

City of Chandler
Neighborhood Resources

Annual Action Plan

FY 2019-2020



CHANDLER NEIGHBORHOOD RESOURCES DEPARTMENT

The mission of the City of Chandler Neighborhood Resources Department (NRD) is to strengthen and enrich the community by providing high quality services and resources through:

- Neighborhood revitalization
- Resident empowerment
- Promotion and celebration of diversity
- City code enforcement
- Excellent housing assistance

Public Comment Period

March 27, 2019 to April 25, 2019 and May 17, 2019 to May 31, 2019

The public is invited to comment on any aspect of this Annual Action Plan.

The Action Plan is available at the Neighborhood Resources Department or online at <https://www.chandleraz.gov/residents/neighborhood-resources/community-development>.

Written comments may be addressed to:

Karin Bishop, Community Development and Resources Supervisor
City of Chandler Neighborhood Resources Department
P.O. Box 4008 MS 600
Chandler, AZ 85244-4008
community.development@chandleraz.gov

The public is also invited to participate in public hearings:

1. March 27, 2019 - Housing and Human Services Commission Committee Meeting
2. April 8, 2019, with a continuation of the public hearing to April 11, 2019 - City Council Meeting

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Introduction



The Annual Action Plan (Action Plan) is submitted to the U.S. Department of Housing and Urban Development (HUD) and serves as the formal application for the use of HUD entitlement funds that are received by the City of Chandler. HUD entitlement funds are also referred to as Consolidated Plan Resources. These federal funds include the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME).

This Action Plan defines the one-year activities in relationship to the five-year goals and objectives of the Consolidated Plan, covering Fiscal Years (FY) 2015-2019, submitted to HUD on May 15, 2015. HUD released FY 2019-2020 Annual Allocation information on April 12, 2019, which delayed grantees' Annual Action Plan submissions until 60 days after the release date, or until August 16, 2019, (whichever comes first). The City of Chandler's Annual Action Plan due date was delayed until 60 days after the allocation release date, or June 11, 2019.

The Action Plan provides a brief description of the City of Chandler's programs and projects for FY 2019-2020, along with funding recommendations for the CDBG program. The City is also a member of the Maricopa HOME Consortium (HOME Consortium). The HOME Consortium is the "lead agency" for HUD HOME Investment Partnerships funds and applies for HOME funds through the HOME Consortium Annual Action Plan. Chandler HOME-funded activities are included in Maricopa County's Consolidated Plan and Annual Action Plan.

The City makes funding allocations based on community priorities and input. More information about how input was obtained is found on page 5. The funding recommendations for the CDBG and HOME programs in this plan are based on the FY 2019-2020 federal allocations from HUD. Final approval from City Council is expected on May 23, 2019.

The City of Chandler Housing and Human Services Commission (HHSC) was tasked with determining how to redistribute CDBG funds should the allocation be increased or decreased. The HHSC established the following formula for redistributing CDBG funds. The actual impact based on the final allocation from HUD was a decrease to CDBG. The actual impact of a decrease on specific activities is found on page 14.

The HHSC was also tasked with determining how to redistribute HOME funds should the allocation be increased or decreased. The HHSC established the following formula for redistributing HOME funds. The actual impact based on the final allocation from HUD was a decrease to HOME. The actual impact of a decrease on specific activities is found on page 14.



FY 2019–2020 Annual Action Plan Resources

CDBG Entitlement Program	FY 2019-2020 Allocation
Community Development Block Grant (CDBG)	\$1,369,267
Recaptured Carry Forward	\$109,839
Total CDBG Available for Allocation	\$1,479,106
HOME Investment Partnerships Program	FY 2019-2020 Allocation
HOME (through an agreement with Maricopa County)	\$370,876
Total HOME Funds Available for Allocation	\$370,876
Public Housing Programs	FY 2019-2020 Allocation
Section 8 Housing Choice Voucher Program	\$5,776,364
Public Housing Program	\$2,902,644
Public Housing Capital Funds	\$840,000
Local Resources	
General Funds	\$1,193,735

CDBG funds in the amount of \$109,839 have been recaptured and may be allocated through the City's procurement process.

CDBG and HOME program income, if available, may be allocated through the City's procurement process.



Executive Summary

Investing in Geographic Priority Areas

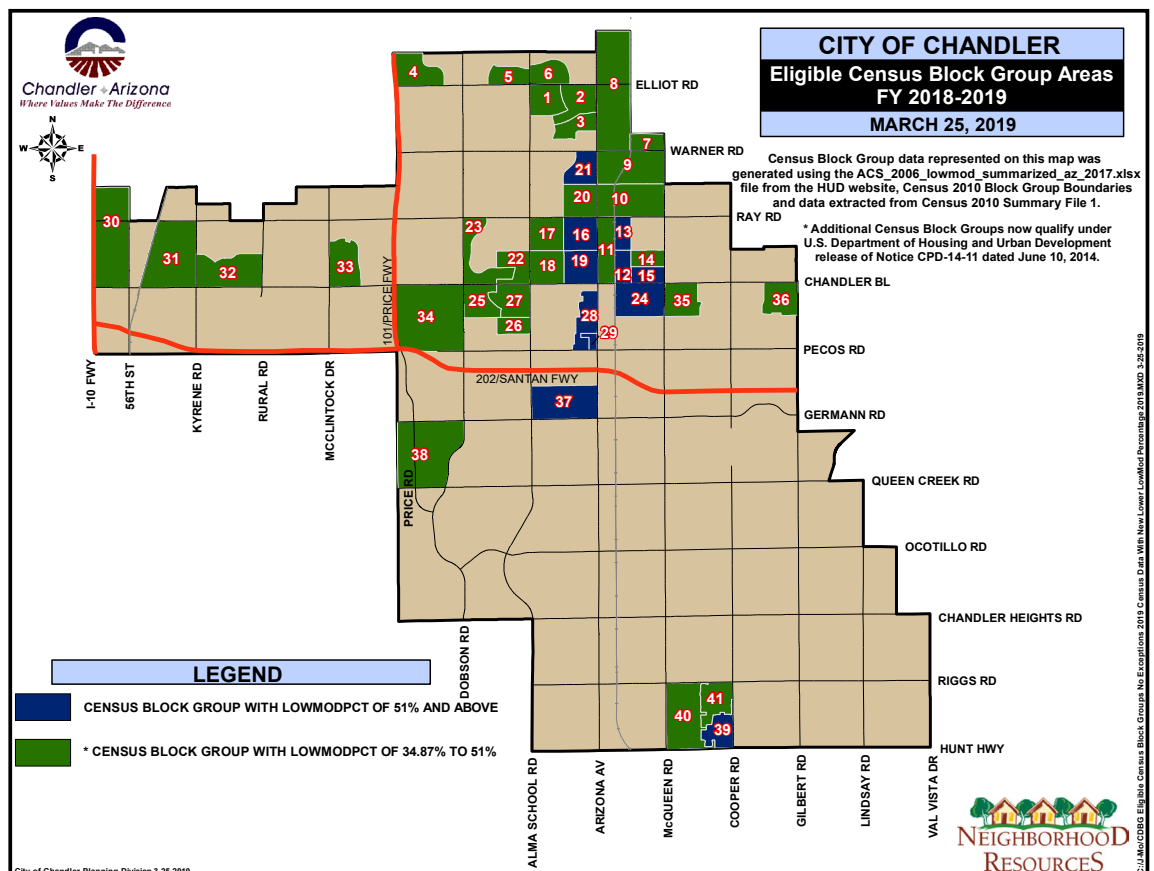
The City of Chandler consists of approximately 71 square miles and shares boundaries with the Town of Gilbert, Cities of Mesa, Phoenix, and Tempe, and the Gila River Indian Community. Chandler has reached its physical geographic limits, with the exception of a few remaining county islands.

