Income	Recapture	Repayment	Program Income Admin	TOTAL
<b>Chandler</b>	Tenant Based Rental Assistance	\$ 23,635.37	\$ 36,833.36			<b>\$ 60,468.73</b>
<b>Glendale</b>	Owner Occupied Housing Rehabilitation or Reconstruction	\$ 4,044.23	\$ 59,039.64			<b>\$ 63,083.87</b>
<b>Surprise</b>	Owner Occupied Housing Rehabilitation or Reconstruction			\$ 9,136.80		<b>\$ 9,136.80</b>
<b>Tempe</b>	Tenant Based Rental Assistance	\$ 240,640.20				<b>\$ 240,640.20</b>
	Program Income Administration				\$ 26,738.80	<b>\$ 26,738.80</b>
<b>Maricopa County</b>	Owner Occupied Housing Rehabilitation or Reconstruction	\$ 16,028.99				<b>\$ 16,028.99</b>
<b>TOTAL</b>		<b>\$284,348.79</b>	<b>\$95,873.00</b>	<b>\$9,136.80</b>	<b>\$26,738.80</b>	<b>\$416,097.39</b>

*Note: As reported in the 2019-20 Annual Action Plan. Includes all PI received between 4/1/18 -3/31/19. Avondale, Gilbert, Peoria, and Scottsdale reported \$0 of PI. All future PI earned will be reported in the AAP on a 4/1-3/31 schedule. According to the HUD Grant-Based Accounting Interim Rule, effective 1/3/17, these funds should be treated as 2019-20 HOME funds (i.e. expenditure deadlines) and should be encumbered and expended on Program Year 2019 activities.*

**Project Names:**

#	Project Name
1	ESG19 Maricopa County
2	HOME Acquisition of Land and Construction of New Housing for Owner Occupants - PY2019
3	HOME Acquisition and Rehabilitation for Resale of Single Family Homes - PY2019
4	HOME Acquisition and/or Rehabilitation of Rental Housing - PY2019
5	HOME Acquisition and/or New Construction for Rental Housing - PY2019
6	HOME Homebuyer Assistance - PY2019
7	HOME Owner Occupied Housing Rehabilitation or Reconstruction - PY2019
8	HOME Tenant Based Rental Assistance - PY2019
9	HOME Program Administration - PY2019
10	CDBG Program Administration - PY2019
11	CDBG MCHSD Homeless Services - PY2019
12	CDBG El Mirage Water Main Improvements - PY2019
13	CDBG Gila Bend Street Reconstruction - PY2019
14	CDBG Guadalupe Pavement Replacement - PY2019
15	CDBG Wickenburg Waterline Replacement - PY2019
16	CDBG Youngtown Sidewalks Installation - PY2019
17	CDBG MCHIP - Emergency Home Repair Project - PY2019

**Table 3 – Project Information**

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

**Allocation Priorities:**

HOME: HOME funds are allocated to each Consortium member based on the relative percentage of CDBG funds received by each Consortium community. The allocation of HOME funds is evidenced by a Subrecipient Agreement with each jurisdiction. Then, each Consortium member jurisdiction receives proposals submitted by potential developers and/or subrecipients through a competitive process for specific projects within that community. A jurisdiction may also provide funding for a housing program(s) within the city/town. Applications for projects are evaluated

based on precise criteria set by each Consortium member based on local needs. See each Consortium member's Annual Action Plan for a detailed description of the application process.

ESG/CDBG Public Services Projects: Maricopa County is a direct recipient of ESG funding, and follows County policies on grant award and management. Provider agencies for ESG are currently selected through an open and competitive Notice of Funding Availability (NOFA) process to provide rapid re-housing for persons experiencing homelessness and/or temporary shelter operations. In 19-20, all CDBG Public Service funding was reserved for homeless services. A joint NOFA with a three-year option to renew was issued for PY2017 with ESG and CDBG Public Services funding and a portion of those contracts will be renewed for FY2019.

CDBG Infrastructure, Facility, and Housing Projects: Maricopa County is a direct recipient of CDBG funding. CDBG projects are funded through a competitive Notice of Funding Availability (NOFA) application process for eligible activities that serve the Urban County communities. The CDBG application process includes annual funding priorities as identified by staff and/or the review committee. Maricopa County sets aside a portion of its CDBG funding for its Owner Occupied Rehabilitation Program, where low-income home owners can receive rehabilitation services to ensure their home is decent, safe and sanitary.

Maricopa County issues a NOFA each year to Urban County participants and interested parties announcing the availability of CDBG funds for infrastructure, public facility, economic development, revitalization, and housing activities. Interested parties submit applications identifying a local community need(s) affecting low/moderate income residents or addressing issues of slum and blight. Each governmental applicant is asked to submit a resolution from the local community identifying local support for the activity. Staff reviews CDBG applications, and CDBG applications are forwarded to the Board of Supervisors-appointed Community Development Advisory Committee (CDAC) for scoring and making recommendation of funding. The CDAC reviews and scores the applications, and makes recommendations to the Maricopa County Board of Supervisors based on criteria, which are subject to change annually and will be provided in the NOFA to potential applicants, i.e. relative need of the community; effect of the proposed activities on the health and safety of the community; past performance; monitoring results; quality of proposed annual activities; and rates of expenditure on currently funded activities.

**Obstacles to Addressing Underserved Needs:**

Obstacles to meeting the housing and community development needs in our region include increasing rent rates, increasing mortgage interest rates, rising home values, rising costs of construction materials, and other factors contributing to a lack of affordable housing stock. The amount of funding for housing and non-housing activities is not adequate to meet the need within our communities. A history of budget cuts or minimal

increases that do not provide ample funding to meet growing demand for programs, uncertainty of one-time grants, and fluctuating local resources to leverage with federal dollars are primary obstacles to addressing underserved needs within Maricopa County. The total amount of funding requested in recent years has far exceeded the amount of funding available. The total amount of funding requested in 2019 for CHDO, CDBG, and homelessness activities has far exceeded the amount of funding available.

Please refer to the Appendix to review additional Consortium member contributions to this section.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	ESG19 Maricopa County
	<b>Goals Supported</b>	Rapid Re-Housing Support Homeless Shelter Operations Support
	<b>Needs Addressed</b>	Assist Homeless and At-Risk of Homelessness
	<b>Funding</b>	ESG: \$251,836
	<b>Description</b>	Activities will be Shelter Operations (\$90,000), Rapid Re-Housing (\$142,949), and Administration (\$18,887). Shelter Operations - A New Leaf (\$90,000). Rapid Re-Housing - AZCEND (\$70,000); Community Bridges Inc. (\$72,944).
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	850 low-income families experiencing homelessness.
	<b>Location Description</b>	Maricopa County
	<b>Planned Activities</b>	Shelter operations and rapid rehousing.
	<b>Project Name</b>	HOME Acquisition of Land and Construction of New Housing for Owner Occupants - PY2019

<b>2</b>	<b>Goals Supported</b>	Expand Affordable Housing
	<b>Needs Addressed</b>	Homeownership Opportunities
	<b>Funding</b>	HOME: \$667,543.52
	<b>Description</b>	Glendale (\$79,220.00) - New construction, with or without acquisition of land, Habitat for Humanity will construct 1 new home for sale to pre-qualified low-income homebuyers. Peoria (\$203,426.77), also working with Habitat for Humanity will construct 2 new homes, with or without acquisition of land, for sale to pre-qualified low-income homebuyers. CHDO: Trellis (\$155,000) - New construction, with or without acquisition of land, of 1 new home in Avondale for sale to a low-income homebuyer; and Newtown CDC (\$229,896.75) - New construction, with or without acquisition of land, for 4 new homes in Tempe for sale to low-income homebuyers.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 low-income families are estimated to benefit.
	<b>Location Description</b>	Glendale, Peoria, Avondale (Trellis CHDO project), and Tempe (Newtown CDC CHDO project).
	<b>Planned Activities</b>	New construction with or without acquisition of land.
<b>3</b>	<b>Project Name</b>	HOME Acquisition and Rehabilitation for Resale of Single Family Homes - PY2019
	<b>Goals Supported</b>	Expand Affordable Housing
	<b>Needs Addressed</b>	Homeownership Opportunities
	<b>Funding</b>	HOME: \$291,584.52
	<b>Description</b>	Chandler (\$141,584.52): Acquisition and rehabilitation of 2 single-family home for resale to first-time homebuyer; and Surprise (\$150,000): Acquisition and rehabilitation of 2 single-family home for resale to first-time homebuyer.
	<b>Target Date</b>	06/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 low-income households.
	<b>Location Description</b>	Chandler and Surprise.
	<b>Planned Activities</b>	Acquisition and rehabilitation of single-family homes for resale to first-time homebuyers.
<b>4</b>	<b>Project Name</b>	HOME Acquisition and/or Rehabilitation of Rental Housing - PY2019
	<b>Goals Supported</b>	Expand Affordable Housing
	<b>Needs Addressed</b>	Rental Housing Production
	<b>Funding</b>	HOME: \$1,060,384.07
	<b>Description</b>	Town of Gilbert (\$250,358.50): Acquisition and rehabilitation for 1 single-family rental housing for eligible very low-income households with ARM of Save the Family. City of Scottsdale (\$295,025.57): Acquisition and rehabilitation for 2 single-family rental housing for eligible low-income household. Maricopa County (\$250,000): Rehabilitation of 3 multi-family rental units. The CHDO, ARM of Save of Family (\$265,000): Acquisition and/or rehabilitation for 1 single-family rental housing for eligible low-income and/or very low-income household in Chandler.
	<b>Target Date</b>	06/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 low-income families.
	<b>Location Description</b>	Gilbert, Scottsdale, Avondale (Maricopa County project), and Chandler (CHDO project).
	<b>Planned Activities</b>	Acquisition and/or rehabilitation for single-family or multi-family rental housing for eligible low-income households.
	<b>Project Name</b>	HOME Acquisition and/or New Construction for Rental Housing - PY2019

5	<b>Goals Supported</b>	Expand Affordable Housing
	<b>Needs Addressed</b>	Rental Housing Production
	<b>Funding</b>	HOME: \$390,437.17
	<b>Description</b>	Glendale (\$390,437.17): New construction, with or without acquisition of land, of 2 HOME-assisted multi-family rental units.
	<b>Target Date</b>	06/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 low-income families.
	<b>Location Description</b>	Glendale
	<b>Planned Activities</b>	New construction, with or without acquisition of land, for multi-family rental units.
6	<b>Project Name</b>	HOME Homebuyer Assistance - PY2019
	<b>Goals Supported</b>	Expand Affordable Housing
	<b>Needs Addressed</b>	Homeownership Opportunities
	<b>Funding</b>	HOME: \$362,680.93
	<b>Description</b>	Direct Homebuyer Assistance including but not limited to down payment assistance, closing costs and gap financing to low-income families for first-time homebuyers. Avondale (\$176,615.19): A total of 6 low-income families. Peoria (\$10,000): A total of 2 low-income families will benefit. Surprise (\$31,777.64): A total of 2 low-income families will benefit. Tempe (\$144,288.10): A total of 5 low-income families will benefit.
	<b>Target Date</b>	06/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low-income families.
	<b>Location Description</b>	Avondale, Peoria, Surprise, and Tempe.
	<b>Planned Activities</b>	Homebuyer assistance.
<b>7</b>	<b>Project Name</b>	HOME Owner Occupied Housing Rehabilitation or Reconstruction - PY2019
	<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	HOME: \$337,646.80
	<b>Description</b>	Housing rehabilitation for owner occupied single-family homes for eligible low-income households. Glendale (\$158,438.35): A total of 3 low-income families will benefit. Maricopa County (\$179,208.45): A total of 3 low-income families will benefit.
	<b>Target Date</b>	06/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 low-income families.
	<b>Location Description</b>	Glendale and Maricopa Urban County.
	<b>Planned Activities</b>	Housing rehabilitation for owner occupied single-family homes for eligible low-income households.
<b>8</b>	<b>Project Name</b>	HOME Tenant Based Rental Assistance - PY2019
	<b>Goals Supported</b>	Expand Affordable Housing
	<b>Needs Addressed</b>	Tenant Based Rental Assistance
	<b>Funding</b>	HOME: \$816,112

	<b>Description</b>	Tenant based rental assistance for eligible low-income households. Chandler (\$206,112): Fund monthly rental assistance, utility and rental deposits for 25 previously homeless households. Tempe (\$280,000): Tenant based rental assistance for 15 eligible low-income households. Maricopa County (\$330,000): Fund monthly rental assistance, utility and rental deposits for 15 previously homeless and/or justice-involved households.
	<b>Target Date</b>	06/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	55 low-income families.
	<b>Location Description</b>	Chandler, Tempe, and Maricopa County.
	<b>Planned Activities</b>	Tenant based rental assistance for eligible low-income households.
<b>9</b>	<b>Project Name</b>	HOME Program Administration - PY2019
	<b>Funding</b>	HOME: \$406,255.99
	<b>Description</b>	Program Administration for HOME activities.
	<b>Target Date</b>	06/30/2020
	<b>Location Description</b>	Lead Agency (Maricopa County Human Services Department) and HOME Consortium Communities excluding Gilbert and Surprise.
	<b>Planned Activities</b>	Program administration for HOME Activities for Maricopa County as Lead Agency (\$267,246.14), and Avondale (\$11,774.35), Chandler (\$23,179.77), Glendale (\$41,873.04), Peoria (\$14,228.45), Scottsdale (\$19,668.37), and Tempe (\$28,285.87). The City of Surprise and Town of Gilbert elected not to use their administration allocation, and allocated their full amount to projects.
<b>10</b>	<b>Project Name</b>	CDBG Program Administration - PY2019
	<b>Funding</b>	CDBG: \$597,969
	<b>Description</b>	2019-20 Program Administration for CDBG, HOME, and ESG programs.

	<b>Target Date</b>	6/30/2020
	<b>Location Description</b>	Maricopa County
	<b>Planned Activities</b>	2019-20 Program Administration for CDBG, HOME, and ESG programs. Fair housing activities. Lead-based paint hazard reduction activities.
<b>11</b>	<b>Project Name</b>	CDBG MCHSD Homeless Services - PY2019
	<b>Goals Supported</b>	UC Public Services Support
	<b>Needs Addressed</b>	Assist Homeless and At-Risk of Homelessness UC Public Services
	<b>Funding</b>	CDBG: \$448,000
	<b>Description</b>	Provide shelter and supportive services for homeless individuals and families. Emergency Shelter (Total-\$68,000): A New Leaf (\$18,000); Lutheran Social Services (\$50,000).  Supportive Services for Rapid Rehousing and Navigation Services (Total-\$380,000): Community Bridges, Inc. (\$103,000) for Rapid Rehousing; Native American Connections (\$45,000) for Rapid Rehousing and Navigation; Community Bridges, Inc. (\$132,000) for Justice-involved Navigation Services; and Workforce Navigation services (\$100,000).
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,160 homeless persons.
	<b>Location Description</b>	Maricopa County
	<b>Planned Activities</b>	Provide shelter and supportive services for homeless individuals and families.
<b>12</b>	<b>Project Name</b>	CDBG El Mirage Water Main Improvements - PY2019
	<b>Goals Supported</b>	UC Public Improvements/Infrastructure Support

	<b>Needs Addressed</b>	UC Public Improvements/Infrastructure
	<b>Funding</b>	CDBG: \$425,000
	<b>Description</b>	Replacement of 2,600 linear feet of existing 2" galvanized steel and 4" asbestos water lines with new 6" ductile or PVC water lines with copper service connection lines in the City of El Mirage, AZ.
	<b>Target Date</b>	06/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,470 people, including 1,015 low- to moderate-income families.
	<b>Location Description</b>	El Mirage, AZ
	<b>Planned Activities</b>	Replacement of 2,600 linear feet of existing 2" galvanized steel and 4" asbestos water lines with new 6" ductile or PVC water lines with copper service connection lines in the City of El Mirage, AZ.
<b>13</b>	<b>Project Name</b>	CDBG Gila Bend Street Reconstruction - PY2019
	<b>Goals Supported</b>	UC Public Improvements/Infrastructure Support
	<b>Needs Addressed</b>	UC Public Improvements/Infrastructure
	<b>Funding</b>	CDBG: \$121,296
	<b>Description</b>	Reconstruction of 780 linear feet of asphalt road on Euclid Avenue from Pima Street to W. Renner Street, including the new installation of ADA compliant sidewalks.
	<b>Target Date</b>	06/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,465 people, including 970 low- to moderate-income people.
	<b>Location Description</b>	Gila Bend, AZ

	<b>Planned Activities</b>	Reconstruction of 780 linear feet of asphalt road on Euclid Avenue from Pima Street to W. Renner Street, including the new installation of ADA compliant sidewalks.
<b>14</b>	<b>Project Name</b>	CDBG Guadalupe Pavement Replacement - PY2019
	<b>Goals Supported</b>	UC Public Improvements/Infrastructure Support
	<b>Needs Addressed</b>	UC Public Improvements/Infrastructure
	<b>Funding</b>	CDBG: \$438,873
	<b>Description</b>	Removal and replacement of 3,756 linear feet of asphalt on six 30-foot roads, including Calle Fortunato Serrano, Calle Brigido Valenzuela, Calle Juan Tavena, Calle Maximo Solarez, Jimenez Circle, and Circulo S. Hernandez, in the Town of Guadalupe, AZ.
	<b>Target Date</b>	06/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,365 people, including 910 low- to moderate-income people.
	<b>Location Description</b>	Guadalupe, AZ
	<b>Planned Activities</b>	Removal and replacement of 3,756 linear feet of asphalt on six 30-foot roads, including Calle Fortunato Serrano, Calle Brigido Valenzuela, Calle Juan Tavena, Calle Maximo Solarez, Jimenez Circle, and Circulo S. Hernandez, in the Town of Guadalupe, AZ.
<b>15</b>	<b>Project Name</b>	CDBG Wickenburg Waterline Replacement - PY2019
	<b>Goals Supported</b>	UC Public Improvements/Infrastructure Support
	<b>Needs Addressed</b>	UC Public Improvements/Infrastructure
	<b>Funding</b>	CDBG: \$598,913
	<b>Description</b>	Replacement of 1,050 linear feet of waterline with 8" ductile iron or PVC pipe, along with associated service connection, asphalt, and concrete work.

	<b>Target Date</b>	06/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,535 people, including 1,545 low- to moderate-income people.
	<b>Location Description</b>	Wickenburg, AZ
	<b>Planned Activities</b>	Replacement of 1,050 linear feet of waterline with 8" ductile iron or PVC pipe, along with associated service connection, asphalt, and concrete work.
16	<b>Project Name</b>	CDBG Youngtown Sidewalks Installation
	<b>Goals Supported</b>	UC Public Improvements/Infrastructure Support
	<b>Needs Addressed</b>	UC Public Improvements/Infrastructure
	<b>Funding</b>	CDBG: \$375,000
	<b>Description</b>	Installation of 20,000 linear feet of sidewalks with ADA compliant ramps in places they do not exist in the Town of Youngtown, AZ.
	<b>Target Date</b>	06/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,110 people, including 1,480 low- to moderate-income people.
	<b>Location Description</b>	Youngtown, AZ
	<b>Planned Activities</b>	Installation of 20,000 linear feet of sidewalks with ADA compliant ramps in places they do not exist in the Town of Youngtown, AZ.
17	<b>Project Name</b>	CDBG MCHIP - Emergency Home Repair Project - PY2019
	<b>Goals Supported</b>	UC Public Improvements/Infrastructure Support

<b>Needs Addressed</b>	UC Public Improvements/Infrastructure
<b>Funding</b>	CDBG: \$210,000
<b>Description</b>	Provide emergency, minor, and moderate home repairs, including lead based paint remediation, for low and moderate income Urban County homeowners. The project will assist at least 4 low and moderate income homeowners throughout the Urban County.
<b>Target Date</b>	06/30/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 low and moderate income families.
<b>Location Description</b>	Maricopa Urban County
<b>Planned Activities</b>	Provide emergency, minor, and moderate home repairs for low and moderate income Urban County homeowners. Activities can include remediation of lead based paint hazards and homeowner relocation when appropriate.

Table 4 – Project Summary

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

The service area for the Maricopa HOME Consortium Year Five Annual Action Plan includes the HOME Consortium member cities of Avondale, Chandler, Glendale, Peoria, Scottsdale, Surprise, Tempe; the Town of Gilbert; and Maricopa Urban County. The service area of Maricopa Urban County is the unincorporated area of Maricopa County, and the Cities and Towns of Buckeye, El Mirage, Fountain Hills, Gila Bend, Goodyear, Guadalupe, Litchfield Park, Tolleson, Wickenburg, and Youngtown.

HOME resources are allocated to Consortium members by a pre-determined allocation formula outlined in the 2015-2020 Consolidated Plan section SP-10, and allocated within their jurisdiction areas by Consortium members as allowable by the HOME program. A portion of Maricopa Urban County CDBG funding is allocated based on a competitive process and the quality and quantity of applications received.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide	

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Not applicable.

### **Discussion**

Please see discussion above.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Maricopa County recognizes the need to support and increase affordable housing stock throughout the county. This section outlines the Affordable Housing goals for 2019-20. The tables below outline the numbers of households supported and the number of affordable housing units that will be provided by program type. This table is inclusive of HOME, CDBG (Maricopa Urban County and Consortium members), and local Public Housing Agency affordable housing goals to show a combined commitment to affordable housing through multiple funding streams. The CDBG, HOME, and local Public Housing Agency one-year goals for households to be supported were reported by each of the HOME Consortium member jurisdictions and may include local Public Housing Authority data.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	1,326
Non-Homeless	2,589
Special-Needs	0
<b>Total</b>	<b>3,915</b>

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	3,840
The Production of New Units	10
Rehab of Existing Units	48
Acquisition of Existing Units	17
<b>Total</b>	<b>3,915</b>

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Please see the AP-35 Projects section to view a detailed description of the HOME-funded projects. Also refer to individual Consortium member Action Plans for detailed descriptions of their CDBG projects.

## AP-60 Public Housing - 91.420, 91.220(h)

### Introduction

This section discusses actions that are planned during the next year to address the needs of public housing, encourage public housing residents to become more involved in management and participate in homeownership. Each member of the Maricopa HOME Consortium is served by a local Public Housing Agency (PHA) which prepares an Annual Agency Plan. The five PHAs within the Consortium areas are Chandler, Glendale, Scottsdale, Tempe, and the Housing Authority of Maricopa County. Those Annual Agency Plans are incorporated by reference herein and in each of the individual Action Plans. The numbers of units of public housing and Housing Choice Vouchers (HCV) for the five PHAs serving HOME Consortium members are listed below.

HUD HOUSING AUTH. CODE	HOUSING AUTHORITY NAME	PROGRAM TYPE	PUBLIC HOUSING/ LOW RENT UNITS	LOW RENT DEVELOPMENTS	HOUSING CHOICE VOUCHERS
AZ003	Glendale	Combined	155	1	1,054
AZ009	Maricopa County	Combined	0	14	1,592
AZ028	Chandler	Combined	303	3	486
AZ031	Tempe	Section 8	0	0	1,090
AZ032	Scottsdale	Section 8	0	0	735

Source: HUD Housing Authority Profiles <https://pic.hud.gov/pic/haprofiles/haprofilelist.asp>

### Maricopa County

The Housing Authority of Maricopa County's mission is "to improve the quality of life of families and strengthen communities by developing and sustaining affordable housing programs; and to become a

leading housing authority by exemplifying best practices, offering innovative affordable housing programs, and expanding accessibility throughout Maricopa County.”