Much of the development in the City of Chandler occurred over the past twenty-five years. However, the central city and several neighborhoods north of the San Tan Freeway (202) are long-established, and have higher concentrations of low- and moderate-income and minority households. There are 11 Census Block Groups where at least 51% of the population is low- and moderate-income, and another 30 where at least 34.87% of the population is low- and moderate-income; these are CDBG-eligible areas. The Neighborhood Resources Department (NRD) has elected to target funds to CDBG eligible areas north of the San Tan Freeway (202).

During Fiscal Year 2019-2020, Chandler will invest approximately 75% of CDBG resources in CDBG-eligible areas. By overlaying resources and programs in geographic priority areas, the City realizes a visual impact and provides a comprehensive approach to neighborhood revitalization and stabilization. The Neighborhood Resources Department partners with other City departments and nonprofit organizations to assist vulnerable households and promote residential and neighborhood stability in a variety of ways including:

- Infrastructure improvements for parks, streets, water systems, and street lighting;
- Crisis, stabilization, and support services for households experiencing hunger and homelessness; at-risk youth; Veterans and older adults; and
- Prevention and reduction of deteriorated areas through code enforcement, emergency home repair, and housing rehabilitation.

Neighborhood and community programs are offered in partnership with the Chandler Police Department, which educates neighborhoods and assists with block watch programs. In addition, City Code Enforcement offers training and education on common code violations to avoid and address deteriorating conditions.



Leveraging HUD Funding

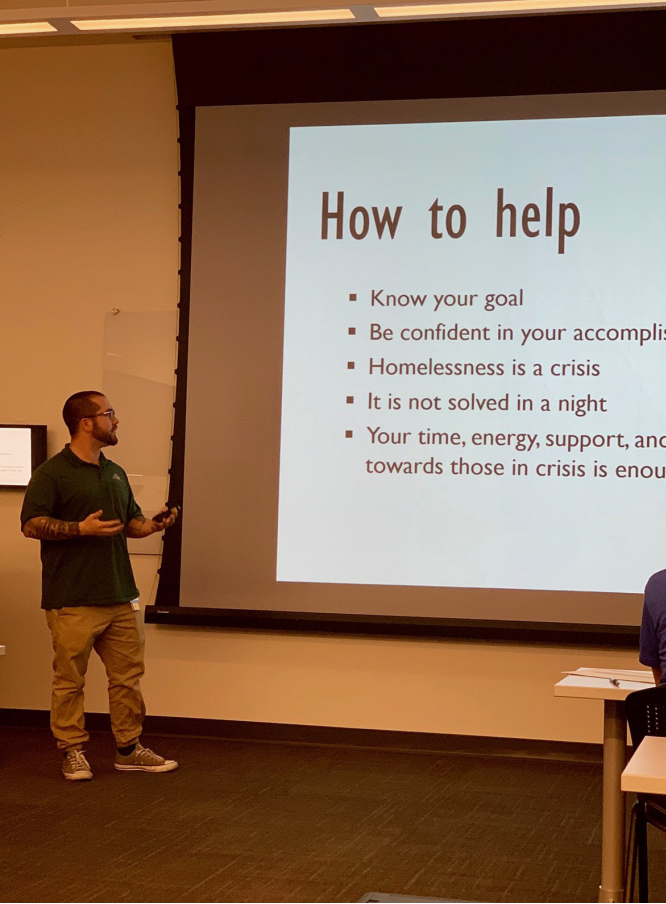
How to help

- Know your goal
- Be confident in your accomplishments
- Homelessness is a crisis
- It is not solved in a night
- Your time, energy, support, and love towards those in crisis is enough

In addition to CDBG funds, the City of Chandler dedicates General Fund resources to support agencies that address the needs of the City's most vulnerable residents. The City received applications for \$1,929,692 from 60 applicants and will make final awards in early June 2019.

In 2019, the Housing and Human Services Commission will continue to focus on:

1. Youth Services, including educational support, health programs, and prevention/intervention 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 Veterans.



Prioritizing Intervention and Prevention

Over the past several years, the City has been working to improve its process for allocating funds for human services to closely reflect the changing needs of the Chandler community and maximize positive outcomes. In the fall of 2010, an assessment was conducted to review the annual process and procedures for the allocation of funds to social services providers. Based on feedback from health and human service providers, and faith-based organizations, HHSC recommended funding to three population groups – youth, special populations, and families in crisis. Another Community Needs Assessment is scheduled for completion in 2019 to ensure funds continue to meet the needs of the evolving Chandler community.

According to the American Community Survey, the majority of Chandler families living below the poverty rate are families with dependent children, with the highest poverty rate among single female-headed households with children. Low income households with dependent children face significant challenges including inadequate state child care subsidies, state limited-time enrollment in financial assistance programs such as Temporary Assistance to Needy Families (which limits assistance to one year), and low wages associated with part-time employment. The City makes a substantial investment in human service intervention and prevention strategies to combat the traumatic impact of poverty and meet the basic needs of low- and moderate-income households. Services include:

- Food, clothing, and toiletries;
- Emergency shelter, bridge housing, and wrap-around support services;
- Crisis assistance to move through personal and systemic barriers;
- Credit and housing counseling;
- Job skills development;
- Asset-building strategies;
- Assistance navigating social and economic systems;
- Physical and mental health services;
- Eviction and foreclosure prevention programs; and
- Rental deposits and assistance.



Removing Barriers to Affordable Housing Development

This section refers to 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. Seven potential barriers were identified in the City's 5-Year Consolidated Plan. During the coming year, the City's General Plan and other regulatory changes will give the City the opportunity to:

- With passage of Ordinance Number 4685 in 2016, continue to 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.

FY 2019-2020 City of Chandler Initiatives

Affordable Housing

The City received two applications for CDBG funds to address affordable housing conditions during the 2019-2020 program year. Summaries of the applications received are found on page 16. The City plans to allocate CDBG funds to both projects to:

- Provide Emergency Home Repairs for 9 low- and moderate-income homeowners.
- Assist 39 low- and moderate-income homeowners, single-family, Chandler homeowners with significant housing rehabilitation needs.

The City received two applications for HOME funds to address affordable housing conditions during the 2019-2020 program year. Summaries of the applications received are found on page 17. The City plans to allocate HOME funds to both projects to:

- Provide tenant-based rental assistance to 25 households experiencing homelessness, including both individuals and families.
- Assist two first-time homebuyers to purchase homes through the Chandler Community Land Trust.

One Year Goals for the Number of Households to Be Supported

	Rental Assistance	New Units	Housing Rehabilitation	Housing Acquisition	Total	Resource(s)
Homeless	25	0	0	0	25	HOME
Non-homeless	789	0	48	2	839	CDBG, HOME, Public Housing, Housing Choice Vouchers
Special Needs	351	0	18	0	369	CDBG, Public Housing, Housing Choice Vouchers



Human Services, Homelessness and Special Needs Populations

The City received 12 applications for CDBG funds to provide services for low- and moderate-income households, people experiencing homelessness, and people with special needs. Summaries of the applications received are found on pages 15-16. The City plans to allocate CDBG funds to 8 projects that will provide:

- Case management and supportive services for 24 households experiencing homelessness, participating in the City's Tenant-Based Rental Assistance Program.
- Assistance to find housing and employment for 94 households experiencing homelessness, including connection to education, services, and income benefits.
- Case management and scattered-site, rapid re-housing for 6 families experiencing homelessness.
- Fair housing education, outreach, counseling, and enforcement for 300 Chandler residents.
- Out of school programming for 329 Chandler youth ages 6-18, who reside in Chandler's four Public Housing Family sites.
- Permanent shade structure benefitting 1,500 Chandler youth.
- Client Services for 150 Chandler residents experiencing homelessness, housing insecurity, or crisis intervention.
- Accessible kitchens to 8 Chandler residents with intellectual and developmental disabilities.

In addition to applications for CDBG funds, the City also received 60 applications for General Fund resources to provide services and address the needs of special populations and people experiencing homelessness. The City plans to allocate General Funds to agencies that will provide:

- Transportation services for low income Veterans.
- Services that address the needs of families in crisis, special populations and youth.

Goals from the 5-Year City of Chandler Consolidated Plan



1. Increase homeownership opportunities for low- and moderate-income households.
2. Rehabilitate the existing housing stock.
3. Increase the supply of affordable housing.
4. Support services and facilities for people experiencing homelessness, people with special needs, low income and other needs populations.
5. Participate in a regional Continuum of Care system to effectively transition persons experiencing homelessness to appropriate permanent housing settings.
6. Revitalize Chandler's neighborhoods.
7. Strengthen the coordination and delivery of resources.



Rental and Public Housing Activities

Affordable Rental Housing Strategies

- Provide rental assistance for 25 formerly homeless low income individuals or families, including assistance with rental payments, security deposits and utility reimbursements. Provide additional support services to participants in transition from homelessness to housed through the Homeless Navigator Program.
- Provide Public Housing for 303 households.
- Provide monthly rental assistance for up to 486 households through the Housing Choice Voucher Program.

Public Housing

The Chandler Housing and Redevelopment Division (also known as the Public Housing Authority or PHA) addresses the needs of extremely low, low- and moderate-income families. The Public Housing program and the Section 8 Housing Choice Voucher (HCV) Program continues to be designated by HUD as “High Performing.”

The Housing and Redevelopment Division (PHA) operates Low Rent Public Housing, Housing Choice Vouchers, the Family Self-Sufficiency Program, the Housing Youth Program, and a non-federal and federally HOME designated scattered-site affordable housing program.

Public Housing residents and Housing Choice Voucher (Section 8) participants typically have larger families and very low incomes; 24% of participants are elderly.

The PHA manages 486 Housing Choice Vouchers (Section 8), and 303 Public Housing units. Of the 303 Public Housing units, 103 are scattered-site, single-family homes. Most were built in the late 1970s to mid 1980s, with 25 homes built in 1996.



Public Housing Authority: Providing Opportunities for Chandler's Lowest Income Households

The mission of the Chandler Public Housing Authority (PHA) is to ensure decent, safe, sanitary, and diverse housing opportunities in Chandler. This mission is supported by providing 303 Public Housing units and 486 Housing Choice Vouchers (Section 8). The PHA also supports social service, educational, and property improvement programs provided in conjunction with the Family Housing Youth Center, ASPIRE Youth Recreation Program, and Capital Fund Improvement Program. The PHA works closely with other community social service providers and has two Family Self-Sufficiency Specialists on staff to serve the Public Housing and Housing Choice Voucher programs. During the coming year, the PHA will encourage Participants and Residents to increase their earning potential through workforce strategies and partnerships with local business and Arizona @ Work. The City of Chandler PHA is a Book Rich Environment (BRE) Housing Authority. The PHA brings a vibrant culture of books to Public Housing residents. Chandler is one of two PHAs in AZ and one of 37 PHAs across the country that bring free, high quality books to children and families, engage the local library, and build literacy partners in the community. In 2018, the City of Chandler PHA was awarded the Program Innovation of the Year from AZNAHRO for the Public Housing ASPIRE Read to Succeed Program. This specialized tutoring program is offered to youth in Public Housing ages 6 to 8, who can benefit from development and strengthening of their language and reading skills. At the Public Housing sites, reading tutors provide two 60 minute sessions each week to participating youth. The PHA partnered with the City's Public Library to implement the program and to foster and encourage the love of reading, thus improving the educational outcomes of children living in HUD-assisted housing. Eleven students graduated in 2018 with significantly higher scores in reading and eight students are currently enrolled in the program this year. The PHA continues to:

- Distribute over 2,500 free, high-quality books for ages 5-18 through the Book Rich Environment Partnership.
- Schedule Literacy Events for Public Housing residents in partnership with the Chandler Public Library.
- Meet monthly with residents for their input into the Public Housing and Housing Choice Voucher annual administrative plans.
- Conduct monthly Tenant Community Builders meetings with residents to discuss community issues.
- Distribute quarterly newsletters to Public Housing residents.
- Meet quarterly with 60 Public Housing residents and 60 Housing Choice Voucher Family Self-Sufficiency (FSS) participants.
- Partner with Dress for Success, Arizona @ Work, and ICAN to offer training free-of-charge to assist FSS participants in finding and maintaining jobs.
- Offer financial literacy classes through Money Management International.
- Provide workshops focused on managing student loan debt, household budgeting, and credit repair.
- Partner with Maricopa Integrated Health Systems to provide a wide range of primary care health services.
- Partner with Newtown Community Development Corporation to provide homebuyer preparation classes, such as budgeting and repairing credit.
- Help Public Housing clients prepare for future home purchases.