HAMC administers 1592 Housing Choice Vouchers, additionally HAMC’s inventory includes 53 Rental Assistance Demonstration Project Based Vouchers, 45 mainstream vouchers, 29 Family Unification vouchers and 5 Veterans Affairs Supportive Housing (VASH) vouchers.

As discussed in the 2015-2020 Consolidated Plan and Annual Agency Plan, HAMC converted its public housing units to maximize subsidies by sites; and disposed of assets determined not to be feasible to maintain as affordable housing because of location, cost of redevelopment, impact and other factors.

According to its FY2018 Annual Agency Plan, HAMC will seek to accomplish the following strategies, among others:

- Serving in the County’s efforts to end chronic homelessness
- Exploring options for mixed income communities throughout Maricopa County jurisdiction
- Repositioning and repurposing existing portfolio for supportive or affordable housing options
- Exploring the creation of a home ownership program
- Applying for all opportunities to grow rental assistance programming
- Diversifying affordable housing options in high opportunity neighborhoods
- Applying for Moving to Work (MTW) designation
- Applying for grants that would provide additional supportive services to HAMC program participants
- Applying for grants that would provide additional housing opportunities to Maricopa County residents

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

Maricopa County Human Services Department plans to address the needs of public housing in the following year by:

- Participating on the Advisory Board of the Housing Authority of Maricopa County (HAMC) in a non-voting capacity and continually working to align and coordinate to address the needs of public housing;
- Providing loan assistance for HOME-funded rehabilitation of at least 3 units at Norton Circle in Avondale. This is a HAMC property with 60 housing units. The rehabilitation will include significant upgrades on all 60 housing units. MCHSD committed to a \$250,000 loan in HOME funds to rehabilitate at least 3 units.
- Committing HOME funds to HAMC for a TBRA program that targets homeless persons with or without justice-involvement. The primary objective of the program is to assist eligible applicants in securing safe, decent, and sanitary housing in the private rental market.
- The MCHSD Community Services Division (CSD) has full-time staff on-site at Madison Heights Apartments in Avondale, a HAMC RAD project, to provide tools and resources that support

individuals and families move through and out of poverty. Some of the services provided by the Resident Resource Coordinator include emergency utility and rental assistance, employment services, computer training, financial literacy classes, programs for youth, community referrals, resource coordination, and other individualized services. Currently, CSD has a partnership with the Avondale Elementary School District to provide a STEAM (Science, Technology, Engineering, Art and Math) centered after-school enrichment program for students at Madison Heights. CSD at Madison Heights also has active partnerships with, Workforce Development Division (WDD), Care 1st Avondale Resource Center, A New Leaf, and St. John Vianney Pantry.

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

HAMC maintains a Family Self-Sufficiency (FSS) program for the HCV program. Each HAMC office has informational handouts and referrals to help the residents find resources based on their needs. Partnerships with local nonprofits and governmental agencies, including the MCHSD, have increased the resources available to residents. Goal setting is a part of the FSS program requirement. Residents and clients have been able to improve their credit scores, obtain GED certificates, attend college, earn workforce/technology certificates, increase wage based incomes, and reduce reliance on assistance. HAMC does not have a homeownership program at this time.

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

Not applicable. The Housing Authority of Maricopa County is considered a “Standard” PHA.

**Discussion**

**HOME Consortium**

Please refer to the Appendix to review additional Consortium member contributions to this section.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The Maricopa HOME Consortium understands that preventing and ending homelessness using targeted resources alone will not work exclusively. Therefore, the Consortium is engaged in leveraging mainstream housing, health, education, and human service programs to support people experiencing homelessness. Within the Maricopa HOME Consortium, Maricopa County and the City of Glendale are ESG entitlement grantees. See the Glendale Annual Action Plan for additional discussion of homelessness and other special needs activities. The entity coordinating the strategy to end homelessness will continue to be the Maricopa Association of Governments (MAG) Continuum of Care.

Maricopa County will continue its efforts to support:

- Continued involvement with the Maricopa Regional Continuum of Care.
- Continued support for the Human Services Campus. The Campus provides emergency shelter for homeless men and women, and services such as a dental clinic, the Healthcare for the Homeless Program, the St. Vincent de Paul Facility, and the Day Resource Center.
- The use of the HMIS among homeless providers to support data driven decision making and system-wide improvement.
- Continued support of homeless prevention services funded by the United Way and other sources through Community Action Programs.
- Continued advocacy for preserving and increasing the number of Housing Choice Vouchers to local housing agencies and providers, including local preference for homeless households.
- An increased emphasis on performance and accountability through evaluation.
- Use of Emergency Solutions Grants (by Maricopa County, Glendale, Mesa, Phoenix and the Arizona Department of Economic Security) to support one or more of the following activities: outreach, emergency shelter, homeless prevention, rapid re-housing, and HMIS.
- Local general fund contributions to regional homeless issues.
- Local allocations of funding from citizen contributions to utility bill donation programs for services and housing for homeless and victims of domestic violence.

**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**

Maricopa County continues to seek new opportunities that could create more housing placements and reduce the homeless population in Maricopa County. With the support of the Board of Supervisors, a Homeless Program Manager position is located within the MCHSD Housing and Community Development Division. MCHSD has the opportunity to increase outside funding to leverage from the private sector,

faith-based community, and other community-based organizations to address homelessness. MCHSD will continue to forge partnerships to organize efforts in other localities and municipalities to create regional solutions to the problem of homelessness. By creating regional solutions, there will be more opportunities for placements of homeless persons with the intent of seeing a decline of homelessness in Maricopa County.

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

Maricopa County's plan for the investment and use of available resources and one-year goals for reducing and ending homelessness includes utilizing Emergency Solutions Grant and the Community Development Block Grant's public service allocation to fund emergency shelter operations, navigation services and Rapid Rehousing for families, individuals, justice engaged households, and youth experiencing homelessness. These activities are high priority as described in the Five Year Consolidated Plan.

**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**

According to the Maricopa Association of Government's 2019 Point-In-Time Homeless Count, local data collected during the one-day count indicated that 6,614 people were experiencing homelessness in Maricopa County, with 3,188 of them reported to be unsheltered and 3,426 people in shelters. There is a significant need in Maricopa County to rapidly move persons experiencing homelessness into permanent housing and to surround them with appropriate services.

Maricopa County plans to utilize ESG, CDBG public service funds, and general funds as available, to work towards strengthening the pipeline between homelessness to permanent housing and independent living. In addition, it will target funding towards housing individuals experiencing homelessness through its HOME-funded Tenant Based Rental Assistance program.

**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.**

Maricopa County, through its Human Services Department, intends to address the needs of low-income or extremely low-income families from becoming homeless, including those being discharged from

publicly funded institutions and systems of care or receiving assistance from public or private agencies, through the following programs. In addition, Maricopa County dedicates ESG resources, and CDBG as discussed above, to support the regional effort to end homelessness.

- Smart Justice Initiative - A collaborative justice initiative made of Maricopa County criminal justice leaders and human services partners including MCHSD which aims to reducing offender recidivism. It is bolstered by decades of careful research and seeks a more efficient, targeting of scarce resources to where they will be most effective. It aims to enhance long-term public safety, reduce the collateral damage crime inflicts on children, families, victims and neighbors.
- Senior and Adult Independent Living Program – Funds will be provided through the County general fund and Area Agency on Aging to provide in home case management for the elderly and people with physical disabilities age 18 to 59. The goal is to keep people in their own homes as long as possible.
- Community Action Program (CAP) – Areas of service include Maricopa County except Glendale, Phoenix and Mesa; who have their own programs. Funds will be provided through private, local, county, and federal funding to assist the elderly, disabled, and other low and moderate income residents with a menu of services. Services may include information and referral, utility deposits and payments, rent/mortgage deposits and assistance, eviction prevention, food pantries, gas and prescription assistance, head start programs, and IDA asset assistance. Programs are developed to ensure local needs are met.
- Weatherization Program – Funds will be provided through private and federal funds to provide an in home energy audit and weatherization assistance to elderly, persons with disabilities, families with children, and other low income residents.
- Utility Repair/Replacement Program – Funds will be provided through private funds to complete repair/replacement of utility related appliances for the elderly, disabled, families with children and other low income County residents.
- Head Start and Early Head Start – This division of HSD utilizes federal funds to provide comprehensive child development programs for children 0 – 5 years of age, pregnant women, and the families to prepare children for future success in school and to support parents as their child’s primary nurturer and educator.
- Workforce Development - Operates two comprehensive One-Stop Career Centers called Arizona @ Work: Maricopa County. Funds will serve job seekers and youth between the ages of 16-24 to help them further their education and employment goals. Arizona @ Work: Maricopa County is also conducting several pilot programs with services targeted at specific populations including US Veterans, individuals dealing with homelessness and those with criminal justice challenges.

## **Discussion**

**Address the housing and supportive service needs for persons who are not homeless but have**

**other special needs (i.e. elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with alcohol or other drug additions), persons with HIV/AIDS (and their families), and public housing residents:**

- Eviction prevention activities through leveraged Community Services Block Grant funding
- Tenant Based Rental Assistance program with prioritization for homeless and justice-involved
- Emergency home repair/homeowner rehabilitation for low-income households

Please refer to the Appendix to review additional Consortium member contributions to this section.

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

#### Region-Wide Shortage of Affordable Rental Housing

In Arizona, there is a current shortage of rental housing that is both affordable and available to the extremely low-income households (with incomes at or below 30% AMI). According to the National Low Income Housing Coalition's Report, *The Gap*, in 2018 within Maricopa County alone there were 136,880 extremely low income renter households, and only 27,245 affordable and available rental homes. In addition, in Maricopa County:

- There were only 20 affordable and available rental homes per 100 extremely low income renter households, and only 43 for those at or below 50% AMI; and
- 78% of extremely low income renter households spend more than half of their income on housing, which is higher than the national average of 71%.

#### Barriers to Various Types of Affordable Housing

The 2015-2020 Consolidated Plan identified barriers to the creation of new affordable housing (single-family or multi-family) as the cost of land, cost of construction and infrastructure, permit fees, impact fees, developer interest, taxes, zoning, and insufficient financial resources.

The 2015 Maricopa County Regional Analysis of Impediments to Fair Housing Choice (AI) identified barriers to accessing affordable housing, which include lack of accessible housing and housing discrimination against persons with disabilities, lack of awareness of fair housing laws, the cost of affordable housing limiting housing choice, poor financial history of potential homebuyers, lack of transportation options in rural unincorporated Maricopa County, and distribution of resources.

### **Actions 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**

Maricopa County is committed to overcoming barriers to affordable housing by providing funding to increase the supply of affordable housing through the Maricopa HOME Consortium and by participating in activities that affirmatively further fair housing. Within the Maricopa Urban County, communities may waive permit fees for HOME-assisted housing rehabilitation, which include Buckeye, El Mirage, Goodyear, Guadalupe, Wickenburg and Youngtown; and Maricopa County does not assess impact fees for residential development. In addition, specific actions to address barriers to affordable housing during the year include:

- Continuing a Tenant Based Rental Assistance program with a priority for people experiencing homelessness. These people may also be experiencing the additional barrier to accessing

- affordable housing of being justice-involved;
- Educate county staff and officials and the public about fair housing issues.

#### HOME Consortium

The actions planned to take place by the Maricopa HOME Consortium during the next year to remove barriers to affordable housing include:

- Fair Housing activities including outreach and education;
- Community land trusts;
- Land donations when applicable;
- Reduce Permit fees when applicable; and
- Reduce Impact fees when applicable;

Please refer to the Appendix to review additional Consortium member contributions to this section.

#### **Discussion**

Please refer to the Appendix to review additional Consortium member contributions to this section.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section discusses Maricopa County's efforts in addressing underserved needs, fostering and preserving affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, and developing institutional structures for delivering housing and community development activities. See the Appendix for individual actions planned by members of the HOME Consortium.

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

As previously noted, there is a lack of affordable housing in Maricopa County which presents a challenge for residents. In addition, the need for funding to support housing and homelessness services, including supportive services, and the funding to undertake community development projects far exceeds the resources available within our community. In order to address these obstacles to meeting underserved needs, actions planned within the Consortium include:

- Continued participation on the Maricopa Regional Continuum of Care Board.
- Continued participation by Maricopa County in Funder's Collaborative opportunities to align strategies to ending homelessness.
- Seeking new resources that will increase the funding available for affordable housing and community development programs.
- Continued advocacy by members of the CDAC regarding the preservation of HUD resources for housing and community development.
- Technical assistance by Maricopa County Human Services Department - Housing and Community Development Division staff to individual jurisdictions in managing funded projects effectively to ensure maximum community benefit.

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

In order to foster affordable rental housing opportunities for low-income or homeless persons, Maricopa County will:

- Maintain a Tenant Based Rental Assistance program with a priority for people experiencing homelessness who may additionally be justice-involved;
- Use ESG and CDBG Public Service resources to fund short to medium term Navigation and Rapid-Rehousing for people experiencing homelessness;
- Monitor and complete ongoing multi-family rental development projects that will increase the number of affordable rental units available;
- Rehabilitate multi-family units to ensure decent, safe and sanitary rental units are available for low-income persons; and
- Monitor to identify and remedy projects out of compliance, thereby enhancing and preserving

the existing supply rental unit available and accessible to low-income families.

In order to maintain affordable housing for persons who are already homeowners, Maricopa County will promote the use of energy efficient home improvements through its Maricopa County Home Improvement Program funded through federal LIHEAP, DOE, and local funds. Energy efficient improvements may include energy star appliances, ceiling fans, cellulose insulation, low flow faucets, and more. MCHIP will also undertake home rehabilitation projects which will utilize CDBG, HOME, and/or Salt River Pima-Maricopa Indian Community funding to provide health and safety upgrades, as well as necessary home repairs to qualifying low income families or Veterans with disabilities.

Subject to local priorities, ordinances and the preferences of local governing bodies, examples of items that the Maricopa HOME Consortium may undertake are:

- Waive or abate permitting and development fees for priority affordable housing development and targeted redevelopment approved by local governing bodies.
- Promote the use of alternative labor in housing programs through self-help initiatives (Habitat for Humanity).
- Assess local zoning, subdivision, zoning and impact fees to foster affordable housing production pursuant to priorities set by local governing bodies.
- Grant density bonuses, clustering, rezoning of vacant land, flexible setback requirements, adaptive re-use, inclusionary zoning and other incentives to priority affordable housing projects for production and preservation.
- Implement expedited permit processing for priority affordable housing production.
- Encourage municipal and county Industrial Development Authorities (IDAs) to allocate surplus revenues for locally identified affordable housing and revitalization priorities and uses by agreement with local governing bodies. Encourage annual reporting by IDAs to local governing bodies on the investment and volume of surplus revenues.
- Monitor and update building codes to provide for cost effective construction and quality manufactured housing development.
- Continue to inventory surplus local and county land and improvements for their use in affordable housing production. Execute land banking where prudent and feasible pursuant to local objectives.

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

Maricopa County will be focused on reducing lead-based paint hazards in 2019. New actions planned include:

- Participation as a member on the Arizona Lead Poisoning Prevention Coalition, a state-wide group of governmental, Medicaid/Health Plans, healthcare, community services, education, and more with a common goal of reducing lead poisoning among children.
- Pursuing new funding streams to perform lead-testing and carry out lead-based paint hazard

reductions in pre-1978 housing stock in the Maricopa Urban County.

- Strengthening partnerships with the Maricopa County Department of Public Health, local non-profits, and local governmental organizations aimed at reducing lead-based paint hazards.

In addition, the Maricopa HOME Consortium will continue to comply with all lead-based paint (LBP) requirements imposed by HUD and will continue to direct resources to eliminate lead-based paint in its housing. Pursuant to CFR 36.900, Consortium members will continue to address, monitor, evaluate and reduce lead-based paint hazards throughout the community through their housing improvement programs, emergency rehabilitation grant programs, and rental rehabilitation programs. Consortium members will approach all pre-1978 units participating in its Rehabilitation Programs with a presumption of lead-paint hazards. As applicable, members will contract with Environmental Protection Agency (EPA) certified lead paint firms for assessment and abatement activities in the rehabilitation programs.

Lead-based paint requirements for rehabilitation programs using CDBG and HOME funds fall into three categories based on the amount of rehabilitation assistance committed. Consortium members will follow the procedures articulated below. Consortium members will also follow the three procedures as articulated in the Consolidated Plan Lead Based Paint Hazards section SP-65.

In order to reduce the number of housing units containing lead-based paint hazards, housing programs require that rental units receiving tenant based rental assistance are required to meet minimum quality standards. For units built prior to 1978, to be occupied by a family with a child under six years old, all chipped and peeling paint will be removed prior to assisted occupancy. Rental units constructed before 1978 and rehabilitated with CDBG or HOME assistance are tested and all lead paint abated as part of the rehabilitation contract. All homes constructed before 1978 and rehabilitated with CDBG or HOME assistance will comply with HUD LBP requirements. This activity will increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families in Maricopa County.

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

The Maricopa County Human Services Department provides a wide array of programs and supportive services to enhance economic, educational, and social opportunities and encourage individual and family self-sufficiency including:

- Affordable housing programs that serve homeless and justice-involved families;
- Minority Business Enterprise/Women's Business Enterprise and Section 3 opportunities in procurement;
- Family Self-Sufficiency Programs for assisted housing residents;
- Support services to TANF families;
- Community Action Programs; and
- Head Start Programs.

In addition, the Department continues to operate two comprehensive One-Stop Career Centers called

Arizona @ Work: Maricopa County. Services offered include:

- Skill and aptitude assessment
- Career counseling
- Resume instruction and review
- Labor market and occupational demand information
- Supportive services (personal, family and emergency).
- Supplemental financial assistance for select local training/education programs
- State-of-the art computer labs and office equipment
- Job search and job readiness workshops (assessments, resumes, basic computer, job searching, interviewing and Job Clubs).
- Assist job seekers in loading their resume on the state's online job board, azjobconnection.gov, to improve search-ability by employers, job developers and Arizona @ Work's Business Services team; and improve job leads/employment connections.

Arizona @ Work: Maricopa County started a program called Smart Justice which involves criminal justice partners that are individually and collaboratively promoting evidence-based practices to reduce recidivism and to promote long-term public safety and cost effectiveness. Smart Justice addresses the most important criminal justice priorities, such as long-term public safety, reducing recidivism, and preventing victimization.

In addition to the two One-Stop Centers, Arizona @ Work: Maricopa County operates four youth hubs where services are offered to youth between the ages of 16-24 to help them further their education and employment goals. Arizona @ Work: Maricopa County is also conducting several pilot programs with services targeted at specific populations including Veterans, individuals dealing with homelessness, and those with criminal justice challenges.

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

Maricopa County continues to take a systems approach to researching and building upon existing partnerships, and with respect to specific gaps in institutional structure will work to create new partnerships with public, private, non-profit, and philanthropic organizations.

#### Homelessness Initiatives

- Participate in a partnership to reduce recidivism, and connect people experiencing homelessness, and are justice engaged, to appropriate housing and supportive services created from representatives of the Maricopa County Human Services Department, Maricopa County Correctional Health Services (CHS), Housing Authority of Maricopa County (HAMC), and Mercy Maricopa Integrated Care (MMIC). The partnership's mission is to work hand in hand with supportive services, housing providers, physical and mental health services, jails, and policy makers to serve justice-involved homeless individuals and families by connecting them with necessary supports and housing.
- Work with the Continuum of Care to foster a coordinated entry system for homeless service

programs.

- Participate in existing groups and committees such as ESG Subcommittee, Maricopa Regional Continuum of Care Board, and Maricopa Regional Continuum of Care Ending Chronic Homelessness Workgroup, Coordinated Entry Subcommittee, and Ending Veteran Homelessness Subcommittee.
- Utilizing CDBG Public Service allocation to fund a Workforce Development Coordinator position with a sole focus on helping people experiencing homelessness secure employment. The position will help individuals participating in any of MCHSD's housing programs obtain training and employment in order to become self-sufficient.
- Provide up to \$100,000 in Maricopa County general funds for homeless service providers to develop Diversion programs in order to assist people experiencing a housing crisis and/or seeking shelter to identify immediate alternate housing that is safe and appropriate through crisis intervention.

#### Collaboration and Partnership

- Engage in landlord outreach to local private affordable housing providers during the implementation of the County's Tenant Based Rental Assistance program in an effort to assist individuals experiencing homelessness and are justice engaged with finding safe and affordable homes.
- Work to further strengthen linkages between services provided under the umbrella of the Maricopa County Human Services Department. The Divisions of Early Education and Head Start, Community Services, Senior and Adult Services, and Workforce Development work closely with the Housing and Community Development Division. The combined efforts strengthen all divisions and result in a continuum of care encompassing homelessness prevention, rent and utility assistance, help finding employment and/or obtaining training, stable housing, links to homeownership opportunities, and tools for long term financial stability.
- Leverage non-federal funding for Home Improvement/Rehabilitation Programs to assist the communities and families in the Urban County.

#### Regional Coordination

- Continue to serve as the administrator for the Urban County CDBG and as the Lead Agency for the Maricopa HOME Consortium. Continue to meet monthly in order to benefit from collective information sharing and training.
- Participation as a member on the Arizona Lead Poisoning Prevention Coalition.
- Increase linkages between other Maricopa County departments including Correctional Health Services and Public Health, and strengthen contact with Real Estate to assist with data capture.

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

Coordination between public and private agencies allows affordable housing and social service agencies and programs to work effectively. Maricopa County benefits from strong partnerships forged with the

Regional Continuum of Care, Housing Authority of Maricopa County (HAMC), local cities/towns and Public Housing Authorities, local non-profit organizations, membership in the Arizona Fair Housing Partnership, and participation on the Arizona Partnership for Healthy Communities Steering Committee.

Members of the HOME Consortium regularly coordinate with private industry, businesses, private housing developers, non-profit housing providers, and social service agencies through their affordable housing and community development efforts. Members also work closely with the real estate, construction and finance industries to implement other ongoing HOME and CDBG supported housing rehabilitation and production activities. Maricopa HOME Consortium members competitively award HOME and CDBG funding as applicable to local and federal laws. As a result, much of Maricopa HOME Consortium's HOME funds throughout the county are competitively awarded to non-profit organizations for activities including single-family housing new construction, down payment assistance, owner occupied housing rehabilitation, or new construction of multi-family housing. In some cases, the Maricopa County subrecipients and CHDOs also coordinate with social service agencies to provide activities such as homeownership counseling, career development, youth enrichment and achievement, day care centers, and "Starter Boxes" with essentials for previously homeless tenants to be provided at move-in. Additional coordination activities by members with social service agencies are discussed at length throughout the FY2015-2020 Consolidated Plan.

## **Discussion**

Please refer to the Appendix to review additional Consortium member contributions to this section.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

It is anticipated that the Urban County will not have CDBG program income this fiscal year and there is not program income received in the preceding program year. Refer to each Consortium member’s Annual Action Plan for expected CDBG program income.

Please see Appendix for AP-90 Supplementary Information regarding CDBG, HOME, Affordable Homeownership Limits, Resale/Recapture, HOME Program Income, and additional information.

#### Other CDBG Requirements:

#### Specify the years covered that include this Annual Action Plan:

2018, 2019, 2020

### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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. | 100.00% |

Specify the years covered that include this Annual Action Plan.

2018, 2019, 2020

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Maricopa HOME Consortium does not use any other form of investment not described in §92.205(b).