Homeownership Housing Activities

- Assist 9 owner-occupied households make emergency home repairs.
- Assist two first-time homebuyers purchase homes through the Chandler Community Land Trust.
- Work with community partners to make resources available to participants in the PHA Family Self-Sufficiency Program and provide down payment assistance match for participants who are ready to purchase a home.



HOME Program Recapture and Resale Provisions

The Federal HOME program requires that housing remain affordable to low income households for a period of time ranging from five to fifteen years, depending on the amount of HOME funds invested. As a member of the Maricopa HOME Consortium, the City of Chandler has two options for ensuring affordability requirements are met - the recapture option and the resale option. The City selects which option it will use prior to assisting the homebuyer.

Under the recapture option, when a home is sold, HOME funds are returned to the HOME program. This option allows the seller to sell to any willing buyer at any price. Once the HOME funds are repaid, the property is no longer subject to HOME restrictions. The recaptured funds must be used for another HOME-eligible activity.

Under the resale option, 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 methods used to secure the HOME investment depend upon the type of program that is implemented. The City utilizes a variety of methods to secure the HOME investment, including deeds of trust, promissory notes, and declarations or restrictions.

Neighborhood Enhancement and Community Development

Community Development Goals and Strategies from the 5-Year Consolidated Plan

Community development goals and strategies may be focused in the City's geographic priority area or Citywide. Community Development strategies are to:

1. Improve individual health and wellness, access to quality recreation, and the appearance of neighborhoods through parks improvements.
2. Replace aging and broken water lines.
3. Replace damaged streets.
4. Install enhanced street lighting to improve neighborhood safety.

Administrative strategies that support effective community development activities include:

1. Implementing Section 3 and Davis-Bacon regulations to promote employment opportunities for low income Chandler residents and ensure compliance with federal requirements.
2. Encouraging the outreach and utilization of Disadvantaged Business Enterprises (DBEs) in funded programs and activities.
3. Continuing fair housing activities to better serve the residents of Chandler.



Neighborhood Enhancement and Community Development Strategies to include:

1. Undertaking proactive code enforcement to reduce deteriorating areas and refer households for housing rehabilitation assistance, benefitting 13,767 people.
2. Using CDBG resources for ADA compliance improvements and Crime Prevention Through Environmental Design (CPTED) standards to East Mini Park as part of a larger park renovation, increasing accessibility and benefitting 9,873 individuals.
3. Continuing neighborhood leadership training for homeowner's associations and traditional neighborhoods.

Reducing the Risk of Lead-based Paint Poisoning

Childhood lead poisoning is a serious pediatric health problem. Children ages six years old and younger are particularly susceptible to lead poisoning. Research indicates that even a low level of lead in a child's blood can have harmful effects on physical and developmental health. The most common source of exposure is deteriorating lead-based paint and lead-contaminated dust found in the home, but other sources include pottery, jewelry, candy and makeup. The use of lead-based paint was banned in 1978.

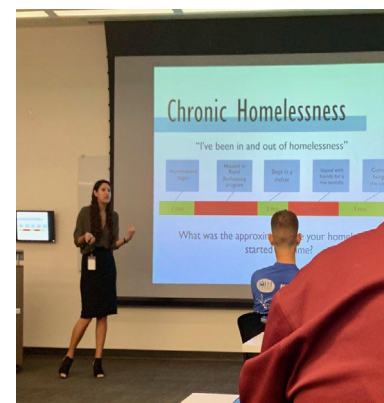
To reduce the risk of lead poisoning, information is distributed to participants in City housing programs. The City follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, and requires compliance from its contractors and subcontractors. Any structure built before 1978 that is proposed for rehabilitation under federal programs is tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint are provided to program participants, contractors and project sponsors.

Assisting People With Special Needs and People Experiencing Homelessness

5-Year Strategies for HUD Consolidated Plan Resources to Address Homelessness, Assist People with Special Needs, and Reduce the Incidence of Poverty

Fund agencies that will:

- Provide emergency shelter for individuals and families experiencing homelessness.
- Alleviate the effects of crisis for low- and moderate-income individuals, including people experiencing homelessness and people with special needs. Services may include safe housing, food and clothing, necessary medical care, job training and employment supports, and case management services.
- Provide tenant-based rental assistance and intensive case management for individuals and families experiencing homelessness.



Addressing the Needs of People Experiencing Homelessness and at Risk of Homelessness

The City supports two Homeless Outreach Navigators to conduct street outreach, engage families, and individuals experiencing homelessness, and proactively initiate activities to connect people with supportive services and permanent housing. The Navigators work as an advocate, referral agent, coordinator or facilitator and work with other government agencies, community partners and other Navigators in the community.

The City works is part of a larger homeless services delivery system called the Maricopa Regional Continuum of Care. The Continuum of Care, which is managed by the Maricopa Association of Governments, prioritizes and coordinates the activities of organizations that address homelessness and the needs of people experiencing homelessness.

Strategies to Assist People Experiencing Homelessness and People with Special Needs

1. Participate in the Maricopa Regional Continuum of Care.
2. Use CDBG funding to provide operating support to four programs operated by three nonprofit organizations providing emergency shelter, transitional housing, and case management for 124 households experiencing homelessness (approximately 24 for AZCEND - TBRA Case Management, 94 for AZCEND - Housing and Stability Specialist, and 6 for Save the Family).
3. Utilize HOME funding to provide tenant-based rental assistance for 25 households experiencing homelessness.
4. Utilize CDBG funding to support the installation of an accessible kitchen in two community living homes, which benefits 8 individuals with intellectual and developmental disabilities.



General Funds Human and Public Services

Leverage Funding Priorities – Families in Crisis

In 2019, the Housing and Human Services Commission will continue its focus on the following priorities to strengthen the capacity of low- and moderate-income individuals and families to move toward their highest level of functionality and independence.

- **Emergency Services:** programs that support families and children in crisis as a result of child abuse, domestic violence, and/or behavioral health concerns such as substance abuse and mental health issues.
- **Temporary Assistance:** programs that provide temporary financial assistance (utilities and rent) and support for individuals in accessing additional community resources.
- **Basic Needs:** programs that provide access to food and other basic needs, including clothing and hygiene supplies, to ensure basic physical health needs are met.
- **Support Services:** programs that provide employment assistance and/or adult education including basic education, literacy, English as a Second Language, financial literacy, workforce skills training and job search skills support; tax assistance; and programs that help families avert a crisis through supportive services, including affordable child care and transportation.
- **Homelessness:** programs that provide support services, shelter, and housing for individuals and families experiencing homelessness.



Leverage Funding Priorities – Special Populations

In 2019, the Housing and Human Services Commission will continue its focus on the following priorities to improve the quality of life for individuals with special needs:

- **Basic Needs:** programs that provide for basic needs addressing food insecurity, rental assistance, health and transportation programs.
- **Independent Living:** programs that allow seniors to safely age in place, 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:** programs that provide 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.
- **Access to Transportation:** programs that provide transportation for Veterans.
- **Specialized Training:** programs that provide functional living skill training and pre-vocational training to individuals over the age of 18 with intellectual and developmental disabilities.



Leverage Funding Priorities – Youth Services

In 2019, the Housing and Human Services Commission will continue its focus on the following priorities for the use of local resources targeted to youth services:

- **Education:** programs that focus on academic achievement and support such as technology learning, tutoring, mentoring, and student leadership.
- **Health:** programs that provide basic health and nutrition services that support physical, behavioral and mental health, and prevent childhood obesity.
- **Prevention/Intervention:** programs that support healthy social development through the prevention of violence and gang activity, substance abuse, teen pregnancy, and other risk behaviors.



CDBG AND HOME Funding Recommendations

CDBG Public Service and Fair Housing

Agency	CDBG Requested	CDBG Recommended	HUD Outcome
A New Leaf, Inc. – La Mesita Family Homeless Shelter	\$25,000	\$0	SL1
AZCEND – TBRA Case Management Program	\$45,000	\$35,515	SL1
AZCEND – Housing and Stability Specialist	\$48,000	\$44,919	SL1
COC Housing and Redevelopment – Public Housing Youth Program	\$78,000	\$78,000	SL1
COC Community Development – Fair Housing Activities	\$7,500	\$7,500	SL1
COC Community Development – Client Services	\$15,000	\$15,000	SL1
Save the Family – Case Coordination and Homeless Housing	\$35,000	\$24,456	SL1
Southwest Fair Housing Council – Fair Housing Counseling and Enforcement	\$25,000	\$0	SL1
Total CDBG Public Service and Fair Housing	\$278,500	\$205,390	

CDBG Capital Projects, Housing, and Neighborhood Revitalization

Agency	CDBG Requested	CDBG Recommended	HUD Outcome
Boys & Girls Clubs of the East Valley – Shaded Outdoor Space	\$25,000	\$25,000	SL1
Chandler Gilbert Arc – Community Living Home Rehabilitation	\$56,450	\$56,450	DH3
COC Code Enforcement – Low-Mod Neighborhoods	\$194,241	\$194,241	SL3
COC Community Resources and Development – Homeowner Rehabilitation	\$200,000	\$200,000	DH3
COC Community Services – East Mini Park Improvements	\$241,450	\$241,450	SL1
COC Community Services – Maggio Ranch Park Improvements	\$236,200	\$0	SL1
Child Crisis Arizona – Human Services Campus, Phase II	\$100,000	\$0	SL1
FSL Home Improvements – Emergency Home Repair Program	\$172,883	\$172,883	DH3
One Small Step, Inc. – Facility Rehabilitation	\$250,000	\$0	SL1
Total CDBG Capital Projects, Housing, and Neighborhood Revitalization	\$1,433,341	\$890,024	

HOME Housing Activities

Agency	HOME Requested	HOME Recommended	HUD Outcome
COC Housing and Redevelopment – Tenant-Based Rental Assistance	\$206,112	\$206,112	DH2
Newtown CDC – Community Land Trust Homeownership	\$200,000	\$141,585	DH2
Total HOME Housing Activities	\$406,112	\$347,697	

Administration

CDBG Program Administration	\$273,853
HOME Program Administration	\$23,179

This matrix illustrates the nine possible combinations of objectives and outcomes that are used in the funding tables.

HUD Outcome Code Key

Decent Housing
Suitable Living Environment
Economic Opportunity

Availability / Accessibility

Affordability

Sustainability

DH1	DH2	DH3
SL1	SL2	SL3
EO1	EO2	EO3

CDBG Public Service and Fair Housing Applications

- A New Leaf, Inc. – La Mesita Family Homeless Shelter. Funding is requested to support families experiencing homelessness in the City of Chandler through emergency shelter services at the La Mesita Family Homeless Shelter in Mesa. La Mesita provides a safe environment where families can develop the skills and resources needed to become self-sufficient. Services including case management; basic needs; public benefits; legal aid; child care; transportation; health and behavioral health care; and other resources are available on-site.
- AZCEND – TBRA Case Management Program. Funding is requested for case management services to individuals and families experiencing homelessness who participate in the City of Chandler Tenant-Based Rental Assistance Program (TBRA). The TBRA case manager identifies and establishes relationships with vulnerable individuals and families experiencing homelessness; facilitates their transition into housing; and provides supportive and advocacy services necessary to maintain housing stability. The case manager also coordinates with other AZCEND programs to ensure TBRA participants have access to a broad array of available services.
- AZCEND – Housing and Stability Specialist. Funding is requested to support a Housing and Stability Specialist to provide services to households experiencing homelessness. The Specialist assists households in locating appropriate housing and continues to support them after move-in as they stabilize and gain independence. Services include connection to education, training and employment services, health and behavioral health care, recovery services, veteran services, and income benefits.
- City of Chandler Housing and Redevelopment – Public Housing Youth Program. Funding is requested to provide afterschool and intersession programming to youth, ages 6-18, who reside in Chandler's four Public Housing family sites. Activities include academic support; mentoring; youth development; arts; and sports and recreation. Programming is offered Monday through Friday on regular school days at each Public Housing site. During intersession, youth from all four sites come together to participate in regular programming and special events. In the summer months, activities are offered in the morning for younger children, in the afternoon for all ages, and in the evening for teens.
- City of Chandler Community Development – Fair Housing Activities. Funding is requested to conduct fair housing activities to affirmatively further fair housing and promote free housing choice in the City of Chandler. Activities include outreach, counseling, and referral services to provide information on fair housing rights and on the availability of housing in a wide variety of locations. Fair Housing activities are conducted in person at community gatherings and festivals, and educational workshops; through the worldwide web and social media; and through print and promotional materials.
- City of Chandler Community Development – Client Services. Funding is requested to provide direct client services to individuals who are experiencing homelessness in Chandler and to facilitate coordinated care and communications with other service providers who provide basic needs to low- and moderate-income individuals in the Chandler community.
- Save the Family – Case Coordination and Homeless Housing. Funding is requested to assist Chandler families experiencing homelessness in obtaining and maintaining permanent housing through long-term shelter, rapid rehousing, and case coordination. Save the Family is unique in its provision of a scattered-site long-term shelter model, which allows families to stay integrated in their community and near their natural support systems, while they are in transition to permanency. Scattered-site shelter is provided in the cities of Mesa and Tempe. Scattered-site rapid rehousing services are provided throughout Maricopa County, but primarily in the East Valley cities of Chandler, Mesa, Tempe, Scottsdale, and Gilbert.
- Southwest Fair Housing Council – Fair Housing Counseling and Enforcement. Funding is requested to conduct fair housing counseling and enforcement activities to affirmatively further fair housing and promote free housing choice in the City of Chandler. Fair housing enforcement allows the uncovering of hidden housing discrimination and assists victims of housing discrimination in filing fair housing complaints. All materials and methods utilized meet the Department of Housing and Urban Development standards.