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Please refer to the Appendix to review Maricopa County Supplemental Information and additional Consortium member contributions to this section.

**Recapture:**

Under most circumstances, Maricopa HOME Consortium members use the Recapture Provision for homeownership projects undertaken by the entities themselves or subrecipients (except as noted below under Resale). The homebuyer assistance is secured by means of a note and a deed of trust by the low-income household being assisted. The amount of the note and deed of trust is the “homebuyer assistance”. It includes:

- Any HOME funds provided to the buyer at the time of purchase (down payment, closing cost or housing rehabilitation) to assist with the purchase, whether provided directly by the program administrator or by the developer using funds provided by the program; and
- Any reduction in the purchase price from fair market value to an affordable purchase price.

If there is no direct homebuyer assistance and a development subsidy is provided, then the resale method outlined below must be used.

**Resale:**

Under most circumstances, the recapture provisions outlined above will be used in HOME homebuyer activities. However, resale restrictions may be used under the following circumstances:

- When HOME Program funds are used only as a development subsidy for the construction or renovation of homeownership housing, and no homebuyer assistance is provided, and
- When a land trust owns the property. In the case of a land trust, the HOME resale restrictions will be enforced through the land trust ground lease mechanism.

Resale restrictions will ensure that housing assisted with HOME funds is made available for resale only to HOME program eligible low-income households that will use the property as their principal residence. A Memorandum of Ground Lease and Right of First Refusal are recorded. A “Performance” Deed of Trust is also recorded with the developer as the beneficiary; this ensures the developer is

notified in the event the owner of the improvements attempts to refinance or transfer the property.

HOME regulations 24 CFR 92.254 (a)(5)(i)(A) allows for the restriction to be extinguished by a third-party lender in the event of foreclosure, transfer in lieu of foreclosure or assignment of an FHA mortgage in order to clear title. The County permits CHDOs and Consortium Members to use rights of first refusal or other means to intervene and preserve the affordability of the unit.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

**Recapture:**

The affordability period specified in the note and deed of trust (DOT) is the minimum period for the project as specified in 24 CFR 92.254 (a), sections (4) and (5). The affordability period is determined by the amount of HOME assistance. The amount subject to Recapture: In all but the cities of Glendale and Avondale, if the housing does not continue to be the principal residence of the assisted household, whether voluntary or involuntary, due to sale, foreclosure, or any other event, the note and DOT will require repayment of the full amount of HOME funds subject to recapture at the time the event occurred. The lien covers the full amount to be recaptured. The Recapture mechanisms used to secure the affordability of the HOME assisted unit are recorded in accordance with state law. The exceptions, the Cities of Glendale and Avondale permit the amount subject to recapture to be reduced based on a pro rata reduction during the affordability period. In all cases, the amount to be repaid is the subsidy provided directly to or on behalf of the homebuyer for closing costs and is limited to the net proceeds of the sale, which is defined as the sales price minus the first lien and seller paid closing costs and includes only the following items to the extent actually incurred: brokers commission, reasonable attorney fees, and any transfer tax or recording fee payable by the seller.

**Resale:**

The affordability period is determined by the total investment of HOME funds in the unit, regardless of whether or not the funds are reflected in buyer financing. If the assisted property is sold while under the resale restrictions, the home must be sold to a HOME eligible buyer approved by either the County, Consortium Member, or CHDO. The price at resale must provide the original HOME-assisted homebuyer a fair return on the investment and be affordable to a reasonable range of low-income buyers. Therefore, sales price during affordability can occur at market value with the following limitations.

**Fair return on investment:** is defined as the purchase price, plus 25% of the increase in value at the time of resale based on the valuation performed by a duly licensed appraiser. The appraisal will be the objective standard used at the time of the original purchase and at resale. Any capital improvements will be determined by the assessed value of the appraisal at the time of resale. The price shall not exceed a price that results in net proceeds (after first lien and sales costs) to the seller that exceeds: the reimbursement of the original owner's investment including down payment and

closing costs made at the time of initial purchase, if any; the value of capital improvements to the property as determined by an appraisal, if any; the principal amortized on the first lien during the period of ownership.

Affordable to a range of low-income buyers: The housing must remain affordable to the subsequent purchaser during the HOME period of affordability. The housing will be considered affordable if the subsequent purchaser's monthly payment of principal, interest, taxes and insurance do not exceed 30% of the gross income of a qualified low-income family with an income less than 80% of area median income for the area. If the property is no longer affordable to qualified homebuyers at the time of resale, the County, Consortium Member, or CHDO may take steps to bring the property acquisition cost to a level that is affordable by layering HOME subsidy in the form of down payment assistance and extending the affordability period. This may result in the actual sales price being different to the seller than to the subsequent homebuyer. Upon the resale of the home, the property must pass local building codes for existing housing. Newtown CDC, the only HOME Consortium subrecipient using resale restrictions, will bring the property up to the minimum standards before reselling the property to a low income household.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The Consortium does not permit the use of HOME funds to refinance existing debt.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. **Include written standards for providing ESG assistance (may include as attachment)**

Maricopa County has adopted performance standards for evaluating ESG that are in line with the Maricopa Regional Continuum of Care. Please see Appendix for performance standards for Shelter Operations and Rapid Re-Housing activities. The 2019 annual contract renewal and/or amendment process may include updates to priorities as necessary.

2. **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Continuum of Care (CoC) has an established Coordinated Entry System (CES) that meets HUD requirements. The importance of having a CES, common assessment procedures and effective methods for matching individuals or families with the most appropriate resources has gained

acceptance in recent years as a best practice for communities across the nation. A coordinated entry process makes it more likely that families and individuals will be served by the right intervention more quickly. In a coordinated system, each system entry point uses the same assessment tool and makes decisions on which programs families and individuals are referred to based on a comprehensive understanding of each program's specific requirements, target population, and available beds and services.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The Maricopa County Human Services Department follows Maricopa County policy on grant award and management. Provider agencies for ESG are currently selected through an open and competitive process to provide Rapid Re-housing for persons experiencing homelessness and to provide temporary shelter. Maricopa County is in a process of continuous consultation with the Maricopa Regional Continuum of Care (CoC), and the process for making Subrecipient awards will be established in collaboration with the CoC. A NOFA with a three-year option to renew was issued for PY2017 with ESG and CDBG Public Services funding those contracts will be renewed for FY2019 as funds are available.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

Maricopa County Human Services Department is committed to consulting with homeless or formerly homeless through its consultation with the Maricopa Regional Continuum of Care which has at least one formerly homeless individual as a board representative. Subrecipients who receive ESG funding to operate emergency shelters and rapid re-housing programs have been surveyed and consulted about services and programs that receive ESG funding. Maricopa County also participates in a robust partnership that is working to end homelessness by starting at the Human Services Campus in Phoenix. The County has consulted with other members of the partnership that represent emergency shelters or other homeless services. The County also plans to utilize the Homeless Program Manager position at MCHSD to assist in reaching out and consulting with formerly homeless individuals.

Maricopa County Human Services Department does not currently have homeless or formerly homeless persons on the Community Development Advisory Committee nor does the Maricopa County Board of Supervisors, which is the final approval authority for Maricopa County. A representative from a district is called a Supervisor. Currently, Maricopa County has five (5) districts and five (5) Supervisors. Together, the five (5) district representatives, or Supervisors, form the Board of Supervisors.

**5. Describe performance standards for evaluating ESG.**

Please see Appendix for performance standards for Shelter Operations and Rapid Re-Housing activities. The 2019 annual contract renewal and/or amendment process may include updates to priorities as necessary.

**Discussion**

Please see discussions above.

## **Maricopa Urban County and HOME Consortium Citizen Participation Summary**

As discussed in AP-12 Participation, the Citizen Participation Process for the development of the 2019 Annual Action Plan follows processes prescribed in the Maricopa County FY2015-2020 Consolidated Plan Citizen Participation Plan and include a broad range of activities for both Maricopa County and members of the Maricopa HOME Consortium. The primary goal of the Citizen Participation Plan is to provide all citizens with adequate notice, access and opportunity to participate in the planning, implementation, and assessment of activities related to the 5-Year Consolidated Plan and subsequent Annual Action Plans. In addition to the efforts made to broaden citizen participation, Maricopa County Human Services Department, as well as the cities/towns of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise, and Tempe were involved in the development of the Action Plan.

For Maricopa County, efforts involved included public notices in PHA, library, and HSD buildings; public notices in newspapers; public hearings; and public meetings, as well as website outreach on the Maricopa County website. Two public hearings were held to solicit input held on January 17 and 30, 2019. One comment was received at the January 17 meeting and implemented in the plan. Allen Carlson from Newtown CDC stated that as limited funding is considered, the Consortium should consider providing funding for projects with the longest term affordability, and to continue to note in the Action Plan the resale provisions for Community Land Trusts. Two public hearings on the draft Annual Action Plan were held on April 10, 2019 at the Community Development Advisory Committee public meeting, and on April 18, 2019 at the HOME Consortium public meeting. A 30-day public comment period for public review of the draft Annual Action Plan began on March 18, 2019 and extended through April 19, 2019. At the end of the 30-day period, no public comments were received.

The citizen participation activities undertaken by the entitlement members of the Maricopa HOME Consortium are outlined in depth in their respective Annual Action Plan submissions to HUD. Urban County members often undertake their own efforts to solicit citizen input and participation. The combined efforts of all members of the Maricopa HOME Consortium and Maricopa Urban County represent an extensive citizen participation process across the Maricopa County region.

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Phoenix, Arizona 85001-0194  
(602) 444-7315 FAX (602) 444-5901

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MARICOPA COUNTY HUMAN SERVICES DEPT.  
234 N. CENTRAL AVE 3RD FLOOR  
Phoenix, AZ 85004

NOTICE OF PUBLIC HEARINGS FOR MARICOPA COUNTY PY2019 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that Maricopa County will hold two Public Hearings to obtain citizen input and comment on the PY2019 Annual Action. Interested parties may provide verbal or written comments. The meetings will be held on the following:

-Maricopa HOME Consortium meeting, Thurs. Jan. 17, 2019 at 9:30 a.m. in Roosevelt Rm., 234 N Central Ave, 3rd Fl., Phoenix, 85004.

-Community Development Advisory Committee (CDAC) meeting, Wed. Jan. 30, 2019 at 6:30 p.m., Roosevelt Rm., 234 N Central Ave, 3rd Fl., Phoenix, 85004

Annual Action Plan Maricopa County is in the process of preparing the Annual Action Plan which covers U.S. Department of Housing and Urban Development (HUD) funded HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), and Emergency Solutions Grant (ESG). The plan covers housing, community development, and homelessness needs and goals for the HOME, CDBG, and ESG funding between July 1, 2019 and June 30, 2020 (year 5 of 5 of the Consolidated Plan).

For additional information, please contact Maricopa County Housing and Community Development at (602) 372-1528 or 234 N. Central Ave, 3rd Floor, Phoenix, AZ 85004.

Maricopa County does not discriminate on the basis of race, color, religion, national origin, familial circumstance, sex, disability, or age in any of its policies, procedures or practices. For Accommodations for Individuals with Disabilities or assistance with translation call Human Services, 234 North Central, 3rd Floor, Phoenix, Arizona 85004, (602) 506-5911 Or TTY 1-800-367-8939 or Arizona Relay Service 7-1-1. To the extent possible, additional reasonable accommodations will be made available within time constraints of the request.

Para información en Español, favor de comunicarse con Servicios Humanos de El Condado de Maricopa a 602-506-5911. El Condado de Maricopa no discrimina sobre la base de raza, color, religión, origen nacional,

Order # 0008850145 # of Affidavits 1

P.O # PY2019 Annual Action

Published Date(s):

01/03/19

STATE OF WISCONSIN }  
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates indicated.

*Shelly Hora*

Sworn to before me this  
3 RD day of  
JANUARY 2019

*Chucky Felty*

Notary Public

My Commission expires: 9/19/21



circunstancia familiar, sexo, incapacidad o edad en cualquiera de sus políticas, procedimientos o prácticas. Para obtener ayuda con alojamientos para personas con discapacidades o necesidades de traducción, llame a Servicio Humanos a (602)506-5911 o TTY 1-800-842-2088 o Servicio de relevo de Arizona 7-1-1. Se encuentran a 234 North Central, 3er Piso, Phoenix, Arizona 85004. En la medida de lo posible, se facilitación alojamientos razonables adicionales dentro de las limitaciones de tiempo de la solicitud.  
Pub: Jan 3, 2018

**AFFIDAVIT OF PUBLICATION**

**ARIZONA CAPITOL TIMES**

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Phoenix, AZ 85002  
Fax: (602) 258-2504

STATE OF ARIZONA )  
County of Maricopa) ss

I, **Gary Grado** as **Managing Editor** of the **Arizona Capitol Times (AZ)**, am authorized by the publisher as agent to make this affidavit of publication. Under oath, I state that the following is true and correct.

The **Arizona Capitol Times (AZ)** which is published weekly, is of general circulation. The notice will be/has been published **1** consecutive times in the newspaper listed above.

**DATES OF PUBLICATION:**

1/4/2019

**DESCRIPTION:**

MARICOPA COUNTY PY2019 ANNUAL ACTION PLAN

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE  
**Gary Grado**

SUBSCRIBED AND SWORN TO BEFORE ME  
ON THE 4th DAY OF January 2019

 **MARIA ENGELMANN**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
January 14, 2022

  
\_\_\_\_\_  
NOTARY SIGNATURE  
**Maria Engelmann**

**NOTICE OF PUBLIC HEARINGS  
FOR**

**MARICOPA COUNTY PY2019 ANNUAL ACTION PLAN**  
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1/4, 2019 editions Arizona Capitol Times

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MARICOPA COUNTY HUMAN SERVICES DEPT.  
234 N. CENTRAL AVE 3RD FLOOR  
Phoenix, AZ 85004

**NOTICE OF PUBLIC HEARING AND SOLICITATION OF PUBLIC COMMENTS ON THE MARICOPA HOME CONSORTIUM PY2019 ANNUAL ACTION PLAN (YEAR 5 OF 5)**

Maricopa Urban County and the Maricopa HOME Consortium will hold two public hearings for the purpose of obtaining citizen input and comment on the draft PY2019 Annual Action Plan (AAP).

The Maricopa HOME Consortium consists of Maricopa County (lead agency) and the municipalities of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise, Tempe and Maricopa Urban County. The Urban County consists of approximately 10 incorporated cities and towns, 15 unincorporated communities, and the balance of unincorporated Maricopa County.

**2018 ACTION PLAN PUBLIC HEARINGS**

Community Development Advisory Committee Meeting: April 10, 2018, 6:00 p.m.

Security Bldg., 234 N. Central Ave, Fl. 3, Roosevelt Pk, Phoenix, AZ 85004

Maricopa HOME Consortium Meeting: April 18, 2018, 9:30 a.m.

Security Bldg., 234 N. Central Ave, Fl. 3, Roosevelt Pk, Phoenix, AZ 85004

**ANNUAL ACTION PLAN 2019**

The AAP refers primarily to the housing and community development needs, and intended uses of HOME Investment Partnerships Program (HOME) resources by the Urban County and Maricopa HOME Consortium in PY2019, as well as Community Development Block Grant (CDBG), and Emergency Solutions Grant (ESG) resources of the Urban County for PY2019.

Note: All funding recommendations listed in the draft AAP may be calculated on anticipated funding amounts based on prior grant awards. If so, the proposed plan will include detailed contingency provisions to explain how the amounts will be adjusted once actual allocations are released. Funding levels for FY18-19 are shown below as an example, and final PY2019 recommendations are subject to change upon receipt of allocation from HUD:

\$4,630,813 HOME

\$2,967,937 CDBG

\$248,545 ESG

**REVIEW DRAFT PLAN**

Copies of the Maricopa County HOME Consortium draft AAP will be available for formal review and comment from March 18, 2019 to April 19, 2019 at <http://www.maricopa.gov/615/Plans-Reports>. It will also be available at the following locations during regular business hours 8am - 5pm, Monday-Friday:

F Maricopa County Human Services Department, 234 N. Central Ave, 3rd Floor, Phoenix, AZ

F Housing Authority of Maricopa County, 8910 N 78th Ave, Peoria, AZ 85345

**COMMENTS**

Comments on the draft document should be directed Maricopa County Human Services Department/Housing and Community Development Division, 234 N. Central Ave, 3rd Floor, Phoenix, AZ 85004, phone number: (602) 506-5911, email: [Rachel.Li@maricopa.gov](mailto:Rachel.Li@maricopa.gov).

In addition, the members of the Consortium will prepare AAPs for their respective jurisdictions with separate public hearings and 30 day comment periods. Each member's AAP include: housing

Order # 0008867326 # of Affidavits 1  
P.O # 2019 CDBG Annual Action Plan  
Published Date(s):  
03/14/19

STATE OF WISCONSIN }  
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath depose and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates indicated.

*Kazoua Yang*

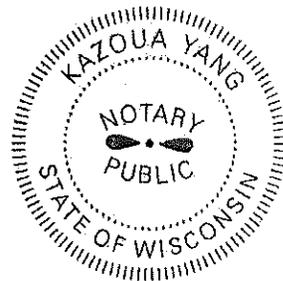
Sworn to before me this

14 TH day of  
MARCH 2019

*Kazoua Yang*

Notary Public

My Commission expires: 11/9/22



and non-rising community development needs and strategies. The detailed use of COBS, HOME, and ESS (if applicable to the member); and information on past performance. Contact the cities/towns individually for information about or copies of their AAPs.

Maricopa County does not discriminate on the basis of race, color, religion, national origin, familial circumstance, sex, disability, or age in any of its policies, procedures or practices. For Accommodations for individuals with Disabilities or assistance with translation call Human Services, 234 North Central, 3rd Floor, Phoenix, Arizona 85004, (602) 506-5911 Or TTY 1-800-367-8939 or Arizona Relay Service 7-1-1. To the extent possible, additional reasonable accommodations will be made available within time constraints of the request.

Para información en Español, favor de comunicarse con Servicios Humanos de El Condado de Maricopa a 602-506-5911. El Condado de Maricopa no discrimina sobre la base de raza, color, religión, origen nacional, circunstancia familiar, sexo, incapacidad o edad en cualquiera de sus políticas, procedimientos o prácticas. Para obtener ayuda con intérpretes para personas con discapacidades o necesidades de traducción, llame a Servicio Humanos a (602) 506-5911 o TTY 1-800-842-2098 o Servicio de Pólvo de Arizona, 7-1-1. Se encuentran a 234 North Central, 3er Piso, Phoenix, Arizona 85004. En la medida de lo posible, se facilitación ajustes razonables adicionales dentro de las limitaciones de tiempo de la solicitud.  
Pub, March 14, 2019

AFFIDAVIT OF PUBLICATION

ARIZONA CAPITOL TIMES

P.O. Box 2260 Phoenix, AZ 85002
Phone: (602) 258-7026 Fax: (602) 258-2504

STATE OF ARIZONA )
County of Maricopa) ss

I, Gary Grado as Managing Editor of the Arizona Capitol Times (AZ), am authorized by the publisher as agent to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Arizona Capitol Times (AZ) which is published weekly, is of general circulation. The notice will be/has been published 1 consecutive times in the newspaper listed above.

DATES OF PUBLICATION:

3/15/2019

DESCRIPTION:

2019 CDBG HOME ESG ANNUAL ACTION PLAN

[Handwritten signature of Gary Grado]

AUTHORIZED SIGNATURE
Gary Grado

SUBSCRIBED AND SWORN TO BEFORE ME
ON THE 15th DAY OF March 2019



[Handwritten signature of Maria Engelmann]
NOTARY SIGNATURE
Maria Engelmann

NOTICE OF PUBLIC HEARING AND SOLICITATION OF PUBLIC COMMENTS ON THE MARICOPA HOME CONSORTIUM PY2019 ANNUAL ACTION PLAN (YEAR 6 OF 8)

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ANNUAL ACTION PLAN 2019
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Note: All funding recommendations listed in the draft AAP may be calculated on anticipated funding amounts based on prior grant awards. If so, the proposed plan will include detailed contingency provisions to explain how the amounts will be adjusted once actual allocations are released. Funding levels for PY10-19 are shown below as an example, and final PY2019 recommendations are subject to change upon receipt of allocation from HUD.

\$4,656,813 HOME
\$2,867,997 CDBG
\$249,545 ESG

REVIEW DRAFT PLAN

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COMMENTS

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In addition, the members of the Consortium will prepare AAPs for their respective jurisdictions with separate public hearings and 30 day comment periods. Each member's AAP include: housing and non-housing community development needs and strategies; the detailed use of CDBG, HOME, and ESG (if applicable to the member); and information on past performance. Contact the cities/towns individually for information about or copies of their AAPs.

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Para informacion en Espanol, favor de comunicarse con Servicios Humanos de El Condado de Maricopa a 602-508-5911. El Condado de Maricopa no discrimina sobre la base de raza, color, religion, origen nacional, circunstancias familiares, sexo, incapacidad o edad en cualquiera de sus politicas, procedimientos o practicas. Para obtener ayuda con alojamientos

# AFFIDAVIT OF PUBLICATION

*para personas con discapacidades o necesidades de traducción, llame a Servicio Humanos a (602)500-6911 o TTY 1-800-842-2088 o Servicio de Asesor de Arizona 7-1-1. Se encuentran a 234 North Central, 3er Piso, Phoenix Arizona 85004. En la medida de lo posible, se facilitarán alojamientos razonables adicionales dentro de las limitaciones de tiempo de la solicitud.*

3/15/19 Arizona Capitol Times

# APPENDIX

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1. AP-90 Supplementary Information
  - a. CDBG Program Specific Requirement Supplement - Overall Benefit
  - b. HOME Specific Requirement - Maricopa County Affordability Discussion
  - c. Maricopa County HOME Recapture Affordability Period
  - d. Maricopa County HOME Resale Affordability Period
2. HOME Funded Activities – Supplementary Information
  - a. HOME Eligible Applicants
  - b. Affordable Homeownership Limits
  - c. HOME Program Income
3. Maricopa County Bulletin for PY19 Homeownership Value Limits
4. Maricopa Consortium Member Contributions & Discussion
5. Maricopa County ESG Performance Standards

# APPENDIX

## AP-90 Supplemental Information

### CDBG Program Specific Requirement Supplement - Overall Benefit

Please see below for response to the question as posed:

#### Other CDBG Requirements Question:

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.

**Answer:** 2018, 2019, 2020

### HOME Specific Requirement - Maricopa County Affordability Discussion

#### Maricopa County HOME Recapture Affordability Period – Supplemental Information

Affordability Period. The period of affordability specified in the legal documents will be for the minimum periods for the HOME assisted activities as outlined in the below tables.

Urban County: The Maricopa County Home Improvement Program (MCHIP) is an owner occupied housing rehabilitation program funded through HOME and CDBG. The funds are secured by a note and deed of trust. The HOME funds are made in the form of a zero interest, deferred payment loan which run for the number of years in which \$10,000 per year is forgiven up to the total cost of the repairs.

Urban County: Currently does not have a homebuyer assistance program.

#### HOME Specific Requirement - Consortium Member Discussion Regarding Resale vs Recapture Provisions

Please refer to Appendix for Maricopa HOME Consortium contributions.

#### Additional Information Regarding Consortium Members Homebuyer Programs:

- For a complete description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, please refer to AP-90 HOME Program Specific Requirements section of Maricopa HOME Consortium Annual Action Plan Contributions.