CDBG Capital Projects, Housing, and Neighborhood Revitalization

- Boys & Girls Clubs of the East Valley – Shaded Outdoor Space. Funding is requested to build a permanent shade structure on the outside patio of the Chandler Compadres Branch of the Boys and Girls Club, where youth programs are conducted. The shade structure will provide opportunities throughout the year for youth to participate in outdoor programming including art, environmental education, recreation, gardening, and other positive developmental programming.
- Chandler Gilbert Arc – Community Living Home Rehabilitation. Funding is requested to support the installation of an accessible kitchen in two Chandler Gilbert Arc community living homes, which support individuals with intellectual and developmental disabilities (IDD), (e.g., Autism, Cerebral Palsy, cognitive learning disabilities, etc.). Funds will also be utilized to install an adjustable sink in a third community living home to better meet the needs of the individuals living in the home. Accessible kitchens allow persons with IDD to participate in meal preparation, an important component in building autonomy within a supportive living environment.
- City of Chandler Code Enforcement – Low-Mod Neighborhoods. Funding is requested to continue the systematic, proactive inspection program in 40 CDBG eligible areas, with an emphasis on north Chandler. The program supports 1.5 full-time Code Inspectors and .3 full-time Neighborhood Preservation Technician specifically assigned to initiate code enforcement inspections and take necessary enforcement actions to remediate neighborhood degradation. Residents will receive an advisory notice providing information about common code violations for self-evaluation and correction prior to inspection.
- City of Chandler Community Resources and Development – Homeowner Rehabilitation. Funding is requested to assist low- and moderate-income, single-family, Chandler homeowners with significant housing rehabilitation needs. The Moderate Rehabilitation (Mod Rehab) Program allows up to \$50,000 for interior and exterior repairs to improve health and safety and correct code violations. The Mod Rehab Program offers zero percent interest loans, which are forgivable over a period of five to 15 years, depending on the size of the loan. The Exterior Improvement Loan Program (EILP) offers up to \$20,000 for exterior improvements to address blighted conditions, and revitalize the property and surrounding neighborhood. EILP offers zero percent interest loans, which are forgivable over five years.
- City of Chandler Community Services – East Mini Park Improvements. Funding is requested to provide renovations to meet recommended ADA compliance improvements and Crime Prevention Through Environmental Design (CPTED) standards that will benefit the entire neighborhood. In 1991, East Mini entered into the City's park system. Existing amenities at the park include a shaded playground, benches, perimeter sidewalk, barbeque grill, and picnic tables. Funding for this project will improve the usability, aesthetics, safety, and disabilities access of the park to benefit all residents.
- City of Chandler Community Services – Maggio Ranch Park Improvements. Funding is requested to provide renovations to meet recommended ADA compliance improvements for Chandler residents visiting Maggio Ranch Park. In 1992, Maggio Ranch entered into the City's park system. Existing amenities at the park include a shaded playground, perimeter sidewalk, basketball court, open turf space, landscaping, and area lighting. Funding for this project will improve the aesthetics, health, safety, and access of the park to benefit all residents.
- Child Crisis Arizona - Human Services Campus, Phase II. Funding is requested for the acquisition of identified real property for the creation of the Child Crisis Arizona Human Services Campus. This is Phase II of a three-phase project to establish a human services campus that offers a variety of human services to low- and moderate-income individuals and families. The vision for the Human Services Campus is that it will be a one-stop service center where individuals and families can be triaged for care and be connected with the resources needed to meet their specific needs.
- FSL Home Improvements – Emergency Home Repair Program. Funding is requested for owner-occupied emergency repairs for low-income Chandler residents. This is a continuation of services currently provided by the Foundation for Senior Living (FSL) for the City of Chandler. This program is the only program that addresses emergency repairs for Chandler residents. The City will continue to process client applications directly. FSL's role will include home inspections, scope of work creation, contractor procurement, construction oversight, and billing/reporting.
- One Small Step, Inc. – Facility Rehabilitation. Funding is requested to assist with the rehabilitation of a newly acquired facility to better accommodate provision of services to low- and moderate-income individuals and families. One Small Step, Inc. (formerly known as Clothes Cabin) distributes free clothing, shoes and linens three times a week to low- and no-income individuals and families who cannot afford their basic needs. One Small Step, Inc. also provides steel-toed boots to individuals who need them for employment and free laundry service and lockers to clients experiencing homelessness. Program participants are referred by local nonprofits.

HOME Program Applications

- City of Chandler Housing and Redevelopment – Tenant-Based Rental Assistance. Funding is requested to provide a TBRA Program for 25 individuals or family households experiencing homelessness in Chandler. HOME TBRA funds will be used for direct housing assistance for a period of up to 24 months per household. The Housing and Redevelopment Division will partner with a local nonprofit service provider, experienced in serving persons experiencing homelessness, for individualized case management and supportive services for participants receiving rental assistance.
- Newtown Community Development Corporation (CDC) – Community Land Trust Homeownership. Funding is requested to provide affordable homeownership opportunities for two low income, Chandler first-time homebuyers who are priced out of the current housing market. Eligible buyers must complete homebuyer education classes and homeownership counseling, and attend an orientation where the ground lease, resale restrictions, shared equity, and other provisions of the Community Land Trust (CLT) program are explained. The CLT ground lease contains resale restrictions required by HOME program guidelines. Properties must be kept as the homebuyer’s principal place of residency and only households with incomes below 80% of the Area Median Income are eligible to purchase a Newtown home. The ground lease gives Newtown the right of first refusal upon sale by the Homeowner and includes a shared appreciation provision to ensure the CLT homes remain affordable.