# APPENDIX

## Additional Information Regarding CHDOs:

HOME Consortium CHDO set-aside projects include the following:

Guadalupe CDC: Utilizes the recapture provision and the amount subject to recapture is 100% of the direct HOME subsidy to the homebuyer. The period of affordability is based on the amount of direct HOME subsidy to the homebuyer—see Table 1 below. If the purchase price of the home is reduced from fair market value to an affordable price, the amount of the reduction will also be recaptured.

Newtown CDC: Utilizes the resale provision for a Community Land Trust First Time Homebuyer Program. A Memorandum of Ground Lease and Right of First Refusal are recorded. The price at resale must provide the original HOME-assisted homebuyer a fair return on the investment and be affordable to a reasonable range of low-income buyers. Therefore, sales price during affordability can occur at market value with the following limitations. A “Performance” Deed of Trust is also recorded with the developer as the beneficiary; this ensures the developer is notified in the event the owner of the improvements attempts to refinance or transfer the property. A Memorandum of Ground Lease and Right of First Refusal are recorded. This activity will be completed in the City of Tempe. Tempe will be the administrator of the contract with Newtown CDC. The period of affordability is based on the total amount of the HOME funds invested in the housing activity—see Table 2 below.

Trellis: Utilizes HOME funds for new construction of single family residential properties that are sold to income qualifying persons. The period of affordability is based on the amount of direct HOME subsidy to the homebuyer—see Table 1 below. If the purchase price of the home is reduced from fair market value to an affordable price, the amount of the reduction will also be recaptured. The funds will be secured by a Note and Deed of Trust.

ARM of Save the Family: Utilizes HOME funds to acquire, rehabilitate, and rent single family residential rental properties to families with an annual income at or below 60% of the area median income. ARM has a 15 year affordability requirement which is secured with a promissory note and Deed of Trust.

If the homebuyer assistance in the unit is:	The period of Affordability Period is:
< \$15,000	5 Years
\$15,000 - \$40,000	10 Years
>\$40,000	15 Years

**Table 1 - Homebuyer Assistance Affordability Period**

If the total HOME investment in the unit is:	The period of Affordability Period is:
< \$15,000	5 Years
\$15,000 - \$40,000	10 Years
>\$40,000	15 Years

**Table 2 - Total HOME Investment Affordability Period**

# APPENDIX

## **HOME Eligible Applicants**

Members of the HOME Consortium have developed and will utilize the HOME Consortium Policy Manual as its guide for policies and procedures. As discussed in detail on AP- 35 Section along with additional HUD entitlement funds, within the Maricopa HOME Consortium HOME funds are distributed using the following allocation priorities:

HOME funds are allocated to each Consortium member based on the relative percentage of CDBG funds received by each community which include Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise, Tempe, and Maricopa Urban County. The allocation of HOME funds is evidenced by a Subrecipient Agreement with each jurisdiction. The MCHSD administrative assessment is 5% of the Consortium Member Gross Allocation for all Consortium members except for the County. The County assessment is 10%.

After the funding allocation process, each Consortium member jurisdiction receives proposals through their local competitive process. Potential developers and/or subrecipients apply for HOME funding annually for specific housing projects within that jurisdiction. Jurisdictions that have current or new housing programs that are administered in-house may also utilize HOME funds. Eligible household applicants are extremely-, very low- and low-income residents with households under 80% Area Median Income, per HUD guidelines. Applications for projects are evaluated based on HUD guidelines and precise criteria set by each Consortium member in their policies and procedures and based on local needs. Detailed information for Maricopa Urban County would be contained on the Maricopa County Human Services Department <http://www.maricopa.gov/491/Housing-Community-Development> website. If a Notice of Funding Availability was issued, that information could be found on the list of open NOFAs on the Human Services Department website. See each Consortium member's Annual Action Plan for a detailed description of the application process and applicable websites.

## **Affordable Homeownership Limits**

Maricopa County Bulletin 2019-01 regarding the FY2019 Homeownership Limits, which have been formally approved by HUD and will become effective July 1, 2019.

# APPENDIX

## HOME Program Income:

### 2019 HOME Program Income

#### Project Breakdown by Member

Member	Project Breakdown by Member	Program Income	Recapture	Repayment	Program Income Admin	TOTAL
Chandler	Tenant Based Rental Assistance	\$ 23,635.37	\$ 36,833.36			\$ 60,468.73
Glendale	Owner Occupied Housing Rehabilitation or Reconstruction	\$ 4,044.23	\$ 59,039.64			\$ 63,083.87
Surprise	Owner Occupied Housing Rehabilitation or Reconstruction			\$ 9,136.80		\$ 9,136.80
Tempe	Tenant Based Rental Assistance	\$ 240,640.20				\$ 240,640.20
	Program Income Administration				\$ 26,738.80	\$ 26,738.80
Maricopa County	Owner Occupied Housing Rehabilitation or Reconstruction	\$ 16,028.99				\$ 16,028.99
<b>TOTAL</b>		<b>\$284,348.79</b>	<b>\$95,873.00</b>	<b>\$9,136.80</b>	<b>\$26,738.80</b>	<b>\$416,097.39</b>

Note: Includes all PI received between 4/1/18 -3/31/19. Avondale, Gilbert, Peoria, and Scottsdale reported \$0 of PI. All future PI earned will be reported in the AAP on a 4/1-3/31 schedule. According to the HUD Grant-Based Accounting Interim Rule, effective 1/3/17, these funds should be treated as 2019-20 HOME funds (i.e. expenditure deadlines) and should be encumbered and expended on Program Year 2019 activities.



**Maricopa County Human Services Department  
Housing and Community Development  
2019 Information Bulletin**

**Information Bulletin No.:** 2019-01  
**Issued:** June 28, 2019  
**Re:** HOME Investment Partnerships Program (HOME)  
 HOME Homeownership Value Limits (“95% Limits”)

Notice is given to Maricopa HOME Consortium participating jurisdictions (PJ) and CHDOs that the Maricopa HOME Consortium 2019-20 Homeownership Value Limits (“95% Limits”) have been approved by HUD. PJs/CHDOs should use the **single-family home limit of \$280,000, effective July 1, 2019**. This limit will remain in effect until new limits are approved.

PJs/CHDOs using HOME funds for either homebuyer assistance or single-family rehabilitation projects must determine the assisted property has an initial purchase price or estimated value after rehabilitation that does not exceed 95% of the median purchase price for the area. These limits apply to homeownership units assisted with HOME funds for the following single-family activity types:

- New housing construction for resale
- Acquisition with rehabilitation for resale
- Homebuyer assistance
- Owner-occupied housing rehabilitation

<b>HOME Homeownership Value Limits</b>			
<i>Effective July 1, 2019</i>			
<b>Existing and New Single-Family Homes</b>			
<b>1-Unit</b>	<b>2-Unit (Duplex)</b>	<b>3-Unit (Triplex)</b>	<b>4-Unit (Fourplex)</b>
\$280,000	\$358,400	\$434,000	\$537,600

Note: PJs and CHDOs must also be aware of and continue to separately apply the HOME Maximum Per-Unit Subsidy Limits. For current Maricopa HOME Consortium limits, refer to additional Maricopa County Information Bulletins here: <https://www.maricopa.gov/3893/Funding-Notices-Bulletins>

Background:

Section 215(b) of NAHA requires that the initial purchase price or after-rehabilitation value of homeownership units assisted with HOME funds not exceed 95 percent of the area median purchase price for single family housing, as determined by HUD. In lieu of the limits provided by HUD, a PJ may determine 95 percent of the median area purchase price for single family housing in the jurisdiction annually in accordance with procedures established at § 92.254(a)(2)(iii). More information can be found here: <https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>

According to the Multiple Listing Service, there were 3,050 existing single family homes sold between February 1, 2019 and February 28, 2019 within the geographic boundaries of the Maricopa HOME Consortium and Maricopa Urban County. Based upon the criteria outlined in 92.254(a)(2)(iii), \$280,000 is 95% of median area purchase price of existing single-family housing.

**Human Services Department ♦ 234 N. Central Avenue, 3<sup>rd</sup> Floor ♦ Phoenix, AZ 85004**

For further information contact: Housing and Community Development Assistant Director at 602-506-5911  
 This information is also available the HSD website at <http://www.maricopa.gov/3868/Human-Services>



# Maricopa HOME Consortium

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## Annual Action Plan Community Contributions

**PY2019**

The following document contains individual Maricopa HOME Consortium member contributions for the 2019-20 Annual Action Plan.

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

**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(l)).**

**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.**

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

### **2. Agencies, groups, organizations and others who participated in the process and consultations**

#### **Avondale**

The City maintains relationships with several service providers through the Care1st Avondale Resource Center, including: Care1st, Helping Families in Need, First Things First, Adelante Healthcare, Area Agency on Aging, Trellis, Maricopa Workforce Connections among several others. The City requested these agency's input on the needs of Avondale's LMI residents.

#### **Chandler**

In developing the FY 2019-2020 Annual Action Plan, the City of Chandler Housing and Human Services Commission conducted an application workshop in October, 2018, that was open to the public and key stakeholders. The City held a public comment period on the draft Annual Action Plan from March 27, 2019 to April 25, 2019. Two public hearings were held during that time. One at a Special Meeting of the Housing and Human Services Commission on March 27, 2019, and a second at the Chandler City Council meeting on April 8, 2019.

#### **Gilbert**

The Town of Gilbert consults annually with affordable housing entities, organizations providing health services, regional homeless service providers, special needs organizations, those providing youth and senior services and organizations that provide general services for low-income persons. In addition, Gilbert is participating in the VASH program and trying to educate landlords on the program and participates on several committees administered by the Maricopa Association of Governments (MAG) to discuss and identify various issues on a regional level.

The Town of Gilbert does not receive ESG funds.

#### **Glendale**

The City of Glendale consulted with a wide variety of public and private agencies, nonprofit partners, the state, the public housing authority, and the Maricopa Regional Continuum of Care (CofC) to develop this year's Annual Action Plan (AAP). Routinely, the City utilizes reports produced by nonprofit agencies locally and regionally to establish the needs and service gaps in the Glendale Community.

Glendale receives ESG funds and consulted with the Maricopa Regional Continuum of Care (CofC) to prioritize strategies to address homelessness, the allocation of funding and performance standards. Glendale actively participates in the CofC and serves on various MAG subcommittees including the ESG Subcommittee, the Outreach Subcommittee, the Data Subcommittee and the Coordinated Entry Subcommittee. Currently, the City has a seat on the CofC Board which sets policy for the regional homeless programs and funding. In addition, the City sits on and helped found the West Valley Human Services Collaborative to address homelessness and other human services issues affecting the west valley.

Glendale updated its homeless strategy and presented it to the City Council in January 2019. This strategy outlined steps going forward to address homelessness in the City. The City has developed a unified team of consisting of city departments and nonprofits to provide education, central data collection, and coordinated services, navigation, and outreach for the homeless. The City consulted with nonprofit partners, the community, and the CofC for feedback and comments on the strategy.

### **Peoria**

During the program year, the City will continue to foster partnerships and collaboration among and between non-profit and private organizations providing housing, health, mental health and general services. The City employs Human Services Coordinators and they are responsible for bringing together services provided by social service agencies with City programs and residents. Receiving collaborative input allows them to identify gaps in service and work together with providers to provide free seminars and workshops on trending issues. The City provides a "Community Resource Guide" on its website and at public functions, which lists both funded agencies and their programs as well as providing general referral information to other frequently utilized organizations. Several providers have found this information useful, and have asked to be included in the aforementioned guide. All agencies that apply for Federal or General Fund grants attend a mandatory hearing regarding their application. At the hearing, each agency is given the opportunity to speak about their programs, needs within the City or larger geographic area and opportunities to coordinate services, amongst other information. Many inter-agency referrals are made as a result of these hearings.

Peoria Police Department will host homeless outreach events during the plan year. At these events, the city's police department collaborates with multiple nonprofit agencies to provided needed services to assist this vulnerable population. The purpose of these events is to provide these services in one convenient location. Services typically include medical care, veteran's assistance, animal care and community and housing resources. The officers involved with these events have extensive training in severe mental illness (SMI) issues to help guide those with SMI to viable resources. In addition, the city's Human Services Coordinators work closely with local schools, through Homeless Student Coordinators and nurses, to provide connections to organizations that provide services to homeless children and youth. During the plan year, the city will allocate CDBG funds to support Phoenix Rescue Mission's Criminal Justice Diversion and Navigation Program. The program will work with Peoria's criminal justice personnel to provide an alternative from incarceration to individuals that have been convicted of a misdemeanor, including homeless related offenses.

Peoria is also a participant in the Phoenix/Mesa/Maricopa County Regional Continuum of Care (CoC) and a member of MAG. Through this partnership, the city provides support to the Maricopa Continuum of Care and regional non-profits that provide services to persons who are homeless, including chronically homeless individuals and families. The City of Peoria does not receive ESG funds.

### **Scottsdale**

The City of Scottsdale utilizes federal CDBG, HOME, and Section 8 Housing Choice Voucher programs to assist low-income persons. On a local level, Scottsdale allocates General Funds for brokerage services, domestic violence shelter services, legal services, regional shelter services, and senior services and allocates Endowment funds for community projects and youth programs. In addition, the City allocates Scottsdale Cares funds to promote positive development and self-sufficiency, and address crisis needs. Scottsdale Cares is a utility bill donation program that allows residents to donate \$1 on every utility bill to be allocated to social service agencies. Salt River Pima Maricopa Indian Community Funds are utilized to support various Human Services programs including regional shelters and meal programs in the community.

Scottsdale is an active participant in the Maricopa Association of Governments (MAG) Continuum of Care Task Force and shares responsibility of the regional solution to the problems of homelessness. Each year Scottsdale allocates general fund to several categories of human services to address homelessness. Funding from citizen contributions to utility bill donation programs and funds from Salt River Pima Maricopa Indian Community (SRPMIC) grants are also allocated for senior services and housing for homeless and victims of domestic violence.

### **Surprise**

As members of the Maricopa HOME Consortium, the City of Surprise regularly coordinates with private industry, businesses and developers to foster the production of affordable housing and projects for special needs/homeless populations. The consortium also works closely with the real estate, construction and finance industries to implement other ongoing HOME and CDBG supported housing rehabilitation and production activities. The consortium may pursue the receipt of Low Income Housing Tax Credit (LIHTC) resources and associated private mortgage financing support for construction and permanent loans, as well as tax-

exempt bond financing where bonds are purchased by both institutional and retail investors. Surprise also allocates 15% of its CDBG allocation for public services.

Surprise is committed to addressing the needs of homeless persons and persons at risk of experiencing homelessness. We participate in a regional Continuum of Care plan in collaboration with all other jurisdictions in Maricopa County. The Maricopa Association of Governments (MAG) plans and administers the Continuum of Care. Jurisdictions work together with the U.S. Department of Housing and Urban Development in support of programming that assists the county homeless and at risk population. The city participates annually in the Point in Time Count.

The city regularly consults with Maricopa Association of Governments (MAG), the lead agency for the Maricopa Regional Continuum of Care structure. Through consultation efforts with MAG and the Continuum of Care we align our priorities of the County's homeless strategies with Continuum-wide priorities for homelessness. The Maricopa HOME Consortium continues to actively participate in the Continuum of Care and contribute by determining its priorities for homeless persons and those at risk of experiencing homelessness

The following agencies participated in the process:

Housing Authority of Maricopa County, Central Arizona Shelter services, City of Surprise, Maricopa County Arizona@Work

**Tempe**

The City of Tempe will continue working to enhance coordination between public and assisted housing providers as well as private and governmental health, mental health and service agencies. This will be accomplished using both formal and informal networks that bring together public, private and nonprofit housing and service providers. These include groups such as: The Continuum of Care (CoC), Maricopa Association of Governments (MAG), Tempe Housing Agency, non-profit agencies, and City departments.

## AP-12 Participation - 91.401, 91.105, 91.200(c)

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

#### Narrative for HOME:

##### **Avondale**

The City of Avondale will hold two public hearings one of which will be held on February 6, 2019 and March 20, 2019. The City will also make a draft of the Annual Action Plan available for a 30-day comment period.

##### **Chandler**

The City held two public meetings to discuss available resources and community needs and priorities - one with the HHSC on March 27, 2019 and one with City Council on April 8, 2019. City staff also conducted a public meeting and application workshop in October, 2017. These meetings did not elicit significant feedback; however as the City received applications for both HUD-funded and General Fund activities, the community made clear those activities that were most important and workable during the coming year.

The City held a public comment period on the draft Annual Action Plan from March 27, 2019 to April 25, 2019, and the draft was available for review at the Neighborhood Resources Department or online at [chandleraz.gov](http://chandleraz.gov). No comments were received during the public comment period.

##### **Gilbert**

Annually, Gilbert conducts a minimum of two public hearings to allow the public an opportunity to comment and participate in the creation of the Annual Action Plan. All public hearing meetings are advertised in a local newspaper of general circulation, posted on social media and Gilbert's website, noticed through posters/flyers at municipal buildings and placed in targeted locations. Citizen comments are reviewed and incorporated as appropriate into the goal-setting process. Notices provided information about alternative formats and accommodations for disabilities.

##### **Glendale**

Glendale provided residents multiple opportunities to comment on the FY 2018/19 Annual Action Plan (AAP) development, and the AAP was available for a 30-day comment period. Efforts were made to provide opportunity for persons with disabilities, and persons with Limited English Proficiency to provide input and public comments. Information and notices were provided through the City's website for persons unable to attend meetings.

Public Hearings and meetings were held during the AAP development which provided opportunity for public comment on the following days:

October 9, 2018

January 23, & 30, 2019.

April 18 & 23, 2019.

The AAP published for a 30 public comment period from March 18, 2019 – April 19, 2019.

##### **Peoria**

The City invited and encouraged comment and participation in the planning process of the Annual Action Plan via newspaper advertisements, website postings, public hearings and direct interviews. Announcements provided information about public hearings and asked for public comment. Staff was available to answer and document questions, suggestions and concerns at four public hearings conducted by the City.

The City took all comments received into consideration; no comments were rejected.

##### **Scottsdale**

The City of Scottsdale will coordinate with other housing and community development agencies to achieve the goals of the Year 5 Action Plan and the Consolidated Plan, including continued participation in the Maricopa HOME Consortium, participation on the

MAG Continuum of Care committees and consultation with the Human Service Commission to review activities of the CDBG/HOME programs.

A public meeting before non-profit service providers regarding the 2019/2020 funding allocation process was held on September 13, 2018. Public presentations were made by applicants for CDBG, HOME, Scottsdale Cares, General Funds and Endowment on February 5, 2019 and February 7, 2019. Public hearings before the Human Services Commission were held March 14, 2019 and March 28, 2019 for informal and formal recommendations of funding allocations, respectively. A public hearing before the Scottsdale City Council was held on April 16, 2019, to request approval of the 2019/2020 Year 5 Annual Action Plan.

**Tempe**

City staff continues to work with the Clerk's office to increase citizen participation and improve the annual action plan process. In addition, notices included information on who to contact for Spanish translation of the notice. Efforts to reach a broader audience, notices of public hearing were posted on the City web site at: <http://www.tempe.gov/housing>. Notices were also published in the local newspaper, the *Arizona Republic*. Public hearings were held in conjunction with regularly scheduled City Council meetings. Meeting notices are posted approximately a week prior to the meeting. The agenda for the council meeting, which includes the public hearing information, are available from the City Clerk's office or from the City's web site at: <http://www.tempe.gov/clerk>. Two public meetings were held prior to the adoption of the Action Plan. One public hearing was held in conjunction with a Tempe Community Council City Council presentation. The City has the 2015-2019 Consolidated Plan, all Annual Action Plans and Consolidated Annual Reports available on its website in a manner convenient for on-line viewing, downloading and printing. Draft versions of all Plans are made available before they are submitted for citizens, public agencies and other interested parties to view and provide comments. Copies draft and final Reports are available for no fee at the City's Housing Services Division office.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

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

##### **Avondale**

The City continues to experience higher than normal rental rates due to the lingering effects of the housing bust. In order to restore and stabilize neighborhoods, the City will continue to promote homeownership through the implementation of a first-time homebuyer program. Demand for the program has been high, and the City expects to expend all funds in the same program year.

##### **Chandler**

The following projects will be funded using CDBG funds in FY 2019-2020. The City of Chandler's planned HOME activities are included in Maricopa County's Annual Action Plan. Section 8, Public Housing Capital Funds and General Funds are not included in these projects and will be dedicated to non-CDBG funded activities.

##### **Gilbert**

In Gilbert's Five Year Consolidated Plan, specific underserved needs were identified, including aging infrastructure in north Gilbert, aging dwelling stock in north Gilbert, and increased need for services due to population growth. Priorities identified to address these underserved needs include continuing to provide capital and housing improvement programs in north Gilbert, provide emergency and minor home repairs to all Gilbert homeowners; and continue to expand accessibility to services to link with those in the community who are in need of assistance.

##### **Glendale**

Glendale's allocation priorities for the use of HOME funds were based on the City's housing and community needs assessment contained in the Consolidated Plan, deliberations of the Community Development Advisory Committee, local funding priorities established by the City Council, and funding applications received through the City's competitive grant application cycle. The competitive application process relies on the utilization of funding priorities to ensure that funds are allocated to the agencies that will use them in the most efficient and cost-effective manner.

Glendale, like other communities, is experiencing a shortage of affordable housing. Glendale met with a number of housing providers/developers over the last year that were interested in developing additional multi-family housing units in Glendale. Glendale utilized this data to determine how HOME funds could play a role and extended the HOME application open an additional few weeks in order to encourage potential developers in applying for the HOME funding.

##### **Peoria**

Allocation priorities were based upon consultation with public service providers, Council goals as well as the priorities and goals outlined in the city's Consolidated Plan. The greatest obstacle in meeting underserved needs continues to stem from the lack of local, state and federal resources. It is the city's intent to reduce the effect of this obstacle through the implementation of the Community Assistance Resource Center. Upon completion, the center will house selected non-profits that provide direct services to residents in one convenient location. The Community Assistance Resource Center will be operational in July 2019.

The assistance for homeless persons, victims of domestic violence, physically and mentally disabled, frail and/or poor elderly, jobless and HIV positive persons are the responsibility of a broad network of agencies, non-profits and government offices. This forms the basis for the metro area Continuum of Care. The needs of these identified special needs groups continue to grow. Our local challenge continues to be developing priorities and regionally focused systems that will make the most impact and stimulate the leveraging of other resources to address growing needs. In addition, priority will be given to affordable housing projects. Public service needs will continue to be addressed through funding of (and knowledgeable referral to) human service providers, regardless of jurisdictional boundaries.

##### **Scottsdale**

CDBG investments will generally be targeted to income-eligible persons citywide, rather than to targeted neighborhoods. However, with the exception of persons with disabilities and victims of domestic violence who are presumed to be low-income, the majority of beneficiaries will reside in Census Tracts south of Indian Bend Road. This area coincides with the South Scottsdale Revitalization Area and is served by an interdepartmental city task force that coordinates the City's revitalizations efforts. Two neighborhoods in this area that have higher percentages of minority and lower-income residents are served by the Vista del Camino Center (85257

zip code) and the Paiute Neighborhood Center (85251 zip code). These neighborhoods are areas of focus for Human Services, brokerage agencies, and HOME investments in acquisition and rehabilitation of single family residential.

Obstacles to underserved needs relative to the City are:

- The geographic shape of Scottsdale
- The relative age of the built environment in the southern part of the community compared to the newer and larger master-planned, northern area of the City
- The appreciation of residential properties, decreasing the availability of affordable housing
- The aging of residents in the community
- The decrease in Federal, State and local funding
- The increase in requests for service with the continuing decrease in resources
- The Economic conditions

To address these obstacles during the next year, the City will:

- Continue increased levels of code enforcement to preserve neighborhoods
- Fund programs offering rehabilitation to preserve older housing stock
- Fund non-profit agencies to provide programs and services to the elderly and frail elderly
- Increase services for basic needs
- Continue to target capital improvements including but not limited to:
- Continue to provide services to the community, including but not limited to:
  - Homeowner-occupied Housing Rehabilitation, Roof Repair and Replacement and Emergency repair Programs for low-income households
  - Accessibility modifications
  - Home ownership counseling and purchase assistance
  - Rental assistance (Section 8 Housing Choice Voucher Program)
  - Tax counseling assistance at Senior Centers and Paiute Neighborhood Center
  - Emergency rent and utility assistance through Vista Del Camino

### **Surprise**

City of Surprise Neighborhood Services Division will utilize HOME funding for direct homeownership assistance through acquisition/rehabilitation of existing housing, as well as down payment and closing cost assistance. This will allow the City to meet its goals of improving access to decent affordable housing to LMI households. Obstacles in meeting priority include lack of sufficient housing funding, public-private partnership investments and affordable rental housing.

### **Tempe**

The Annual Action Plan sets goals and strategies to be achieved over the FY 2019 period and identifies a list of funding priorities. The Annual Action Plan represents high priority needs for the City and serves as the basis for FY2019 programs and activities identified in the Action. The Consolidated Plan goals are listed below:

- Improve housing opportunities by creating and preserving affordable rental and homeowner housing, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit agencies that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.

## AP-60 Public Housing - 91.420, 91.220(h)

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

#### Avondale

N/A – The City of Avondale does not operate public housing.

#### Chandler

- Provide monthly rental assistance to low-income households, many of whom are elderly or have special needs.
- Continue to successfully manage 303 units of public housing.
- Make improvements to public housing units and developments such as replacement of outdated components.

#### Gilbert

Not applicable. The Town of Gilbert does not offer public housing.

#### Glendale

The City of Glendale's Community Housing Division per CDBG regulations at 24 CFR 570.202(a)(2) will receive CDBG funds to complete ADA modifications at Cholla Vista Apartments to provide additional units to accommodate clients who have accessibility needs.

#### Peoria

HUD's Office of Indian and Public Housing approved a transfer of the permanent operation, management and ownership of the Peoria Public Housing Authority to the Housing Authority of Maricopa County. This transfer was effective on April 1, 2013.

#### Scottsdale

The City of Scottsdale does not own any public housing units; however, the Scottsdale Housing Authority (SHA), through the Community Assistance Office, administers the Section 8 Housing Choice Voucher (HCV) Program. The SHA separately adopts a Five Year and Annual Agency Plan which describes the operation of the Section 8 HCV rental assistance program, the Section 8 Homeownership Assistance Program (HOAP) and the Family Self-Sufficiency Program (FSS.)

The primary goal for the HCV Program for the upcoming year, given proposed deep funding cuts, will be to preserve as many Housing Choice Vouchers as possible, up to a maximum of 735 per month. The SHA will provide assistance to the number of families (vouchers) that may be funded with the monthly allocation amount provided by HUD.

The City of Scottsdale owns and operates 8 units of multi-family affordable housing, acquired with CDBG and City General Funds, and constructed with City General Funds. These units are available to eligible low-income persons. Rental rates are in accordance with HUD HOME Program Rent Limits.

#### Surprise

The Housing Authority of Maricopa County (HAMC) administers the public housing and Section 8 subsidized housing program within City of Surprise. Surprise's housing activities are planned and reported through the Maricopa Consortium Plan. See the 2015-2019 Consolidated Plan for the Maricopa HOME Consortium for more information.

#### Tempe

Tempe has no public housing units.

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

#### Avondale

N/A – The City of Avondale does not operate public housing.

**Chandler**

During the program year, the City of Chandler Public Housing Authority encouraged public housing resident involvement in management and homeownership by:

- Meeting with residents through Resident Advisory Board to secure their input into the Public Housing and Housing Choice Voucher annual plans.
- Conducting monthly Tenant Community Builders meetings with Public Housing residents to discuss community issues.
- Distributing quarterly newsletters to Public Housing residents.
- Meeting quarterly with 60 Public Housing residents and 60 Housing Choice Voucher Family Self-Sufficiency (FSS) participants.
- Partnering with EVIT (East Valley Institute of Technology) for adults and Fresh Start Women's Foundation, Dress for Success, Arizona at Work, and ICAN to offer free-of-charge training to assist FSS participants in finding and maintaining jobs.
- Offering three financial literacy classes through Money Management International and Newtown (one-on-one financial counseling).
- Providing three workshops focused on managing student loan debt, household budgeting, and credit repair.
- Partnering with Maricopa Intergrated Health Systems to provide a wide range of primary care health services.
- Partnering with Newtown Community Development Corporation to provide homebuyer preparation classes, such as budgeting and repairing credit.
- Preparing 20 Public Housing clients and 29 Housing Choice Voucher clients for future home purchase.
- Three Public Housing clients purchasing homes.

**Gilbert**

N/A

**Glendale**

The City of Glendale Community Housing Division continues to encourage residents to become familiar with homeownership program offer by the City through partnership with Habitat for Humanity Central Arizona and participates in the Family Self Sufficiency (FSS) program.

**Peoria**

N/A

**Scottsdale**

N/A – Scottsdale does not own/operate any public housing.

**Surprise**

The Housing Authority of Maricopa County (HAMC) administers the public housing and Section 8 subsidized housing program within City of Surprise. The City's CDBG Annual Action Plan will be made available for review during the City's 30-day public comment period. HAMC residents are encouraged to comment on the proposed Action Plan. Surprise's housing activities are planned and reported through the Maricopa Consortium Plan. See the 2015-2019 Consolidated Plan for the Maricopa HOME Consortium for more information.

**Tempe**

N/A

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

Avondale

N/A – The City of Avondale does not operate public housing.

**Chandler**

The Chandler PHA is not a troubled PHA.

**Gilbert**

N/A

**Glendale**

The City of Glendale Community Housing Division has been a designated “High Performer” by HUD.

**Peoria**

N/A

**Scottsdale**

N/A – Scottsdale Housing Agency is not a troubled PHA.

**Surprise**

The Housing Authority of Maricopa County (HAMC) administers the public housing and Section 8 subsidized housing program within City of Surprise. The HAMC is not designated as troubled.

**Tempe**

N/A

**Additional Discussion**

**Glendale**

Despite a significant waiting list and level of need, the City of Glendale is prohibited by federal regulation from increasing the public housing inventory. The City has not increased its number of public housing units. The City was able to do an analysis of its existing Housing Choice Vouchers and was able to identify funding for additional vouchers to help address affordable housing needs in the community. HUD has announced a decrease in the Fair Market Rents (FMR) for one, three- and four-bedroom rents, and a slight increase for zero- and two-bedroom rents in the Housing Choice Voucher Program. Market rate rents continue to rise in the City and surrounding communities.

To minimize the impact of the decrease in the FMRs and market rent increases, the City has made the determination to increase its payment standard to 100% of the FMR for all bedroom sizes. The City’s Housing programs budget for FY 2019-20 was \$14.5 million. The Division updates the Agency Plan annually starting in October and encourages assisted families in both programs to review the policy updates and the Plan and help “chart the future of Public Housing and Section 8 housing in Glendale”, by providing comments and participating in reviewing proposed policy updates annually.

Housing program participants are encouraged to participate in homeownership through down payment assistance using vouchers for mortgage payments in conjunction with the FSS programs. Currently, there is one homeowner receiving mortgage assistance through the Section 8 program. There are 21 households enrolled in the FSS program, out of a total 38 slots available. Many Housing program participants have also moved into homeownership but without the use of subsidies.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

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

#### **Avondale**

The City of Avondale provides a number of services that benefit special needs populations, including the homeless, seniors, and youth. While the City does not allocate HOME funds to assist these populations, the City allocates funding from CDBG and other sources to operate programs to benefit these groups. These activities are housed at the Avondale Care1st Resource Center, which partners with organizations to provide space and direct service for: applications to AHCCCS, Nutrition Assistance and cash assistance (Helping Families in Need); rental, utility and mortgage assistance (Community Action Program); domestic violence awareness safety planning and shelter referrals (New Life Center); homelessness prevention partnership with schools (A New Leaf and Siemer Family Stability Program); transportation meals and referrals to seniors (Area Agency on Aging). The City also operates an IHelp program in conjunction with Lutheran Social Services that provides beds to 13 homeless individuals at local churches, and has recently secured a relationship with Phoenix Rescue Mission to provide direct, on-call services to those experiencing homelessness in Avondale.

#### **Chandler**

The City of Chandler will continue to prioritize programs for homeless individuals and expand this effort through the Interfaith Homeless Emergency Lodging Program (I-HELP). The Chandler program participates in the East Valley I-HELP Coalition whose partners use collaborative case management and utilize the Homeless Management Information System (HMIS) to record all participant data to reduce the duplication of services.

Chandler will continue to fund through general funds a homeless navigator. This position provides resources and connection with homeless families in our community. On site services are provided during the week and available on a walk in basis twice per week at the Housing Office.

Addressing the needs of homeless families and individuals is a high priority of the City as identified through a city-wide 2007 Human Services Needs Assessment. During FY 2019-2020, the City expects to continue utilization of CDBG and General Fund support to nonprofit organizations that offer shelter and services to homeless individuals and families and victims of domestic violence, and help people avoid homelessness.

#### **Gilbert**

The Gilbert Human Service Needs Assessment continues to guide the goals and actions. As noted in the assessment, homeless individuals and families were identified as the fifth highest priority population needing additional support and services out of the nine priority populations acknowledged. Gilbert will utilize general funds to provide support to regional homeless service providers to provide outreach, emergency shelter, transitional housing, prevention services and permanent housing solutions for homeless men, women, and families.

#### **Glendale**

Glendale will utilize CDBG, ESG and general funds to address the needs of homeless individuals and families; as well as supportive services for non-homeless members of special needs groups.

#### **Peoria**

The City of Peoria will continue to partner with the Maricopa Association of Governments (MAG) Continuum of Care to provide as many resources to the homeless as possible. In addition, Peoria funds several agencies to ensure that these resources are always available to those in need. Peoria is allocating \$31,362 in federal funding and \$28,217 in general fund specifically to reduce and end homelessness. In total, Peoria intends to assist 2,412 clients in FY19-20.

#### **Scottsdale**

Each year the City of Scottsdale allocates funding to several categories of human services to address homelessness as well as those who are currently homeless. Tentatively, funding 18 activities to assist 2828 persons to help prevent homelessness.

#### **Surprise**

The City of Surprise is committed to reducing and ending homelessness. The City intends to award CDBG Public Service grants to non-profit organizations providing services to persons who are experiencing or are at risk of becoming homeless. These non-

profits will provide emergency overnight shelter, services to victims of domestic violence, emergency utility assistance, services to seniors, persons with disabilities, and other vulnerable persons who may be at risk of experiencing homelessness.

#### **Tempe**

Tempe will allocate CDBG and general funds to non-profit agencies that addresses the needs of homeless and prevention of homelessness. In addition, the CDBG program will fund The HOPE program to coordinate homeless outreach and prevention activities within Tempe.

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

#### **Avondale**

The City of Avondale provides a number of services that benefit special needs populations, including the homeless, seniors, and youth. While the City does not allocate HOME funds to assist these populations, the City allocates funding from CDBG and other sources to operate programs to benefit these groups. These activities are housed at the Avondale Care1st Resource Center, which partners with organizations to provide space and direct service for: applications to AHCCCS, Nutrition Assistance and cash assistance (Helping Families in Need); rental, utility and mortgage assistance (Community Action Program); domestic violence awareness safety planning and shelter referrals (New Life Center); homelessness prevention partnership with schools (A New Leaf and Siemer Family Stability Program); transportation meals and referrals to seniors (Area Agency on Aging). The City also operates an IHelp program in conjunction with Lutheran Social Services that provides beds to 13 homeless individuals at local churches, and has recently secured a relationship with Phoenix Rescue Mission to provide direct, on-call services to those experiencing homelessness in Avondale.

#### **Chandler**

The City of Chandler contracts with a local non-profit organization (Community Bridges, Inc.), which is licensed to provide behavioral health services and employs persons with lived experience (“peers”) to assist persons experiencing unsheltered homelessness to navigate the social service system, access services and benefits, and obtain and maintain permanent housing. In addition to extensive knowledge and skills obtained through training and work experience, peer navigators have a special ability to build the rapport necessary to engage persons who are chronically homeless and severely symptomatic.

#### **Gilbert**

Gilbert participates annually in the Maricopa Association of Governments Point in Time Homeless Street Count to identify unsheltered persons and asking questions regarding their individual needs. Additionally, regional service providers assess homeless individual and family needs during intake to provide the most suitable emergency and transitional housing placement and wrap around services.

#### **Glendale**

The CoC is currently using a countywide centralized intake and client tracking system with the goal of enhancing CoC services to better assist homeless persons. Glendale fully supports the use of this system to improve the services provided to the homeless. In addition, Glendale participates in the annual street counts sponsored through the CoC and utilizes this data to develop strategies to address homelessness. The City funds one full time homeless navigator through CDBG funds provided to Community Bridges, (CBI) to provide case management to the homeless where they are. In addition, Phoenix Rescue Mission receives ESG funds to provide homeless outreach. This year Glendale created the Glendale Works employment development program which provides homeless individuals short term employment and support services to empower them to end their homelessness. Participants are paid Arizona minimum wage for a 5-hour work shift and the program operates four day a week.

#### **Peoria**

The Maricopa Association of Governments (MAG) Continuum of Care Task Force is the regional body that manages the collaborative efforts of communities and agencies in Maricopa County to plan for the needs of the homeless and access federal funding on behalf of agencies organized to address those needs. The City participates in the Point-in-Time Homeless Street Count, which is administered by MAG. The most recent count was conducted January 22, 2019 and Peoria reported a count of 69 homeless individuals.

**Scottsdale**

Each year the City of Scottsdale allocates funding to several categories of human services to address homelessness as well as those who are currently homeless. Tentatively, funding 9 activities to assist 1633 persons to help prevent homelessness.

**Surprise**

On an annual basis the City of Surprise in partnership with Maricopa County Association of Governments (MAG) conducts a homeless count. At this time, homeless individuals are approached and surveyed to determine what basic needs are not being met. These results are sent back to MAG and City of Surprise uses these results to continue contributing funds to homeless shelters such as CASS and include in the strategic planning process. The most recent point in time count took place on January 22, 2019.

**Tempe**

The focused strategies for this year are:

- Enhance access to existing services, to prevent and reduce length of time people are homeless
  - Connect to regional coordinated entry system (family, youth and individual)
  - Assess and strengthen Tempe ending homelessness service system
  - Create community data collection system
  - Provide low-barrier pathways to permanent housing
- Prioritize ending chronic homelessness
  - Assess unsheltered homeless people
  - Mobilize Mid-Year Supplemental plan to address encampments
  - Increase housing options, including Permanent Supportive and Rapid Re-Housing
- Concentrate resources on programs that offer measurable results
  - Assess and monitor City of Tempe investment in ending homelessness
  - Connect and collaborate with the Maricopa Regional Plan to End Homelessness

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

The City of Avondale provides a number of services that benefit special needs populations, including the homeless, seniors, and youth. While the City does not allocate HOME funds to assist these populations, the City allocates funding from CDBG and other sources to operate programs to benefit these groups. These activities are housed at the Avondale Care1st Resource Center, which partners with organizations to provide space and direct service for: applications to AHCCCS, Nutrition Assistance and cash assistance (Helping Families in Need); rental, utility and mortgage assistance (Community Action Program); domestic violence awareness safety planning and shelter referrals (New Life Center); homelessness prevention partnership with schools (A New Leaf and Siemer Family Stability Program); transportation meals and referrals to seniors (Area Agency on Aging). The City also operates an IHelp program in conjunction with Lutheran Social Services that provides beds to 13 homeless individuals at local churches, and has recently secured a relationship with Phoenix Rescue Mission to provide direct, on-call services to those experiencing homelessness in Avondale.

**Chandler**

The City of Chandler supports emergency shelter and transitional housing operated through five local non-profit organizations. Emergency shelter is for individuals experiencing homelessness is provided through the AZCEND Interfaith Homeless Lodging Program (I-HELP). Emergency Shelter for families experiencing homelessness is provided by A New Leaf, La Mesita and Save the Family. Emergency and transitional shelter for women and children fleeing domestic violence is provided the National Advocacy and Training Network and Catholic Charities, My Sisters's Place.

**Gilbert**

Gilbert annually provides financial support to regional emergency and transitional housing service providers to assist Gilbert homeless individuals and families. It is anticipated Gilbert will continue to do so in FY 2019-2020.

**Glendale**

To address emergency shelter and transitional shelter needs of homeless persons, the City of Glendale will continue to provide

financial support to agencies that operate shelter facilities. In FY 2019-2020, the City will fund emergency shelters with CDBG and ESG funding including: A New Leaf Faith House; Streetlight USA; CASS, Maggie's Place, and UMOM New Day Centers. In addition, Family Promise recently opened a Homeless Family Day Resource Center in Glendale for families participating in their 60-day program which focuses on provides a hub for meals, services, counseling and case management.

#### **Peoria**

The City intends to address shelter and transitional housing needs of homeless persons during the plan year by providing funding for these services. Specifically, CDBG funding will be utilized to provide case management for families residing in a transitional shelter (Homeward Bound). Additionally, City General Funds will be provided to assist with personnel expenses at a regional shelter (Central Arizona Shelter Services), provide operating expense aid to local, and domestic violence shelters (Deep Within, and Chrysalis and A New Leaf, respectively). A variety of services are provided by Homeward Bound for students experiencing homelessness. As well as support for homeless outreach and services being provided by Southwest Behavioral Health Services and Phoenix Rescue Mission.

#### **Scottsdale**

Each year the City of Scottsdale allocates funding to several categories of human services to address homelessness as well as those who are currently homeless. Tentatively, funding 14 activities to assist 1260 persons to help prevent homelessness.

#### **Surprise**

City of Surprise has awarded CASS CDBG Public Service funding to address these needs. The activities conducted by CASS are monitored by City of Surprise staff.

#### **Tempe**

Tempe provides funding and assists with navigation services to local and regional shelter providers for individuals and families in Maricopa County.

Through TCC funding, the city supports a local nonprofit which offers the only shelter program in the City of Tempe, the Interfaith Homeless Emergency Lodging Program (I-HELP). Its goal is not only to provide for the immediate needs of homeless individuals, but also to offer them resources for finding employment and regaining self-sufficiency.

In partnership with the local faith community, I-HELP provides emergency shelter, meals, workforce development, and life skills training. I-HELP operates in Tempe seven nights per week, 365 days a year.

Every night, 35 to 40 homeless individuals are fed dinner and provided safe shelter by teams of community volunteers. Through the mobile shower unit "Shower Power" program, sponsored by the Henkel Corporation and the Dial brand, these clients also have access to proper hygiene, an invaluable tool in gaining and maintaining employment.

**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**

#### **Avondale**

The City of Avondale provides a number of services that benefit special needs populations, including the homeless, seniors, and youth. While the City does not allocate HOME funds to assist these populations, the City allocates funding from CDBG and other sources to operate programs to benefit these groups. These activities are housed at the Avondale Care1st Resource Center, which partners with organizations to provide space and direct service for: applications to AHCCCS, Nutrition Assistance and cash assistance (Helping Families in Need); rental, utility and mortgage assistance (Community Action Program); domestic violence awareness safety planning and shelter referrals (New Life Center); homelessness prevention partnership with schools (A New Leaf and Siemer Family Stability Program); transportation meals and referrals to seniors (Area Agency on Aging). The City also operates an IHelp program in conjunction with Lutheran Social Services that provides beds to 13 homeless individuals at local churches, and

has recently secured a relationship with Phoenix Rescue Mission to provide direct, on-call services to those experiencing homelessness in Avondale.

### **Chandler**

The City of Chandler utilizes HOME funds to provide 25 households experiencing homelessness with Tenant Based Rental Assistance (TBRA) to facilitate access to affordable housing. In addition, the City uses CDBG funds to provide housing stability case management to households receiving TBRA to increase independence and prevent returns to homelessness. The non-profit organizations providing emergency shelter and transitional housing also assist participants in transitioning to permanent, sustainable, affordable housing.

### **Gilbert**

Regional homeless service providers that partner with Gilbert assess individual and family needs to place them in the most appropriate housing setting that will foster success and reduce instances of repeat homelessness. Gilbert HOME funds purchase and rent housing for families with dependent children that may have been homeless or about to become homeless and provides them with safe, affordable long-term housing. Supportive services are also offered to the family to ensure long-term success.

### **Glendale**

Glendale supports the need to transition homeless individuals and families into permanent housing and independent living as soon as reasonable. For this reason, Glendale will provide ESG funds to three activities specifically addressing rapid-rehousing of homeless individuals. For FY 2019-20 HOME funds have been allocated to Helping Hand Housing Services which is the housing are of UMOM New Day Centers to construct 72 units of affordable housing targeting 40% to 60% area median income. Family Promise New Day Center focuses on assisting first-time homeless families with children to assist them in accessing housing, supportive services, employment, and self-sufficiency to ensure their homelessness is brief and only a one-time occurrence. In addition, Glendale will provide ESG funding to A New Leaf and CASS for rapid re-housing for the homeless.

### **Peoria**

Through the use of Federal funds, the City will provide funding to a transitional shelter (Homeward Bound) for case management expenses. The shelter is a family shelter that provides training in life skills such as establishing budgets, instruction on how to pay off debts and establish savings accounts amongst many other important skills. General Fund grants will help fund a local shelter (Deep Within) with operating expenses so that other funding can be utilized to focus on job training and job searches. General Fund grants will also be used to help A New Leaf and Chrysalis, a domestic violence shelters with personnel and operating expenses. In addition, funding will be provided to Phoenix Rescue Mission and Southwest Behavioral Health Services to bridge the gap and provide the resources needed so that Peoria residents can permanently end their homelessness and become self-sufficient.

### **Scottsdale**

Each year the City of Scottsdale allocates funding to several categories of human services to address homelessness as well as those who are currently homeless. Tentatively, funding 18 activities to assist 1811 persons to help prevent homelessness.

### **Surprise**

City of Surprise has awarded CASS CDBG Public Service funding to address these needs. The activities conducted by CASS are monitored by City of Surprise staff. The City will also make CDBG Public Service grants to non-profit organizations who provide services to victims of domestic violence, provide emergency utility assistance, services to seniors, persons with disabilities, and other vulnerable persons who may be at risk of experiencing homelessness.