PLANNED 5-YEAR AND ANNUAL ACTIVITY SUMMARY FOR HUD FUNDING

5-Year Consolidated Plan Goal and Annual Activity	Priority Level	Special Population	5-Year Goal	FY 2019-2020 Planned*	HUD Consolidated Plan Resource(s)
Affordable Owner Housing Activities					
Housing Rehabilitation – emergency repairs, accessibility improvements, moderate / substantial rehabilitation, and replacement	High	X	300 units	48	CDBG
Assistance to First-Time Homebuyers	High		25 households	2	HOME
Acquisition, Rehabilitation and Resale	High		15 households	2	HOME
Direct Assistance to First-Time Homebuyers	Low		10 households	n/a	n/a
New Infill Construction	Low		5 units	n/a	n/a
Affordable Rental Housing Activities					
Tenant-Based Rental Assistance	High	X	40 households	25	HOME
Housing Rehabilitation – moderate and substantial rehabilitation and Public Housing revitalization	Low	X	210 units	0	CDBG
New Infill Construction	Low		20 units	n/a	n/a
Activities to Address Homelessness					
Emergency Shelter	High	X	1,250 people	0	CDBG
Support Services and Case Management	High	X	1,250 people	30	CDBG
Human Services and Economic Opportunities					
Basic Needs	High	X	10,000 people	873	CDBG
Revitalization, Public Facilities, and Infrastructure					
Community Parks and Facilities, including improvements to Public Housing facilities	High	X	15,000 people	11,381	CDBG
Infrastructure	High		12,000 people	n/a	n/a
Code Enforcement	High		5,000 people	13,767	CDBG
Demolition of Vacant Unsafe Structures	Low		5 structures	n/a	n/a

*Number reflects the number of households, units or people as it relates to the 5-Year goal.

Organizational Structure and Public Participation

Housing and Human Services Commission

Vanessa Agee
Catrina Boppart
Latrisha Centers
Mekele Cole
Vanessa Dearmon
Cynthia Hardy
Aaron Harris
Wesley Lawrence
Leonard Navarette
Dylan Raymond
Greg Rodriguez

The HHSC is an 11-member advisory body appointed by the Mayor and approved by City Council. The Commission plays an important role in Consolidated Planning activities. The powers and duties of the HHSC are to:

- Advise the PHA Commission on the administration, operation and management of federal Public Housing and Housing Choice Voucher Program and Tenant-Based Rental Assistance Programs;
- Advise City Council regarding the administration, operation and management of federal Public Housing, rental assistance or low cost housing programs; development of City housing projects; and welfare of low- and moderate-income citizens;
- Assess human service needs, determine any gaps in service and utilize this information to develop priorities for general funds and other social service funds that may become available; and
- Recommend the annual allocation of CDBG, HOME and local human services funds to the City Council.



City of Chandler Council

Mayor Kevin Hartke, Vice Mayor Terry Roe
Councilmembers Sam Huang, René Lopez,
Jeremy McClymonds, Matt Orlando, Mark Stewart

City Manager

Marsha Reed

Assistant City Managers

Debra Stapleton
Joshua Wright

Neighborhood Resources – Staff Contacts

Leah Powell, Neighborhood Resources Director
480-782-4347
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Riann Balch, Community Resources Manager
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Amy Jacobson, Housing and Redevelopment Manager
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Public Participation

The City of Chandler held a public comment period from March 27, 2019, to April 25, 2019. In addition, two public hearings were held on March 27, 2019, and on April 8, 2019 with a continuation to April 11, 2019, to ensure multiple opportunities for input from the community. A second 15-day public comment period is being held, starting May 17, 2019, to May 31, 2019 regarding CDBG funding recommendations. City staff also conducted an application workshop in October, 2018, that was open to the public and key stakeholders.



Chandler • Arizona

CITY OF CHANDLER

2019-2020 Annual Action Plan Public Comments

March 27, 2019

Housing and Human Services Commission Meeting - CDBG Public Hearing
175 S. Arizona Avenue, Chandler, AZ 85225

1) Chandler resident Linda Sawyer reiterated her request to delay recommendations for funding on any projects serving persons experiencing homelessness based on her concerns about neighborhood safety. Ms. Sawyer stated that she is a constituent representing Chandler constituents from all areas of the City who are concerned about safety, and asks that no funds are allocated to organizations serving persons who are homeless until the City understands the impact homeless services are having on residents and neighborhoods. Ms. Sawyer stated that her neighborhood has been in decline since 2012, and that safety has been compromised as a result of substance abuse, mental illness and homelessness. She stated she has been expressing these concerns since 2012. Her neighborhood is South of Ray Road between Dobson Road and Alma School Road.

March 27, 2019

Housing and Human Services Commission Meeting - HOME Public Hearing
175 S. Arizona Avenue, Chandler, AZ 85225

1) Chandler resident Linda Sawyer reiterated her request to delay making recommendations for funding on any projects serving persons experiencing homelessness based on her concerns about neighborhood safety. Ms. Sawyer stated that she is concerned about any project which assists with homeless shelter, and that she would like the decision delayed until after the next meeting scheduled for May 30, 2019.

April 8, 2019, with a continuation to April 11, 2019

City of Chandler Council Meeting - CDBG Public Hearing
175 S. Arizona Avenue, Chandler, AZ 85225

1) Jackie Taylor, CEO of Save the Family Foundation of Arizona, 125 E. University, Mesa, AZ 85201 spoke in favor of the annual action plan and support of the funding recommendations. Ms. Taylor said the November 2018 Regional Homeless Street Count required by HUD documented 519 homeless families on the night of the count in the region. This was a 5% increase over the previous year and Maricopa County continues to see an increase of homeless families. Emergency shelters continue to overflow causing people to wait for months to have access to housing programs. More than 50 new families are sent into homelessness every week and on average 200 families are waiting to access programs. Save the Family housing intervention program is located in Mesa and Tempe. Save the Family is honored to be partnered with the City of Chandler in meeting the needs of its citizens and together they are changing lives.

2) Michael Harvey, member of the Chandler | Help Program, 345 S. California Street. Mr. Harvey said he became homeless in September 2018 and never expected to be in the situation and did not know what to do at the time. Mr. Harvey searched online for shelters in Chandler and found AZCEND and when he was told to leave where he was currently living he had gone to that Center. He was accepted into the | Help shelter program and began working shortly after but had to leave his position due to an injury which resulted in surgery. During that time he was well cared for and was entered into the housing program. Mr. Harvey received his housing voucher in February and began looking for an apartment. Upon being medically cleared he began working again. Mr. Harvey stated if it was not for AZCEND, | Help, and the housing program he was not sure where he would be now. Mr. Harvey stated he is thankful for these programs and what they have done and is thankful to share his story.

3) Trinity Donovan, CEO of AZCEND, 345 S. California Street in Chandler, 85225. Ms. Donovan is a Chandler resident and is grateful to have the opportunity to work with AZCEND and the community. AZCEND has a variety of programs

including food boxes, rent and utility assistance, senior nutrition programs, family programs, and programs for people experiencing homelessness. They cannot do any of their programs without a variety of support from the community and the City has been a supporter for many programs. This support includes funding from the CDBG to help those experiencing homelessness gain employment, get a home, and contribute to the community. MAG has provided preliminary homelessness count for the 2019 report. They found a 22% increase in homelessness compared to the last count and a 40% increase in people experiencing homelessness for the first time. Historically AZCEND has received funding from the CDBC money for tenant based rental assistance case management and rapid rehousing programs through housing stability support. All of these programs are essential to ending homelessness in Chandler. Last year through the CDBG program they were able to help 87 individuals and families obtain housing. These programs have a long lasting impact on the lives of people who received housing. Ms. Donovan thanked the Council for their past support of these essential programs.