### **Tempe**

HOPE Outreach Team serves as a mobile access point for individuals experiencing homelessness for the Continuum of Care Regional Coordinated Entry System (RCES). The benefits of RCES participation are that it provides Youth and singles are directly linked to resources and housing available not just in Tempe but through all of Maricopa County. These housing resources often come with services provided by the behavioral health system or non-profit housing-based case management that is paid for through regional Maricopa County HUD dollars that Tempe alone cannot provide. These housing-based case management services improve the chances that people will remain stably housed. Tempe residents are provided greater numbers of and variety of services and housing options, because we are an access point for the region. This requires participation in the following COC activities:

- City of Tempe (COT) provides outreach workers that preform assessments
- COT provides ongoing feedback and support to the RCES
- COT participates in monthly partnership meetings for purposes of providing feedback and gaining information

**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.**

**Avondale**

The City of Avondale provides a number of services that benefit special needs populations, including the homeless, seniors, and youth. While the City does not allocate HOME funds to assist these populations, the City allocates funding from CDBG and other sources to operate programs to benefit these groups. These activities are housed at the Avondale Care1st Resource Center, which partners with organizations to provide space and direct service for: applications to AHCCCS, Nutrition Assistance and cash assistance (Helping Families in Need); rental, utility and mortgage assistance (Community Action Program); domestic violence awareness safety planning and shelter referrals (New Life Center); homelessness prevention partnership with schools (A New Leaf and Siemer Family Stability Program); transportation meals and referrals to seniors (Area Agency on Aging). The City also operates an IHelp program in conjunction with Lutheran Social Services that provides beds to 13 homeless individuals at local churches, and has recently secured a relationship with Phoenix Rescue Mission to provide direct, on-call services to those experiencing homelessness in Avondale.

**Chandler**

The City of Chandler provides General Funds to provide families in crisis with emergency financial assistance to prevent evictions and utility shut-offs through AZCEND's Community Action Program. The City also uses CDBG funds to maintain its stock of owner-occupied housing through emergency home repair and moderate rehabilitation for extremely low, low, and moderate-income households. In addition to these programs, the City provided over \$1.1 million in general fund resources to programs that support families in crisis and provide services and assistance to special populations and youth. These programs include health-related and transportation programs; independent living programs for seniors and people with disabilities; home-delivered and congregate meals and nutrition programs; and socialization, recreation, and education opportunities to seniors, children, and adults with disabilities to combat depression, maintain or improve functional living skills, aid in workforce readiness, improve physical health, or enhance quality of life.

**Gilbert**

Gilbert will continue to provide general fund support to non-profit organizations providing services to income eligible individuals or families to address overall needs for housing, health, social services, workforce development, education and youth prevention/intervention services. Gilbert also utilizes CDBG funds that provide repairs to low income residents to keep individuals and families in their homes.

**Glendale**

In Glendale, access to stable and affordable housing is a key element of the strategy to prevent homelessness. The current plan to end homelessness largely centers on providing outreach, prevention, and employment opportunities in tandem with housing to comprehensively address the needs of the extremely low-income individuals and families. The City continues to provide CDBG funding for homeless prevention activities, including emergency rental/utility assistance payments. In addition, the Glendale Community Action Program (CAP) receives funding from federal, state and numerous local sources to assist with a number of services designed to help keep families stable in their homes. CAP was recently awarded a State eviction prevention grant to help with this endeavor.

**Peoria**

Through emergency services such as the City's Emergency Home Repair and Utility Assistance programs, Federal funding is utilized to repair life-safety issues to homes that, left unrepaired or unassisted, would likely result in condemnation and homelessness. Many of the residents applying for assistance through these programs are receiving assistance through social service programs and/or health programs. Additionally, a local facility (Deep Within) assists individuals discharged from corrections

programs and health facilities.

#### **Scottsdale**

Each year the City of Scottsdale allocates funding to several categories of human services to address homelessness as well as those who are currently homeless. Tentatively, funding 3 activities to assist 549 persons to help prevent homelessness.

#### **Surprise**

The City of Surprise has partnered with various social service agencies which are housed at the Surprise Resource Center located in the Surprise Heritage District. The services offered are veteran employment services, veteran job training club, employment workshops, career fairs, services for domestic violence and sexual abuse, Women, Infant and Children (W.I.C) nutrition program, enrollment services for health insurance, programs, access to food and nutrition resource (SNAP, TANF, AHCCCS) and navigation of the Affordable Care Act. The Resource Center also offers financial fitness workshops, tax preparation to poverty level families and credit counseling workshops.

#### **Tempe**

A local Community Action Program funded by TCC provides limited financial assistance for rent and utility assistance. The City has partnered with Mercy Maricopa Behavioral Health Authority. The Mercy Maricopa Bridge to Permanency Housing Program is Permanent Supportive Housing for homeless individuals diagnosed as having a serious mental illness. It is an independent, permanent, community-based housing program. All housing providers utilize the "housing-first" approach and the SAMHSA evidence-based Permanent Supportive Housing fidelity model to provide subsidized housing scattered throughout Maricopa County/GSA 6. The long-term goal of this program is to transition the subsidy to a Housing Choice Voucher (Section 8). The Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) is utilized to assist in prioritizing members for Bridge to Permanency Housing. In addition to the support provided by a member's clinical team, each individual referred to the program is provided the opportunity to work with a Permanent Supportive Housing Services provider.

### **Additional Discussion**

#### **Glendale**

Glendale's Community Action Program will receive CDBG funding of \$35,000 to assist persons with incomes at or below 50% AMI to remain in their homes. An additional \$10,000 will be provided to the Society of St. Vincent de Paul for a similar purpose. The City also plans to utilize \$75,622 in ESG funds for Rapid Re-housing programs.

#### **Peoria**

As defined in the Maricopa County HOME Consortium Consolidated and Annual Action Plan, the assistance for homeless persons, victims of domestic violence, physically and mentally disabled, frail and/or poor elderly, jobless and HIV Positive persons are the responsibility of a broad network of agencies, non-profits and government offices. This forms the basis for the metro area Continuum of Care. The needs of these identified special needs groups are growing. Our local challenge is to develop priorities and regionally focused systems that will make the most impact and stimulate the leveraging of other resources to address growing needs.

The Maricopa Association of Governments (MAG) Continuum of Care Task Force is the regional body that manages the collaborative efforts of communities and agencies in Maricopa County to plan for the needs of the homeless and access federal funding on behalf of agencies organized to address those needs. While MAG administers the Continuum of Care process in Maricopa County, and as such prepares the Regional Plan To End Homelessness, the MAG Regional Continuum of Care Committee on Homelessness provides policy direction and leadership on homeless issues.

#### **Surprise**

Along with the HOME collaboration, the city is also carrying out public service activities under the CDBG program through an open application process. The city utilizes CDBG and HOME funds for emergency home repair and owner-occupied housing rehabilitation. The city has entered into an Intergovernmental agreement with the Housing Authority of Maricopa County and other public and private entities in order to create more affordable housing units within the Surprise Heritage District. In Program Year 2019 the City will emphasize through its activities Affordable Housing Creation and Direct Homeownership assistance, both listed as high priorities in the 5-year Consolidated Plan.

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

**Actions 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**

### **Avondale**

The City of Avondale will continue to provide eligible homeowners and first-time homebuyers with assistance to maintain or purchase homes, thereby making them affordable. The City will continue to implement the Infill Incentive Program, which provides developers and owners with fee reductions to construct housing in the City's low and moderate income Revitalization Areas. The City will also continue to operate housing-related programs, such as the Community Action Program, to provide area residents with rent and utility assistance in order to maintain their housing.

### **Chandler**

Chandler's General Plan includes public policies to address barriers to affordable housing, including to:

- Encourage live/work developments, where appropriate (e.g., Downtown, high capacity transit corridors, regional commercial nodes);
- Provide for a variety of housing choices for all income level;
- Promote a compatible mix of housing types in in-fill areas;
- Encourage a range of housing types within walking distance of schools and other community facilities (e.g., libraries, transit centers, community centers, health clinics, recreation spaces, and healthy food establishments);
- Address housing needs of fixed-income elderly persons and other special-needs populations;
- Support the aging and disabled population in neighborhoods by continuing to implement programs that assist them in meeting neighborhood maintenance codes;
- Increase capacity for and coordination of affordable housing programs and projects;
- Concentrate on improving housing affordability Citywide;
- Continue to encourage private investment in affordable housing;
- Enforce housing and neighborhood maintenance policies;
- Improve rental housing maintenance to ensure quality neighborhoods;
- Ensure compatible transition between residential areas and incompatible land uses as well as between intensity of land uses (e.g., between employment and residential);
- Improve transition between and continuity of old and new neighborhoods;
- Maintain, and where needed, improve infrastructure as neighborhoods age;
- Create and promote educational outreach and training seminars on housing and neighborhood maintenance;
- Continue to increase the quality of life in neighborhoods by promoting civic engagement;
- Continue to recognize adopted neighborhood and specific area plans that provide further development guidance in targeted areas;
- Foster organization of and training for HOA and traditional non-HOA neighborhoods;
- Continue to provide programs that encourage neighborhood identity and a sense of place; and
- Foster partnerships and collaboration with nonprofits, businesses, and other organizations to support neighborhood and community development.

### **Gilbert**

The high cost of housing in Gilbert significantly increases the difficulty of meeting affordable housing needs. Staff will continue to research and explore public/private partnerships in the construction and development of affordable housing. Gilbert will also continue to look for opportunities to leverage its HOME funds and affordable housing options through the Maricopa County HOME Consortium.

### **Glendale**

According to the City of Glendale's most recent Analysis of Impediments to Fair Housing Choice 2015, the most common identified barriers to affordable housing are the cost burden and severe cost burden faced by both renters and owners. Some

costs include the costs of land, cost of construction and infrastructure, permit fees, impact fees, developer interest, taxes, zoning, and insufficient financial resources.

The actions that will take place in FY 2019-20 to remove barriers to affordable housing include:

- Reduce permit fees when applicable
- Reduce impact fees when applicable
- Down payment assistance for income-qualified homebuyers and other leverage private funds for affordable housing

### **Peoria**

The City will continue to afford non-profit developers a reduction in some development plan review fees. The entitlement fees or “planning fees” are assessed at 50% of the normally required fees. These fees include rezone and use permits, site plan review, design review and others.

### **Scottsdale**

The following actions will be taken during the upcoming year to address barriers to affordability:

- Manage federal assistance:
  - Housing Reconstruction to preserve affordability through acquisition and rehabilitation of single-family residential home through ARM of Save the Family
  - Green Housing rehabilitation, roof repair and replacement, and emergency repair assistance to extend the livability of owner-occupied housing.
  - Homeownership assistance through:
    - Section 8 FSS escrow accounts
  - Rental Assistance through:
    - Housing Choice Voucher Program
  - Affordable rental housing through:
    - Bellevue of Scottsdale multi-family rental units
    - Administration of the Housing Choice Voucher Program

### **Surprise**

The following actions contributed to the removal of barriers to affordable housing:

1. Surprise dedicated resources to preservation and development. Surprise has newly created a specific zoning district to further delineate specific zoning districts in the original town site (OTS) to enhance preservation and development. This district is known as the “Surprise Heritage District” (SHD). The intent of this district is to enhance and protect the historic character of the area. Two overlay districts, “residential neighborhood overlay” and the “art & entertainment district” is to support the residents to preserve and protect their neighborhood and to promote the local arts and culture business opportunities.
2. The city’s allocation of HOME funds to major rehabilitation. Surprise also utilizes general funds on HOME eligible rehabilitation projects to match HOME expenditures for housing rehabilitation. The city maintains a match log and match is applied at the time of requests for reimbursement from Maricopa County Community Development.
3. City general revenues for beautification. Day of Service activities generally happen four times annually and are paid for with General Funds
4. The Neighborhood Stabilization Program (NSP) funding has been authorized to be transferred into the CDBG program as Program Income. Funds will be programmed for neighborhood improvements in support of the Housing Authority of Maricopa County affordable housing project.

### **Tempe**

Tempe will continue its efforts to remove barriers and encourage support for public policies designed to house its extremely low, low and moderate-income residents.

Tempe will continue to partner with agencies such as, Newtown, CDC’s Community Land Trust and First-Time Homebuyer programs with affordable housing restrictive covenant to assure continued affordability of housing city-wide.

Tempe will implement recommendations from the Analysis of Impediments to Fair Housing Choice. Continue to update Community Plans, which are components of the City's General Plan & which specify the location & intensity of proposed residential development. The updates are intended to implement General Plan smart growth strategies at the neighborhood level and identify housing opportunities for a variety of household sizes.

Identify Infill Opportunity citywide for further development of affordable/workforce housing.

## Additional Discussion

### Chandler

Seven possible barriers were identified in the City's 5-year Consolidated Plan and the ratification of the City's General Plan along with regulatory changes will give the City the opportunity during the coming year to:

- With passage of Ordinance Number 4685, approve remodeling, upgrading and repurposing of existing nonresidential buildings located in the overlay district without having to follow suburban site development standards that would have prevented their adaptive reuse.
- Increase allowable density for residential development / redevelopment projects within the City's Infill Incentive District dependent upon the merits of the site, infrastructure and compatibility with adjacent properties.
- Provide for expedited approvals upon request of the developer.
- Waive up to 40% of the required parking if supported by a parking demand study.

### Glendale

During FY 2019-2020, Glendale will preserve affordable housing and increase the affordable housing stock for households with income between 0-80% AMI by implementing or funding the following activities:

- Utilize CDBG and HOME funding for the rehabilitation of owner-occupied housing units and to support Habitat for Humanity in developing new affordable housing units
- Address accessibility barriers for elderly and persons with disabilities
- Provide Section 8 vouchers to eligible households
- Provide financial assistance to households facing eviction with emergency rental assistance
- Construct 72 units of affordable housing which will target households between 40%-60% AMI

The City of Glendale will also address affordable housing barriers by incorporating universal design concepts that will allow units to be retrofitted for future needs of persons with disabilities. The City will also look at methods that will make construction more affordable ensure greater energy efficiency. The City is also currently reviewing its Comprehensive Plan and will look at public policies including planning and zoning that are barriers to affordable housing and fair housing choice and address them.

### Peoria

In addition, the following actions will contribute to the removal or amelioration of barriers to affordable housing:

- CDBG funds will be allocated to emergency home repair programs.
- CDBG funds will be used to provide major rehabilitation, up to and including total reconstruction, for eligible homeowners whose repairs fall outside of the scope of the city's Emergency Home Repair Program.
- HOME funds will be allocated for the construction of new owner – occupied housing including providing direct homebuyer assistance.
- The City's General Fund will allocate Neighborhood Pride funding to make aesthetic improvements to the exterior of homes in disrepair or otherwise needing improvement.
- The City's General Fund will allocate grant funds to Community Legal Services to provide pro-bono legal services to low-income residents experiencing critical legal issues that impact their basic survival needs.
- CDBG funds will be allocated to assist people with disabilities with improvements to their housing situations as well as assist disabled group home facilities with much needed rehabilitation.

The City of Peoria strives to assist housing providers with sensible affordable housing development. At times, this may include the use of Low Income Housing Tax Credits (LIHTC) for development of housing that is affordable to low-to-moderate income renters or buyers. Currently, there are no developers seeking LIHTC projects in Peoria. Should a feasible project be proposed and funded, the City will assist a developer with the LIHTC process.

**Surprise**

In furthering the discussion of actions that will be undertaken to remove the barriers of affordable housing, city council adopted the Surprise Heritage District (zoning overlay) in June 2016. This district will allow the flexibility of the type of structures allowed in the new zoning districts to include cottage industries, which allow small individual owned business in a residential area and permit manufactured homes within the neighborhood as another option for diversified housing opportunities. The adoption of the "SHD" will also offer development incentives such as reduction in setback requirements and 100% waiver of development impact fees. This action will further support Surprise's intent to ameliorate public policies which are barriers to affordable housing.

## AP-85 Other Actions - 91.420, 91.220(k)

### Actions planned to address obstacles to meeting underserved needs

#### Avondale

The City will continue to operate its successful programs, such as CAP, Helping Families in Need, Contributions Assistance and the myriad others operated through Neighborhood and Family Services. The City continually seeks to improve the efficiency in program operations, as well as increase partnerships that expand existing programs and develop new programs. The City will continue to partner with Americorps through the VISTA and NCC programs to build capacity and implement projects. Finally, the City is reviewing the possibility of developing a non-profit that will provide additional capacity, as well as open new funding sources to benefit area residents in need.

#### Chandler

The primary obstacle to meeting underserved needs is insufficient federal funding. The City allocates general funds to activities, for which limited funding is available. The City takes a number of approaches to address the various needs of Chandler's underserved residents. In doing so, the City has programs to serve those with short term needs, as well as long term ones. For those families and individuals in emergency situations, the City recognizes that stabilization of people in crisis situations is a forerunner to their movement out of poverty and crisis. Consequently, the City focuses on funding programs and providing services that create a stable family and community environment. Services that provide services to low to moderate income individuals and families, homeless persons and families are critical. These services include a nightly accommodations for Chandler's homeless population, fresh food and hygiene items not provided through other services, support for non-traditional families and special needs populations, specialized transportation services, and activities for youth. In addition to CDBG funds, the City of Chandler makes available \$1.1 million in General Fund resources to support agencies that address the needs of the City's vulnerable residents. The specific program areas that are funded are: 1. Youth, including educational support, health programs, and prevention/interaction activities. 2. Families in Crisis, including crisis intervention, temporary assistance, basic needs, and support services focused on employment assistance and adult education. 3. Special Populations, including basic needs, independent living programs, socialization and education services. 4. Transportation Services for low-income Veteran's.

#### Gilbert

Gilbert will continue to target capital improvements in areas of aging infrastructure including the creating better ADA accessibility to public facilities and services, focus on increasing Gilbert's affordable rental housing stock, educate the community on the opportunities to receive emergency home repair services to preserve current homeowner housing stock and continue to fund organizations providing essential services to vulnerable Gilbert populations.

#### Glendale

During FY 2019-2020, the City plans to undertake the following actions to address obstacles to meeting underserved needs: funding projects and activities that leverage funding from other public and private resources to benefit more low- and moderate-income residents; provide support for agencies that serve homeless individuals and families, and persons at risk of homelessness; address aging infrastructure, other public improvement, and public facility needs; continue to participate in regional and countywide efforts to ensure resources address the highest priority needs of homeless persons and families; and identify new funding opportunities and support funding applications for other organizations in the City or region.

#### Peoria

The City employs two Human Services Coordinator positions in the Community Assistance Division. The coordinators are primarily responsible for bringing together efforts of various social service agencies within the City for its residents. Additionally, these positions are tasked with providing outreach regarding regional services available.

#### Scottsdale

The City of Scottsdale will:

- Continue increased levels of code enforcement to preserve neighborhoods
- Fund programs offering rehabilitation to preserve older housing stock
- Fund non-profit agencies to provide programs and services to the elderly and frail elderly
- Increase services for basic needs
- Tax counseling assistance at the Senior Centers

- Emergency rent and utility assistance through Vista Del Camino

**Surprise**

The primary category of needs to be addressed in the plan are neighborhood improvements to include economic development, public services to eligible populations and emergency housing rehabilitation.

**Tempe**

Actions to be taken during this program year to address the obstacles to meeting the underserved needs include:

Increase the quality of housing thru our rehabilitation programs

- Owner-occupied emergency home repairs
- Lead-based paint testing

Increase affordable housing

- Community Land Trust (CLT)
- Community Assisted Mortgage Program (CAMP)
- Single Family Acquisitions (rental assistance)
- TBRA
- Bridges to Permanency Rental Assistance
- Section 8 rental assistance
- Project Based Vouchers (PBV)

Public Services

- Homeless Outreach, prevention and emergency assistance
- Workforce Development, Job Training
- Case Management

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

**Avondale**

The City will maintain its CDBG and HOME-funded rehabilitation program, and is in the process of developing a renewed First-Time Homebuyer Program. In addition, the City may also use program income from its NSP1 and NSP3 grants to supplement these programs. Finally, as the City explores the potential for creating a non-profit to increase human services capacity, the City may pursue CHDO designation in order to capture additional HOME funds to supplement its affordable housing initiatives.

**Chandler**

In order to foster and maintain affordable housing, the City utilizes a combination of CDBG and HOME funding. On an ongoing basis, the City offers the Emergency Home Repair program to assist low to moderate income homeowners with emergency repairs in order that they may continue to reside in housing that is affordable. In addition, the City provides housing rehabilitation programs so that low to moderate income homeowners can continue to live in housing that is affordable, as well as decent, safe and sanitary. The City also offers a rehabilitation program specifically geared to disabled residents to address their unique needs. The City will continue to utilize HOME and CDBG funding to address a variety of programs to insure that residents are aware of and can participate in activities to increase their knowledge of affordable housing programs as well as the provision of services to meet their specific needs. For example, through its partnership with Newtown Community Development Corporation, the City funds activities that provide housing counseling and education to residents seeking affordable first time housing. Newtown's Community Land Trust Program continues to create new first time homebuyers in Chandler which has expanded the dream of homeownership to residents that participating in the program. In addition to Newtown, the City continues to fund a Tenant Based Rental Assistance Program for Chandler's most vulnerable populations. The TBRA Program provides an affordable housing option to this population which previously had very limited housing options. Chandler continues to provide affordable housing opportunities through its rehabilitation programs as well. As previously noted, the Housing Rehabilitation Program addresses the needs of homeowners in maintaining their home and sustaining their ability to reside there. In addition to these programs, the City operates a robust affordable rental housing program. The City's Housing and Redevelopment Division manages 486 Section 8 Housing Choice Vouchers, as well as 303 public housing units.

**Gilbert**

Gilbert will utilize HOME funds in fiscal year 2019-2020 to purchase and rehabilitate one permanent affordable housing unit within the community. Gilbert has been able to increase its affordable housing stock annually. In addition, Gilbert will utilize CDBG funds to provide emergency and minor home repairs, enabling owner-occupied residents to remain in their homes free of health and safety hazards.

**Glendale**

During FY 2019-2020, Glendale will preserve affordable housing and increase the affordable housing stock for households with income between 0-80% AMI as follows:

- Utilize CDBG and HOME funding for the rehabilitation of owner-occupied housing units, and utilize HOME funds to support Habitat for Humanity in developing new affordable housing units;
- Address accessibility barriers for elderly and persons with disabilities
- Provide Section 8 vouchers to eligible households
- Provide financial assistance to households facing eviction with emergency rental assistance
- Construct 72 units of affordable housing which will target households between 40%-60% AMI

**Peoria**

During the program year, the following actions are planned to foster and maintain affordable housing:

- CDBG funds will be allocated to the City Emergency Home Repair Program.
- CDBG funds will be allocated to non-profits to provide individual and group home modifications for disabled residents.
- CDBG funds will be allocated to non-profit developer for the reconstruction of substandard and blighted housing within the City of Peoria.
- HOME funds will be allocated to a non-profit developer to construct affordable housing.
- City General Funds will be allocated to the City operated Neighborhood Pride Program to make aesthetic improvements to the exterior of homes in disrepair or otherwise needing improvement.
- Non-profit developers will continue to be afforded a reduction in some development plan review fees. The entitlement fees or "planning fees" are assessed at 50% of the normally required fees. These fees include rezone and use permits, site plan review, design review and others.

**Scottsdale**

The City of Scottsdale will continue to provide services to the community, including but not limited to:

- Homeowner-occupied Green Housing Rehabilitation, Roof Repair and Replacement and Emergency Repair Programs for low-income households
- Accessibility modifications
- Reconstruction of housing to maintain affordability
- Rental assistance (Section 8 Housing Choice Voucher Program)

**Surprise**

The City of Surprise has an active strategy to promote homeownership and the preservation and management of existing residential property. To offset the increasing cost of housing in the private market, the city has undertaken a number of strategies to preserve and develop new affordable housing. These strategies include:

1. The use of general funds and HOME funds for the preservation of existing affordable owner-occupied housing.
2. The use of HOME funds for acquisition/rehab of existing single-family homes, and direct homeownership assistance through down payment and closing cost assistance.
3. Support of for-profit and nonprofit developers in the construction of Tax Credit assisted rental housing for families and seniors.
4. Development of Original Town Site (also known as the Surprise Heritage District) Revitalization Plan which has already resulted in public investment in community facilities, infill construction of mixed income owner-occupied homes and specific zoning districts.

**Tempe**

Tempe will explore providing financial assistance for Tax Credit Projects for affordable housing development to expand multi-family rental development projects and homeownership opportunities. Additionally, acquisition, soft costs and site development funds will be used for affordable housing development.

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

The City will undertake the following are the actions in 2015-2019 to evaluate and reduce lead-based paint hazards and to integrate lead-based paint hazard reduction into Avondale's housing policies. All activities will be completed in accordance with Title X of the 1992 Housing and Community Development Act: 1. adhere to HUD Lead Safe Housing Rule 24 CFR Part 35 in the conduct of rehabilitation activities, and 2. provide information to housing recipients as well as the general public about the hazards of lead-based paint.

**Chandler**

Recipients of federally funded programs receive a copy of the manual "Protect Your Family from Lead Based Paint." All rehabilitation programs or projects that involve housing units constructed before 1978 include lead hazards testing and abatement in accordance with HUD's Lead Based Paint regulation. In addition to providing manuals and testing for lead hazards, lead-based paint educational materials are made available to all residents.

The City's Housing Rehabilitation Program offers up to \$50,000 in loan assistance to eligible homeowners to complete extensive rehabilitation for single-family homes, including mitigation and abatement of lead-based paint hazards.

**Gilbert**

Gilbert will continue to utilize CDBG funds to operate the Gilbert Emergency & Minor Home Repair program which identifies and address lead-based paint hazards within the community.

**Glendale**

The elimination of lead-based paint hazards in existing housing is an important part of the City of Glendale's strategy for addressing potential health conditions faced by at-risk low- to moderate-income families, particularly those with young children in target housing. All CDBG and HOME funded housing rehabilitation and affordable housing preservation projects include testing for lead-based paint and related hazard elimination activities when needed. In order to ensure compliance with HUD's Lead Safe Housing Rule, a senior staff person with extensive construction experience and HUD/EPA training in the identification and elimination of lead-based paint hazards oversees this effort. The Division's goal is to increase the number of hazard-free, affordable housing units available in the community.

**Peoria**

The city provides the required notices and information about the hazards and risks of lead-based paint to all program participants. The city also makes the current lead brochure/handout from the United States Environmental Protection Agency available at community and neighborhood events. All applications requesting federal funding from the city for emergency home repairs on units built prior to 1978 will have an inspection of the property for the presence of lead. A quantitative analysis must be done using either laboratory sampling or XRF testing. If lead based paint is found to be present, lead hazard control activities will take place as part of the activity. All regulations regarding lead hazard control, cleanup and disposal will be followed.

**Scottsdale**

With the establishment of the City's owner-occupied Green Housing Rehabilitation Program, the City has developed procedures for identifying homes with lead-based paint and treating them in compliance with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999.

It is estimated that 35,691 units in Scottsdale were constructed prior to 1978. Any household with a child under the age of six receiving federal funding and living in a pre-1978 housing unit requires lead-based paint testing be performed.

Scottsdale will continue to test homes constructed prior to 1978, receiving federal assistance, for lead-based paint in compliance with 24 CFR part 35, at the time households seek assistance from the City. Additionally, all program participants are provided the

required lead-based paint brochure.

#### **Surprise**

Housing units assisted under any and all programs covered under this Consolidated Plan are inspected and/or tested prior to assistance as follows:

- a. The Housing Authority of Maricopa County inspects all rental units prior to occupancy by households who have Housing Choice Vouchers. For units built before 1978, chipped or peeling paint must be removed prior to occupancy.
- b. Renter and owner-occupied units built before 1978 that are being rehabilitated with CDBG or HOME funds will be assessed in accordance with HUD's Lead Safe Housing Rules.
- c. Lead-based paint is not allowed or sold for residential construction after 1978. Newly constructed single-family or multifamily residences assisted with funding from the covered grants will be free of lead paint hazards.

#### **Tempe**

Tempe will continue to comply with all lead-based paint (LBP) requirements imposed by HUD and will continue to direct resources to eliminate lead-paint in its housing rehabilitation programs.

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

#### **Avondale**

The City's Care1st Avondale Resource Center will continue to operate the following programs to reduce the number of poverty-level families in the City and the Southwest Valley: Contributions Assistance Program; Helping Families in Need; Community Action Partnership Program; Southwest Valley Literacy; Adelante Healthcare; Eve's Place; New Life Center; New Leaf-Siemer; Teen Outreach Pregnancy; Maricopa Workforce Connection; Area Agency on Aging; Father Matters; Maricopa County Juvenile Probation Department (youth life skills and parenting classes); Salvation Army; International Rescue Committee; New Directions Institute; Maricopa County Department of Health; First Things First; Kith and Kin; First Teeth First; University of Arizona; Arizona Priority Education and Counseling; Southwest Families Advocacy Center; Arizona Science Center; Maricopa County Human Services Department; and the Housing Authority of Maricopa County.

#### **Chandler**

The City provided over \$1.1 million in general fund resources to programs that support families in crisis, provide services and assistance to special populations, and services for youth. The following types of programs were funded:

- Programs that provide for basic needs including health-related and transportation programs.
- Independent living programs that allow seniors to safely age in place, and persons with disabilities to live independently, including caregiver respite and support, home-delivered and congregate meals and nutrition programs, and supportive programs for grandparents raising grandchildren.
- Socialization, recreation, and education opportunities to seniors or children and adults with disabilities to combat depression, maintain or improve functional living skills, aid in workforce readiness, improve physical health, or enhance quality of life.
- Programs that provide transportation for veterans to veterans' service centers or other locales for low-income veterans.

During the program year, disabled and low-income veterans will be served through the transportation program and 123,543 Chandler residents will be served by other programs addressing the needs of families in crisis, special populations, and youth.

The City of Chandler also invests CDBG funds in the Public Housing Youth Program, which serves youth ages 6-18 who reside in Chandler's four Public Housing family sites. Activities offered after school and during school breaks include community sports, homework assistance, arts and crafts, and other indoor/outdoor recreation. The Boys and Girls Clubs of the East Valley offers free memberships to program participants and the Holy Trinity Lutheran Church allows use of their Community Life Center for large group activities.

#### **Gilbert**

In Fiscal Year 2019-2020, Gilbert will continue to provide general funds to support anti-poverty supportive services to individuals and families including services to meet basic needs, education obtainment, workforce development, child care assistance and overall case management. In addition, Gilbert has opened the Heritage Center which provides a central resource to families in

need to find additional support and education.

### **Glendale**

Glendale will utilize ESG funding for homeless prevention and rapid re-housing programs along with services that lead to self-sufficiency. The City will continue to address MBE/WBE and Section 3 opportunities on relevant activities. In addition, the Community Action Program will continue to look for opportunities to help stabilize Glendale families and promote self-sufficiency through financial literacy.

### **Peoria**

The City is committed to providing its lowest income residents with quality housing and neighborhoods in addition to assisting residents to harness the necessary assistance and tools to help them move out of poverty. The City's numerous housing and community development programs are targeted to improving the housing and neighborhood conditions of low income residents. The City also funds human services activities directly aimed at at-risk youth, families and individuals. It is the City's goal to:

- Continue funding local and regional agencies that provide shelter, housing and supportive services to homeless and at-risk persons.
- Operate and/or fund programs that assist low-income and special needs population in Peoria.
- Operate programs to provide education, counseling and programs for at-risk persons.
- Support after school programs and mentoring programs that help at-risk youth that provide positive role models and promote healthy lifestyles.
- Provide homebuyer assistance programs for low and moderate first-time homebuyers.
- Provide funding for emergency services such as utility assistance and emergency home repairs.

While we expect a number of residents will experience improved economic conditions as a result of these programs and available assistance, the number of households that will move out of poverty is expected to be small.

### **Scottsdale**

The City of Scottsdale will take the following actions to reduce the number of families in poverty:

- Intake and case management
- Food boxes
- Services for persons experiencing homelessness
- Utility assistance
- Emergency mortgage and rent assistance

Long term strategies are additionally provided through the Section 8 Family Self-Sufficiency Program, the Vista Job Prep Program and case management and employment services that are provided by non-profit organizations.

Local non-profits funded through the City of Scottsdale and other local jurisdictions help stabilize households through emergency and transitional housing. These emergency and transitional housing services are also accompanied by supportive resources and employment services.

The Section 8 Family Self-Sufficiency Program combines the resources of case management with career counseling and job coaching with longer term assistance through Section 8 Rental assistance to achieve economic independence. Family Self-Sufficiency also includes opportunities for further education, financial literacy, establishing Individual Development Accounts, Individual Development Empowerment Accounts and multiple forms of homeownership assistance with the results that some graduates become self-sufficient homeowners in the community.

- The City of Scottsdale also actively markets the Earned Income Tax credit to its citizens. Three City facilities, Via Linda Senior Center and Granite Reef Senior Center, provided space and resources for AARP to provide free tax preparation.

### **Surprise**

The City of Surprise has partnered with various social service agencies which are housed at the Resource Center located in Surprise Heritage District. The services offered are veteran employment services, veteran job training club, services for domestic violence and sexual abuse, Women, Infant and children (W.I.C) nutrition program, enrollment services for health insurance, programs, access to food and nutrition resource (SNAP, TANF,AHCCCS and navigation of the Affordable Care Act. The Resource Center also offers

financial fitness workshops, tax preparation to poverty level families and credit counseling workshops.

### **Tempe**

Tempe will continue its efforts to reduce the number of families and individuals living in poverty over the next year. The City will focus primarily on supporting programs that raise household incomes and stabilize housing situations. In addition, Tempe Community Council (TCC) dedicates about 1.2 Million around 51 agencies that provide around 66 programs to serve Tempe residents in need. Those services include programs for homeless, working poor, survivors of domestic violence, individuals with disabilities, youth, and senior.

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

### **Avondale**

The City is currently exploring the possibility of developing a nonprofit to increase human service capacity for area residents. Development of such an organization will not only increase capacity, but increase available funding to the City's programs. Neighborhood and Family Services will also continue to work directly with other City Departments to coordinate development and implementation of programs that encompass diverse resident needs. Finally, the City will continue to maintain its relationship with Americorps through participation in the VISTA and NCCC programs, which will increase the City's operational and programmatic capacity and ability to complete projects throughout the City.

### **Chandler**

Under the "For Our City" program, the City continues its active participation with local nonprofit leaders who meet monthly to discuss local social service issues, share resources, and provide collaborative opportunities. The Neighborhood Resources Department also continues staffing the Housing and Human Services Commission, which evaluates funding applications for federal and General funds and provides recommendations to the City Council regarding human services and housing programs. In addition, the City reviews funding priorities and distribution methods to ensure resources were targeted to the most-needy populations and neighborhoods, consistent with the City's 5-Year HUD Consolidated Plan.

### **Gilbert**

Gilbert is a participant in several networks and task forces to encourage dialogue among participants to increase partnership opportunities and possible expansion of services to Gilbert residents. With the addition of the Heritage Center, Gilbert will focus on working with non-profit providers to bring services to Gilbert residents within Gilbert Town limits.

### **Glendale**

Glendale currently coordinates several City departments, non-profit organizations, and other public entities to meet the goals and objectives of the Consolidated Plan. In order to continue improving the institutional structures with the goal of maximizing benefits for LMI persons and achieving performance outcomes, the City will continue to participate in regional committees, provide and/or support training for staff and providers in the areas of affordable housing, fair housing, economic development, and community development, and pursue closer relations with non-profit housing and service providers.

### **Peoria**

The City of Peoria also receives and distributes Peoria's Community Development Block Grant (CDBG) funds to local non-profit service providers on a reimbursement basis under contract. Staff of the Community Assistance Division in the Neighborhood & Human Services Department has primary responsibility for planning, implementation, administration and oversight of programs and activities. The City's Council Not-for-Profit Community Development Grant Subcommittee assists by providing citizen involvement in the process of establishing priorities and recommendations for funding. City Council approves the annual allocation of the budget.

The plan strategy will be carried out through the combined efforts of the city, non-profit organizations, neighborhood organizations, community based development organizations, public service agencies, financial institutions, private developers and other governmental institutions. Each unique group plays a key role in the delivery system.

**Scottsdale**

Current plans for the City of Scottsdale to further develop the delivery system for housing and community development include:

- Program delivery
  - Acquisition Rehab
  - Housing Rehabilitation Programs (Green Housing Rehabilitation, Roof Repair Replacement and Emergency Repair Program)
  - Housing Choice Voucher Program (rental assistance)
  - Family Self-Sufficiency Program

Development of other community resources is ongoing and will continue to include:

- Regional cooperation in:
  - The Maricopa HOME Consortium
  - The MAG Continuum of Care Committee on Homelessness
- Local initiatives, including:
  - Brokerage licenses to non-profit service providers in City facilities
  - The Scottsdale Cares utility donation program
  - General Fund allocations to regional homeless facilities
  - Salt River Pima Maricopa Indian Community Funds
  - Endowment Fund allocations for community projects and programs for the public good.

**Surprise**

The City of Surprise is the clearinghouse and facilitator for the activities as described by the Consolidated Plan. The Neighborhood Services Division of the Human Service and Community Vitality Development Department oversees the administration of all CDBG and HOME entitlement programs. The department is responsible for:

- Program management and oversight.
- Interdepartmental coordination.
- Subrecipient contract administration and monitoring.
- Program evaluation.
- Consolidated Plan preparation, monitoring and evaluation.
- Required reporting to HUD.

Other departments and private agencies that participate in the implementation of federal, state and county-funded grants include:

- City Council - formal approving body for policy making and release of funds.
- Financial management will be appropriately separated between the Finance Department and Human Service and Community Vitality Department

**Tempe**

Tempe will continue to coordinate with city departments, non-profit organizations and other public entities to address community needs and provide support thru federal and non-federal funding initiatives. Work with private industry to address important issues that hamper housing and community development efforts. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

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

As the City's human services needs continue to grow, the City will continue to pursue and form partnerships with other organizations. Several service providers maintain space in the Care1st Avondale Resource Center, which acts a human services hub for the City and the Southwest Valley. Services provided at the Center are diverse and comprehensive, including those related to housing, illiteracy, domestic abuse, early childhood development, nutrition, elder care, health care, citizenship and ESL, financial literacy, education, youth education and employment, homelessness prevention, employment training, crisis intervention, tax assistance, and parenting skills.

**Chandler**

Through “For Our City”, the City continues its active participation to provide collaborative opportunities to help where the need is greatest, including:

- For Our City Day generates hundreds of volunteers to come together on projects that benefit low-income neighborhoods and individuals.
- Annual Volunteer Recognition event celebrates Chandler’s top volunteers.
- Chandler Homeless Advocacy Team researches and develops new approaches to reducing homelessness in Chandler.
- Back to School Drive provides school-age children with free backpacks and school supplies through the Operation Back to School Drive and volunteer event. Hundreds of individuals provide more than one thousand volunteer hours, to distribute socks, school uniforms, and shoes.

**Gilbert**

Gilbert will continue to collaborate with public and private housing and social service agencies to meet the goals and objectives of Gilbert’s Consolidated Plan. This includes ongoing meetings, special meetings or subcommittees, and/or participation on relevant task forces.

**Glendale**

During FY 2019-2020, Glendale will utilize CDBG, HOME, and ESG funding to support public and private housing programs including programs operated by social service agencies. The City will continue to utilize the services of the CDAC to review applications for funding and make funding recommendations. The housing and supportive services needs of homeless persons will also be addressed by participation in the CoC and funding for social service agencies.

**Peoria**

The City’s Human Services Coordinator positions within the Community Assistance Division are primarily responsible for coordinating efforts of social service agencies within the City and for its residents. Additionally, this position provides outreach regarding regionally available services.

During the program year, the City of Peoria will continue to foster partnerships and collaboration among and between non-profit and private organizations. In addition to General Fund contributions, the City will continue to provide programs such as various city volunteer programs whereby residents and interested individuals can donate their time and resources to help in community events and with other tasks and committees. The City’s Neighborhood Pride Program will continue to match private resources, non-profit and faith based volunteers with residents in need of community improvements.

**Scottsdale**

- Provide funding assistance and licensee agreements to non-profit providers of services to Scottsdale’s youth, seniors, special needs populations, victims of domestic violence, persons and families in crisis, and disabled persons
- Address increased needs through best practices in management of programs, funding, facilities, and license agreements
- Improve quality of life through connectivity-people to services
- Provide access to basic needs
- Provide prevention assistance through:
  - Intake and referral
  - Emergency rent and mortgage assistance
  - Emergency utility assistance
- Promote self-sufficiency, mitigate the causes of poverty and support independent living through the Family Self-Sufficiency Program (FSS)
- Improve quality of life through education, recreation, and socialization

**Surprise**

The Housing Authority of Maricopa County (HAMC) has two public housing developments in Surprise and administers Housing Choice Vouchers in the private rental market.

The Human Service and Community Vitality Department also includes the Resource Center which provides a one-stop-shop for

social services. Through the Resource Center, Surprise has developed relationships and partnerships with social service agencies to provide services to Surprise residents in a local office.

#### **Tempe**

During this program year, the City will continue to create new partnerships with public and private agencies to enhance the coordination of services to the residents of Tempe. Actions to be taken include, but are not limited to:

- Meet with public service agencies to determine how partnerships can be established to link services.
- Survey other jurisdictions to discover what successful partnerships they have already established.
- Survey current partnerships to determine how services may be better coordinated.

### **Additional Discussion**

#### **Avondale**

The City will continue to form and develop internal and external partnerships to meet the needs of underserved populations, enhance capacity to deliver services and reduce the number of households living in poverty. The City will continue operate its home repair programs to mitigate lead-based paint hazards and allow low and moderate income households to remain in their homes. The City's First-Time Homebuyer Program (still in development) will provide gap financing for low and moderate income families to afford their first home. The City will also continue to provide the Contributions Assistance Program to area service providers and will operate the Care1st Avondale Resource Center where 70,000 persons per year are served.

#### **Chandler**

In addition to addressing affordable housing, homelessness, public services and community development needs, the City will take actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, and enhance organizational structure.

#### **Glendale**

Glendale met with a number of housing providers/developers over the last year that were interested in developing additional multi-family housing units in Glendale. Glendale utilized this data to determine how HOME funds could play a role in this process and left the HOME application open an additional few weeks in order to encourage potential developers in applying for the HOME funding.

#### **Scottsdale**

ARM of Save the Family currently has three contracts in the amount \$219,957 for FY 2016/17, \$253,299 for FY 2017/18, and \$331,572 for FY 2018/19. For FY 2019/20, they have requested HOME funds in the amount of \$314,693.94. With this request, ARM Save the Family proposes to assist 2, 2-bedroom, single-family homes to acquire and rehabilitate in Scottsdale.

#### **Surprise**

The city is committed to preserving neighborhoods through the HOME program allocation. Activities included are housing acquisition/rehabilitation for low or moderate income residents.

#### **Tempe**

Actions to be taken during this program year for the HOME program is to continue to increase affordable housing by funding the programs below:

- Community Assisted Mortgage Program
- TBRA

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### HOME Investment Partnerships Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

**A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

#### **Avondale**

The City will exercise the recapture option in its lien instruments and written agreements with homebuyers. The recapture period will match the period of affordability stipulated in 24 CFR 92.

#### **Chandler**

Resale option for community land trust model in partnership with Newtown. If a buyer chooses to sell their home during the affordability period, they must sell it to another income-eligible homebuyer at an affordable price. An affordable price is defined as a price that results in a monthly payment not more than 30% of the gross income of a household with income equal to 80% of the median income. The seller is allowed a fair return, which is defined as the homeowner's original investment, plus any capital improvements, not to exceed the assessed value at the time of sale, plus 60% of the appraised increase in value from the date of purchase. For leasehold properties, fair return is defined as the lessee's purchase price, plus 25% of the lessee's share of increase in value at the time of resale, based on a leasehold valuation performed by a licensed appraiser. The City utilizes a variety of methods to secure the HOME investment, including deeds of trust, promissory notes, and declarations or restrictions.

#### **Gilbert**

Gilbert requires recapture of HOME funds in the event that the property is no longer deemed an eligible HOME property. Gilbert requires 100% of the original HOME subsidy be repaid to Gilbert to be returned to the HOME program and reused for an eligible HOME activity.

#### **Glendale**

Glendale receives HOME funds as a member of the Maricopa HOME Consortium; lead by the Maricopa County Human Services Department. The County has established a Consortium Policy regarding recapture/resale provisions which allows each member of the Consortium to use either provision depending on the benefit to the member and to the potential homebuyer. Glendale utilizes the recapture approach and requires repayment of net proceeds from the sale of a property if the home is sold prior to the expiration of the affordability period. Glendale requires program participants to execute security instruments in which the program requirements and the method to calculate the repayment amount are specified. In the case of a foreclosure, the period of affordability is terminated. The amount recaptured is based on the amount of the net proceeds from the foreclosure sale. If no net proceeds are generated from the foreclosure sale, the HOME investment will not be recaptured.

#### **Peoria**

Recapture: The affordability period specified in the note and deed of trust (DOT) is the minimum period for the project as specified in 24 CFR 92.254 (a), sections (4) and (5). The affordability period is determined by the amount of direct HOME assistance. The amount subject to Recapture if the housing does not continue to be the principal residence of the assisted household, whether voluntary or involuntary, due to sale, foreclosure, or any other event, the note and DOT will require repayment of the full amount of HOME funds subject to recapture at the time the event occurred. The lien covers the full amount to be recaptured. The Recapture mechanisms used to secure the affordability of the HOME assisted unit are recorded in accordance with state law. The amount to be repaid is the subsidy provided directly to or on behalf of the homebuyer for closing costs and is limited to the net proceeds of the sale, which is defined as the sales price minus the first lien and seller paid closing costs and includes only the following items to the extent actually incurred: brokers commission, reasonable attorney fees, and any transfer tax or recording fee payable by the seller.

Net Proceeds is defined as: Net Proceeds = Sales Price (-) non-HOME debt (-) closing costs

**Scottsdale**

The City of Scottsdale adheres to the resale requirement set forth in 24 CFR 92.254 (5)(i) for HOME funds.

**Surprise**

Under the HOME Recapture Provision, the following conditions apply. Participants will be required to execute a Promissory Note, Deed of Trust and Loan Agreement with addendum at settlement of the mortgage in favor of the City of Surprise to assure repayment of the assistance

Repayment of the full subsidy is due to the City of Surprise when any one of the following events occurs:

- a. Sale of property (new mortgage)
- b. Rental of property.
- c. Request from the mortgagor, or on behalf of the mortgagor, to satisfy the lien through refinance of the first mortgage.
- d. Failure to provide adequate maintenance as defined in the Loan Agreement.

**Tempe**

It is the policy of the Maricopa HOME Consortium that each member of the Consortium may use either the recapture option or the resale option based on what is most beneficial to the member and to the potential homebuyer. Consortium members will select the method to be used prior to granting the HOME/ADDI assistance to the potential homebuyers. Each Consortium member will ensure the proper security instruments are executed to guarantee the HOME/ADDI investment for the affordability period for the selected recapture/resale option.