4) Molly Bal, 2511 W. Queen Creek Road #125, Chandler, AZ 85248 submitted a card in support of Public Hearing No. 1.

5) Linda Sawyer, 1158 W Linda Lane, Chandler, AZ 85224, did not speak at the meeting but submitted a comment card regarding the Annual Action Plan. Ms. Sawyer's comments were as follows. | believe it is irresponsible for Mayor/Council to support homeless programs without an objective analysis of the negative impact that these programs may have on the health and safety of Chandler residents. The Mayor/Council have been provided with the Level 2 Crime Stats and the obligation to conduct an objective analysis on the increase of crime in the past two years and the increase of the homeless program to determine if there is a negative impact on our community. Absent this knowledge it is irresponsible to place these programs into our community. 85224-85226 are already distressed neighborhoods. Placing programs that have a negative impact is unfair to hard working residents. Placing the role of these programs into a department that is already failing neighborhoods with lack of code enforcement is irresponsible.

April 8, 2019, with a continuation to April 11, 2019
City of Chandler Council Meeting - HOME Public Hearing
175 S. Arizona Avenue, Chandler, AZ 85225

1) Allen Carlson, Executive Director of Newtown Community Development Corporation, 511 W. University Drive Suite 4 in Tempe, AZ. Mr. Carlson has been a Chandler resident since 1997. Mr. Carlson wanted to address the HOME program funding and thanked the Council for the past support they have received and hopes to get continued support for their community land trust. They established community land trust program in Chandler in 2009. They have 64 single family community land trust homes in Chandler north of the 202. From a policy funding perspective this program is a way to protect the public's investment in affordable housing and expand and preserve access to homeownership to those who may be priced out of the market. It also allows them to stabilize and revitalize neighborhoods and assures accountability to taxpayers. The land trust works by allowing a family to purchase a renovated home below market value and the property owners still pay property taxes. Appraisers do not use community land trust properties as comparable because they are not a comparable property so they do not bring the value down of neighboring communities. About 73% of the homes they had were acquired vacant foreclosed homes during the financial crisis. When a person buys a house in the trust they buy the house only and enter into a 99 year renewable lease for the land so the subsidy stays with the land and is protected. They require owner occupancy and the owners agree to sell at a lower price to pass on the good deal they received.

2) Jackie Taylor, CEO of Save the Family Foundation of Arizona, 125 E. University, Mesa, AZ 85201, spoke in support of the HOME program. Ms. Taylor said they cannot develop affordable housing units fast enough in the region. There are families in deep poverty and there is a shortage of affordable housing which means either families double up or they find themselves in unaffordable housing and cycle back into homelessness. Save the Family has worked with the City to develop 14 affordable housing units in the community. Ms. Taylor said they take pride in the fact that they provide support services to the families being housed and many being housed are working to increase their income.

Written Comments received during the Public Comment Period

1) Heather Wilkey, President of the Board of Directors of AZCEND, 345 S. California St, Chandler, AZ 85244, submitted a letter on April 12, 2019. It stated, "Mayor Hartke, Vice Mayor Roe and Honorable Members of the Chandler City Council, On behalf of the Board of Directors of AZCEND, I would like to thank you for your continued partnership to serve individuals and families in crisis, assisting them to move to stability and ultimately prosperity. As you know, AZCEND's model maximizes opportunities for CDBG funding and other sources to the direct benefit of our programs, clientele and the Chandler community while administering these in a fiscally conservative manner. We believe the impact the community receives as a result of these services is of great value as it saves the critical time and resources of public safety personnel. AZCEND provides several programs that provide solutions to homelessness. Our Tenant Based Rental Assistance and Housing and Stability programs, funded by Chandler's Community Development Block Grant, secured permanent housing for 87 households experiencing homelessness last fiscal year. These programs provide housing advocacy and support not only while they are looking for safe, affordable housing, but for up to two years after they have been housed, ensuring participants can maintain their housing and move to a higher level of stability. We also provide I-HELP, the Interfaith Homeless Emergency Lodging Program, in which we partner with houses of worship and volunteers to supply a hot meal and a safe place to sleep 365 nights a year. Since July 1, 2018, we have served 198 unique adults experiencing homelessness providing 5,606 bednights. Just last month, our Board of Directors participated in this process and could testify to the emotional impact the program has on the well being of these individuals and their interactions with the volunteers as we shared a meal together. Guests in this program are seeking a "hand up," not a "hand out," as they voluntarily wanted to share in the responsibilities of the logistics of providing this service to them. Furthermore, the Maricopa Association of Governments recently completed their 2019 Point-in-Time Unsheltered Homeless Count. In the last year, the rate of homelessness has increased 22%, with 40% of individuals experiencing homelessness for the first time. The count for the City of Chandler was 54 individuals. The increase in these numbers should be of concern to all of us, as they don't account for those living on a friend's couch or possibly in their car. We need critical programs like TBRA, Housing and Stability and I-HELP to work together to reduce this problem. We respectfully ask for your support of the recommendations as put forth by the Housing and Human Services Commission. Thank you for your consideration.

2) Kathleen Williamson, 3204 N Brentwood Place, Chandler AZ 85224 submitted an email on April 18, 2019. It stated, "As a constituent living in Chandler AZ I am concerned about the possible cut in funding monies to other municipalities to assist the homeless. No child should have to live without a stable place to call home. 50 new families are falling into homelessness every week in our region which equates to 2,600 families per year and are waiting up to 4 months to access services. Homeless families are living in cars due to long waits for services. There are NO family shelters in Chandler therefore funding programs in other municipalities that offer homeless family programs is critical to meeting the needs of Chandler's most vulnerable families. There are not enough funding targeted to this critical need. Families matter. I request the above be considered."

3) Marty and Paul Arch, 42 South Quarty Circle, Chandler, AZ 85225 submitted an email on April 24, 2019. It stated, "I am requesting that the City prioritize for funding for homeless families. There are NO family shelters in Chandler therefore funding programs in other municipalities that offer homeless family programs is critical to meeting the needs of Chandler's most vulnerable families. Homeless families are living in cars due to long waits for services. No child should have to live without a stable place to call home. There are not enough funding targeted to this critical need. 50 new families are falling into homelessness every week in our region which equates to 2,600 families per year and are waiting up to 4 months to access services."