Recapture Option – Under this option, the Net Proceeds of the original HOME subsidy must be returned to the HOME Program. The Net Proceeds are the sales price minus loan repayment (other than HOME funds) and any closing costs. This option allows the seller to sell to any willing buyer at any price. Once the HOME/ADDI funds are repaid, the property is no longer subject to any HOME/ADDI restrictions. The recaptured funds must be used for another HOME/ADDI -eligible activity. Recapture restrictions apply if the “property” is either sold or rented during the affordability (term) of the City of Tempe Promissory HOME note - the unforgiven amount of the principle balance of the CAMP HOME Note must be repaid to the City of Tempe, unless

- The property is sold to an income eligible buyer approved for HOME funds that can assume all or part of the unforgiven balance, or
- The Net Proceeds from the sale of the “property” at its fair market value are insufficient to the pay the unforgiven balance of the City of Tempe CAMP HOME Note in full. In this situation, the City of Tempe will forgive repayment of the amount of the unforgiven balance in excess of the Net Proceeds.

# ESG and CoC Written Standards

## **Introduction**

These written standards apply to all Maricopa Regional Continuum of Care (CoC) contracts and Emergency Solutions Grant (ESG) subrecipients. These standards must consistently be applied for

the benefit of all program participants. These standards do not replace policies and procedures created by homeless services providers, but rather they provide an overall context for programs funded with U.S. Department of Housing and Urban Development (HUD) funding.

Prioritization for the activities included in this document will follow the adopted Maricopa Regional Continuum of Care Policies and Procedures. All ESG and CoC projects funded in the geographic area covered by the Maricopa Regional Continuum of Care must comply with the Equal Access in Accordance With an Individual's Gender Identity in Community Planning and Development Programs final rule, 24 CFR Part 5 effective September 14, 2016.

ESG and CoC subrecipients agree to input client level records through the HMIS system and in accordance with approved Continuum of Care (CoC) data sharing policies and procedures.

## **Eligible ESG Activities**

The CoC Board priorities for Emergency Solutions Grant funding are Rapid Rehousing, Emergency Shelter, and outreach. In addition, the CoC Board recommends that Emergency Solutions Grant recipients link their sub-recipient grants to outcomes that positively impact System Performance Measures as determined by the Maricopa Regional Continuum of Care.

### *Homelessness Prevention*

ESG funds may be used to provide housing relocation and stabilization services and short-and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place described in paragraph (1) of the "homeless" definition in § 576.2. This assistance, referred to as homelessness prevention, may be provided to individuals and families who meet the criteria under the "at risk of homelessness" definition, or who meet the criteria in paragraph (2), (3), or (4) of the "homeless" definition in § 576.2 and have an annual income below 30 percent of median family income for the area, as determined by HUD. The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing. Homelessness prevention must be provided in accordance with the housing relocation and stabilization services requirements in § 576.105, the short-term and medium-term rental assistance requirements in § 576.106, and the written standards and procedures established under § 576.400.

Eligibility:

Category (2) Individual or family who will imminently lose their primary nighttime residence, provided that:

- (i) Residence will be lost within 14 days of the date of application for homeless assistance;

- (ii) No subsequent residence has been identified; and
- (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing

Category (3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- (i) Are defined as homeless under the other listed federal statutes
- (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless application
- (iii) Have experienced persistent instability as measured by two moves or more during the preceding 60 days; and
- (iv) Can be expected to continue in such status for an extended period of time due to special needs or barriers

Category (4) Any individual or family who:

- (i) Is fleeing, or is attempting to flee, domestic violence;
- (ii) Has no other residence; and
- (iii) Lacks the resources or support networks to obtain other permanent housing

Has an annual income below 30% of AMI.

### *Street Outreach*

ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, nonfacility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. For the purposes of this section, the term “unsheltered homeless people” means individuals and families who qualify as homeless under paragraph (1)(i) of the “homeless” definition under § 576.2.

### Eligibility:

Category (1) Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- (i) Has a primary nighttime residence that is a public or private place not meant for human habitation;
- (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional

- housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
- (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution

### *Emergency Shelter*

The term Emergency Shelter per 24 CFR Part 576.2 means 'any facility, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements'. This definition excludes transitional housing. However, projects that were funded as emergency shelter (shelter operations) under the FY 2010 Emergency Shelter Grants program may continue to be funded under the emergency shelter component of the Emergency Solutions Grants program, regardless of whether the project meets the definition in 24 CFR Part 576.2.

#### Eligibility:

Category (1) Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- (i) Has a primary nighttime residence that is a public or private place not meant for human habitation;
- (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
- (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution

Category (4) Any individual or family who:

- (i) Is fleeing, or is attempting to flee, domestic violence;
- (ii) Has no other residence; and
- (iii) Lacks the resources or support networks to obtain other permanent housing

### *Data Collection (Homeless Management Information System)*

ESG funds may be used to pay for the costs of participating in and contributing to the HMIS designated by the Continuum of Care for the area.

## **Eligible CoC Activities**

### *Transitional Housing*

CoC funds may be used to provide transitional housing where all program participants have signed a lease or occupancy agreement, the purpose of which is to facilitate the movement of homeless individuals and families into permanent housing as quickly as possible within 24 months or such longer period as HUD determines necessary. The program participant must have a lease or occupancy agreement for a term of at least one month that may extend to 24 months.

#### Eligibility:

This assistance may be provided to individuals and families who meet the criteria in category (1) (2), (3), or (4) of the “homeless” definition in § 583.5 of the U.S. Department of Housing and Urban Development, Homeless Emergency Assistance and Rapid Transition to Housing: Defining “Homelessness” Final Rule, 24 CFR Parts 91, 582, and 583.

### *Permanent Supportive Housing*

CoC funds may be used to provide permanent supportive housing—permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently. PSH can only provide assistance to individuals with disabilities and families in which one adult or child has a disability. Supportive services designed to meet the needs of the program participants must be made available to the program participants.

#### Eligibility:

This assistance may be provided to individuals and families who meet the criteria in category (1) and/or (4) of the “homeless” definition § 583.5 and “disability” definition § 582.5 of the U.S. Department of Housing and Urban Development, Homeless Emergency Assistance and Rapid Transition to Housing: Defining “Homelessness” Final Rule, 24 CFR Parts 91, 582, and 583.

## **Eligible CoC and ESG Activities**

### *Rapid Rehousing*

ESG and/or CoC funds may be used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

The Maricopa County Continuum of Care approved a financial assistance policy for Rapid Rehousing on January 30, 2017.

Eligibility:

Category (1) Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- (i) Has a primary nighttime residence that is a public or private place not meant for human habitation;
- (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
- (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution

Category (4) Any individual or family who:

- (i) Is fleeing, or is attempting to flee, domestic violence;
- (ii) Has no other residence; and
- (iii) Lacks the resources or support networks to obtain other permanent housing

## **Financial Assistance Standards for Rapid Re-Housing**

(Revised by CoC Board 1/26/2017)

The Maricopa Regional Continuum of Care understands the important role that rapid re-housing (RRH) plays in the region's efforts to end homelessness. RRH provides personalized interventions for individuals and families to quickly exit homelessness. Assistance may be provided for housing identification, move-in costs, rental assistance, case management and/or supportive services depending on the client's needs. The community recognizes that is important to meet individuals and families "where they are" and limit assistance to only what is necessary to end his/her/their homelessness. Assistance must be tailored to the particular needs of each client to ensure that the community provides "just enough" assistance and the right assistance to ensure the client's success. Nevertheless, community standards are important so that RRH remains an effective intervention that is administered in a consistent manner throughout the community. Therefore, the Maricopa Association of Governments Regional Continuum of Care has adopted RRH Financial Assistance Standards.

As determined by the client and case manager, at any point while receiving assistance through the RRH project, if the client is able to pay 100% of contract rent, rental assistance may cease.

*Rental Assistance During the First Three Months*

Providers will determine for each client the number of months the assistance is needed—there is no such thing as an “automatic” approval for three months of assistance—some clients may receive no rental assistance, one month’s rental assistance, or three months rental assistance. For those with zero income, 100% rental assistance allowed. For those with income that exceeds or is equal to the minimum Social Security Income, clients are expected to pay 33% contract rent. Exceptions may be made for wage garnishments. In addition, court-ordered voluntary child support payments, criminal fines, or any payments that would result in garnishment if not paid by the client may be exempted from the percentage of income required for rent. Documentation is required to show that payment is necessary. Documentation is also required that the payment was made by the client.

#### *Rental Assistance During the Next Four to Six Months*

Providers will determine for each client the number of months the assistance is needed. Reconfirmation will be done monthly to ensure assistance is still needed. If rent was paid during the first three months (as outlined in Section I), the expected client payment towards contract rent will be 67% of contract rent. If client did not pay a portion of the rent during the first three months, 100% rental assistance may be allowed for the first month (month four of RRH assistance). Evaluation of the need of further assistance is required monthly. Rental assistance of 100% assistance is allowed with appropriate documentation of need from the caseworker, however, it is expected that clients are gaining income and instances of zero income will be rare.

#### *Rental Assistance for Months Seven to Twelve*

All clients are expected to have income at seven months. In rare circumstances, exceptions may be made. At seven months, clients are expected to pay 67% of contract rent. Exceptions may be made for those clients that have recently gained income, however, in that case, it would be expected that client will pay at least 33% of contract rent. By month ten, if the client has not moved towards paying full contract rent, evaluation should be made for other appropriate housing.

#### *Other Financial Assistance*

Programs may provide non-refundable fees and deposits, refundable security deposits, and utility deposits for program participants. Depending on the funding source, some programs may provide utility assistance payments and application fees.

#### *Exceptions*

It is recognized that circumstances will differ for each client and unexpected events can occur during the course of assistance. Exceptions can be made at any level of assistance for extraordinary circumstances if it will increase the likelihood of a successful housing outcome.

#### *Regulation References*

24 CFR 576.400(e)

**(e)**Written standards for providing ESG assistance.

**(1)** If the recipient is a metropolitan city, urban county, or territory, the recipient must have written standards for providing Emergency Solutions Grant (ESG) assistance and must consistently apply those standards for all program participants. The recipient must describe these standards in its consolidated plan.

24 CFR 578.7(a)(9)

(9) In consultation with recipients of Emergency Solutions Grants program funds within the geographic area, establish and consistently follow written standards for providing Continuum of Care assistance. At a minimum, these written standards must include:

(i) Policies and procedures for evaluating individuals' and families' eligibility for assistance under this part;

(ii) Policies and procedures for determining and prioritizing which eligible individuals and families will receive transitional housing assistance;

(iii) Policies and procedures for determining and prioritizing which eligible individuals and families will receive rapid rehousing assistance;

(iv) Standards for determining what percentage or amount of rent each program participant must pay while receiving rapid rehousing assistance;

(v) Policies and procedures for determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance; and

(vi) Where the Continuum is designated a high-performing community, as described in subpart G of this part, policies and procedures set forth in 24 CFR 576.400(e)(3)(vi), (e)(3)(vii), (e)(3)(viii), and (e)(3)(ix).

## Community Adopted Best Practices

### Background

The community approved best practices were developed to serve as a guiding document for all homelessness programs to achieve the highest service standards for people being served in our community. This document includes a framework that applies to our full continuum of services; including, Outreach, Coordinated Entry and Assessment, Emergency Shelter, Transitional Housing, Rapid Re-housing, and Permanent Supportive Housing. The shared best practices may be applied to any program, including non-HUD funded projects.

The shared best practices apply to all interventions. Practices specific to a particular service (e.g. Emergency Shelter or Permanent Supportive Housing) are outlined in the intervention specific documents that follow. These practices have been developed, and vetted, by a range of stakeholders; including the Regional Continuum of Care (CoC) Board, Regional Continuum of Care Committee, local service providers, faith community, ESG grantees, and ad hoc working group participants.

This document was developed in collaboration with both service providers and funders as a statement of what the community strives for in program design, operation and outcomes. This document is not designed as a tool for measuring program compliance in general, yet some of the best practices outlined in this document are required for Continuum of Care funded programs and are denoted as such with an \*. This document is a companion to other documents, such as the HUD standards, and is intended to be used alongside them; projects should not rely on this document as an inclusive list of requirements and should consult with the requirements of HUD and other funders when implementing programs. This document replaces the Standards of Excellence, previously adopted by the CoC Board of Directors.

## **Shared Best Practices**

### *Philosophical Approaches*

Housing First (adapted from USICH Housing First Check List) (CoC programs should also reference the Scorecard):

- Access to programs is not contingent on sobriety, minimum income requirements, lack of a criminal record, completion of treatment, participation in services, or other unnecessary conditions.
- Programs do everything possible not to reject an individual or family on the basis of poor credit or financial history, poor or lack of rental history, minor criminal convictions, or behaviors that are interpreted as indicating a lack of “housing readiness.” Should such a case arise, provide a warm hand-off to coordinated entry or another resource.
- People with disabilities are offered clear opportunities to request reasonable accommodations within applications and screening processes and during tenancy, and building and apartment units include special physical features that accommodate disabilities.
- Programs that cannot serve someone work through the coordinated entry process to ensure that those individuals or families have access to shelter, housing, and services elsewhere.
- Housing and service goals and plans are highly participant-driven.

- Supportive services emphasize engagement and problem-solving.
- Participation in supportive services or compliance with service plans are not conditions of program entry or tenancy, but are reviewed with participants, and regularly offered as a resource.
- Services are informed by a harm-reduction philosophy that recognizes that drug and alcohol use and addiction are a part of some participants' lives. Participants are engaged in non-judgmental communication regarding drug and alcohol use, and are offered education regarding how to avoid risky behaviors and engage in safer practices.
- Substance use in and of itself; without other program, or lease violations, is not considered a reason for eviction, or program exit.
- Every effort is made to provide a tenant the opportunity to transfer from one housing situation, program, or project to another if a tenancy is in jeopardy. Whenever possible, eviction or returns to homelessness is avoided.
- Ensure that leases are standard and program requirements are transparent and focused on the hardest to serve, screening in rather than screening out.

#### Alumni Involvement:

- Agencies will create opportunities for alumni involvement in the development of, and should inform delivery of, a program's supportive services.

#### Continuity of Care:

- When possible, establish contact, and ensure continuity of care with new programs, or case managers; both interagency and intra-agency.  
When providing services or exiting households to Permanent Housing, provide orientation to the neighborhood and ensure connections with local resources, when possible.

#### Governance:

- Persons with lived experience will have opportunities to provide feedback to program managers, and the Board of Directors on the delivery of services. Where possible, programs should solicit Board membership to include those with lived experience.

#### Length of Stay:

- Individualized housing-based service plans (IHSP) are designed to meet the unique needs of each household, and are designed to facilitate the shortest possible stay, resulting in an exit to Permanent Housing.

#### Supportive Services:

- Participants have easy access to a comprehensive array of services designed to assist them in sustaining housing stability, and maintaining self-sufficiency.
- At minimum, service coordination and case management, based on the IHSP, are offered to every household.\*
- Services are flexible, and individualized; to include in mental health, substance abuse treatment, life skills development, money management, benefits enrollment, primary health care, legal assistance, job training/placement, and education. All services may not be provided by a single project, and providers should make referrals and connections, as appropriate.
- The intensity of services is based on the needs of the household.
  - Utilize a client-centered, strengths-based approach to case management (e.g., motivational interviewing).

#### *Operating Standards*

##### Client Confidentiality:

- Program takes precautions to protect confidential client information.
- Client level data will only be shared in compliance with local data sharing agreements, and any associated signed client release of information.

##### Client Rights:

- Every household is clearly informed of client rights including protocols for expressing grievances during program stay, and potential reasons for involuntary exits from the program.

##### Compliance:

- Program is compliant with Fair Housing, Landlord Tenant Act, and the Americans with Disabilities Act, as applicable.

#### Food Safety:

- Staff who will prepare & serve meals have a valid food handler card/certificate issued by any county in the State of Arizona, or by an American National Standards Institute accredited food handler training program.
- Plan meals that adhere to or exceed USDA's Dietary Guidelines where applicable.

#### Homeless Management Information System (HMIS) participation:

- Programs are fully implemented within the local HMIS system and data quality standards are upheld.
- Programs maintain documentation of every participant's stay in order to provide homeless certification, when needed, through the HMIS.
- Programs comply with the HMIS data standards.

#### Hot boxes:

- All site based programs employ hot box technology as prevention measure for bed bugs infestations.

#### Identification:

- All households are assisted with obtaining all documentation needed to access employment, eligible benefits, and permanent housing (e.g., Social Security cards, divorce decrees, DD214s, income or disability verification, etc.).

#### Income and Employment:

- All households are assisted in receiving, or maintaining, all eligible public benefits (cash & non- cash) and/or achieving earned income.\* Providers engage in the SOAR process for rapid enrollment for eligible tenants in SSI/SSDI.

#### Mandatory Reporting:

- All staff are mandatory reporters of suspected abuse or neglect and complies with mandatory reporting statutes.

#### Participant Surveys, Assessments, and Focus Groups:

- Programs will assess participant satisfaction, through surveys, assessments, and/or focus groups. The CoC Board approved survey is made available to all providers to assess the satisfaction of services, and may use other community adopted assessments to measure wellness.
- Providers will assess participant wellness through surveys, assessment and or focus groups.

#### Safety:

- The safety of clients, volunteers, and staff will be prioritized.
- Test staff for TB annually and on occasions of exposure (recommended by the CDC).
- Encourage updates of all booster shots.
- Programs will ensure that staff are available to maintain safety and operate necessary services.

#### Staffing:

- Employ multilingual staff.
- Ensure that all staff is culturally-competent & sensitive to all subpopulations.
  - Employ multi-disciplinary team, or establish a partnership, with specialist in housing who locates housing and may assist in navigating application processes.

#### Tenant Notice:

- All households receive a copy of Arizona Tenants' Rights and Responsibilities, as applicable.

#### *Professional Development*

Professional development for staff and managers is critical to ensure quality services for participants and to promote the safety and well-being of participants and staff. Providers engaging people experiencing homelessness should focus on training for staff, to include the following, as applicable:

- Boundaries
- Communicable diseases

- Conflict resolution
- CPR/First Aid
- Crisis Intervention
- Cultural, gender ,and sexual minority competency
- De-escalation
- Emergency health response
- Harm reduction
- Mental health first aid
- Motivational interviewing
- Secondary trauma
- Substance abuse and signs
- Symptoms of overdose
- Trauma informed care, including domestic violence sensitivity
- What to do in emergency situations

## **Intervention Specific Best Practices**

### *Emergency Shelter*

#### Case Management:

- Agency maintains appropriate ratio of case manager/housing specialist to clients.
- Families: 1 case manager to no more than 20 families
- Singles: 1 case manager to no more than 30 clients

#### Coordination:

- Programs will participate in Coordinated Entry as outlined in the Maricopa County Continuum of Care policies and procedures.

#### Family Separation:

- Resources or referrals are in place that will shelter families without separation.

#### Services:

- A housing –based service plan will be developed within 72 hours of entering shelter. This plan will be based on t the unique needs of the individual/household.

- Clients will be connected to a navigator as soon as possible to assist them in attain all documents necessary to move into permanent housing.

### *Transitional Housing*

#### Case Management:

- Agency maintains a ratio of no more than 1 case manager/housing specialist to 20 households.

#### Leasing / Occupancy standards:

- Transparent leasing standards should focus on the hardest to serve, screening in rather than screening out.
- All residents must have a signed lease or occupancy agreement.
- Lease/occupancy agreements must be no less than one month and no more than 12 months in duration.

#### Program Duration:

- Length of stay in program not to exceed 24 months.
- Continuous assessment of client to determine appropriate subsidy and level of services.
- Re-evaluation is required, and continuation of the leasing subsidy / financial assistance is based upon household needs.
- Program exit strategy – need wording to include community connectedness in their permanent housing following program exit.

#### Rent:

- Tenant pays no more than 30% of their income of income toward rent.

### *Permanent Housing*

These best practices apply to all permanent housing interventions. Permanent Supportive Housing (PSH) and Rapid Rehousing (RRH) specific Best Practices follow this section.

#### Housing Retention:

- Every resident in both scattered and single-site housing should have a housing retention plan to both maintain and prevent recidivism.
- Residents in danger of eviction will be assisted to find other suitable permanent housing that will allow them to maintain their housing or find other suitable permanent housing.

#### Mutual Rescission:

- Direct services parties will work to educate and advocate with both tenant and landlord on benefits of a mutual rescission, as opposed to eviction.

#### Housing Selection:

- Service providers ensure family households have choices among available housing units which meet the rent reasonableness guidelines and pass basic habitability and lead-based paint screenings.
- Staff will assist tenants in advocating for flexibility in paying their share of rent on time and offered special payment arrangements for rent arrears and/or assistance with financial management, including representative payee arrangements.

#### Income:

- Tenants who have been in supportive housing for one year increase their income, if they moved in with no income and those who moved in with income, maintain that income.
- Tenants, who enter supportive housing with income and/or employment, have maintained it.
- Tenants who express a desire to work are supported to do so.

#### Landlord Mediation:

- Programs work with landlords and family households to mediate any landlord/tenant issues or leasing concerns that may jeopardize permanent housing stability.

Lease:

- Tenants have a lease with no limits on length of tenancy as long as terms and conditions are met.
- Participation in services cannot be a condition of tenancy, unless dictated by funding sources. No other contingencies such as curfews or guest fees should be imposed.

Program Duration:

- Continuous assessment of client to determine appropriate subsidy and level of services.
- Re-evaluation is required, and continuation of the leasing subsidy / financial assistance is based upon household needs for additional support in order to maintain permanent housing stability.
- Households must also meet the requirements of the funder requirements.

Services:

- Individualized Housing Stabilization Plan (IHSP) will:
  - Be developed within two weeks of the lease start date based on the unique needs of the household.
- Identify activities that will:
  - Connect resident to resources that integrate residents into the community, and
  - increase independent living skills and social interaction.
- Written program agreements clarify the services available and roles and responsibilities of both the service provider and tenant.
- The intensity of services is based on the needs of the household with a minimum standard of weekly contact initiated by the service provider and at least one monthly home visit.

*Rapid Re-housing*

These best practices are in addition to those in listed the Permanent Housing section above.

#### Case Management:

- Agency maintains a ratio of no more than 1 case manager/housing specialist to 20 households.
- The intensity of services are based on the acuity of the household with a minimum standard of one monthly home visit.
- Service providers should be actively involved in identifying and selecting a unit: the units should be affordable and sustainable over the long term and based upon the potential earned income of the client.

#### Financial Assistance Standards:

- Programs will use financial standard to determine appropriate portion of rent for which the client is responsible.
- CoC approved RRH Financial Assistance Standards are made available to all providers.

#### Training:

- Provide ongoing RRH specific training to service providers at least twice annually.

#### *Permanent Supportive Housing*

These best practices are in addition to those listed in the Permanent Housing section above.

#### Assessment:

- Move-on strategy should be developed when appropriate.

#### Case Management:

- Agency maintains a ratio of no more than 1 case manager/housing specialist to 15 households.

#### Leasing standards:

- Transparent leasing standards should focus on the hardest to serve, screening in rather than screening out.

#### Rent:

- Tenant pays no more than 30% of their income of income toward rent.

#### Services:

- Project-Based programs: o Property Management (PM) and Social Services (SS) are coordinated and have same approach/philosophy.
  - PM and SS develop and maintain a clear delineation of roles and ongoing communication.
- Scattered-Site Projects:
  - Social Services should be coordinated with private landlords, when possible.

#### Training:

- Provide ongoing PSH specific training to service providers at least twice annually.