



Annual Action Plan Executive Summary

FY 2021-2022



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What is the Annual Action Plan?

The Annual Action Plan (Action Plan) is a formal document that details how the City of Chandler (City) plans on utilizing Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds to serve the community in the coming program year. The Action Plan is part of the Consolidated Planning process, which is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. Through the Consolidated Plan, grantee jurisdictions, such as the City of Chandler, engage the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of Community Development programs. By consulting and collaborating with other public and private entities, the City of Chandler can align and coordinate community development programs with a range of other plans, programs and resources to achieve greater impact. The Consolidated Plan describes the City's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources.

The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The FY 2020-2021 Action Plan provides a brief description of the programs and projects proposed by applicants for the coming year, and the City's funding recommendations for CDBG funds.

The City is also a member of the Maricopa HOME Consortium (HOME Consortium). The HOME Consortium is the "lead agency" for HUD HOME funds. The City applies for and receives HOME funds through the HOME Consortium's Action Plan. Descriptions of HOME-funded activities proposed by the City are included in Maricopa County's Consolidated Plan and Action Plan.

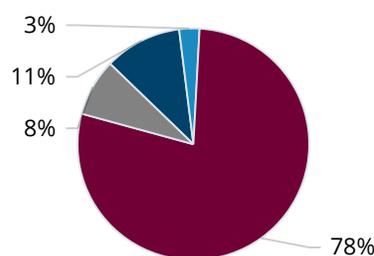
The City makes funding allocations based on community input and priorities. More information about the community input process can be found on page 13. Allocations for CDBG and HOME funds are based on the anticipated FY 2021-2022 federal allocations from HUD. The City of Chandler Housing and Human Services Commission (HHSC) reviews and evaluates proposals for CDBG and HOME funds, and makes recommendations to City Council. City Council is scheduled to vote on the recommendations on April 22, 2021.

Resources

The Neighborhood Resources Department (NRD) utilizes a variety of federal and local resources to fulfill its mission of preserving neighborhoods, providing affordable housing, offering community programs, and promoting diversity. Federal funds include CDBG funds awarded by HUD, HOME funds awarded by HUD and passed through the HOME Consortium, and funds awarded to the City of Chandler Public Housing Authority by HUD to support the Section 8 and Public Housing Programs. The City of Chandler also provides General Funds to leverage federal funds and increase the level of services to Chandler residents.

Annual Action Plan Resources

FY 2021-2022



CDBG	1,569,091
HOME	409,881
Public Housing Authority	11,383,867
City of Chandler	1,157,344

Geographic Priority

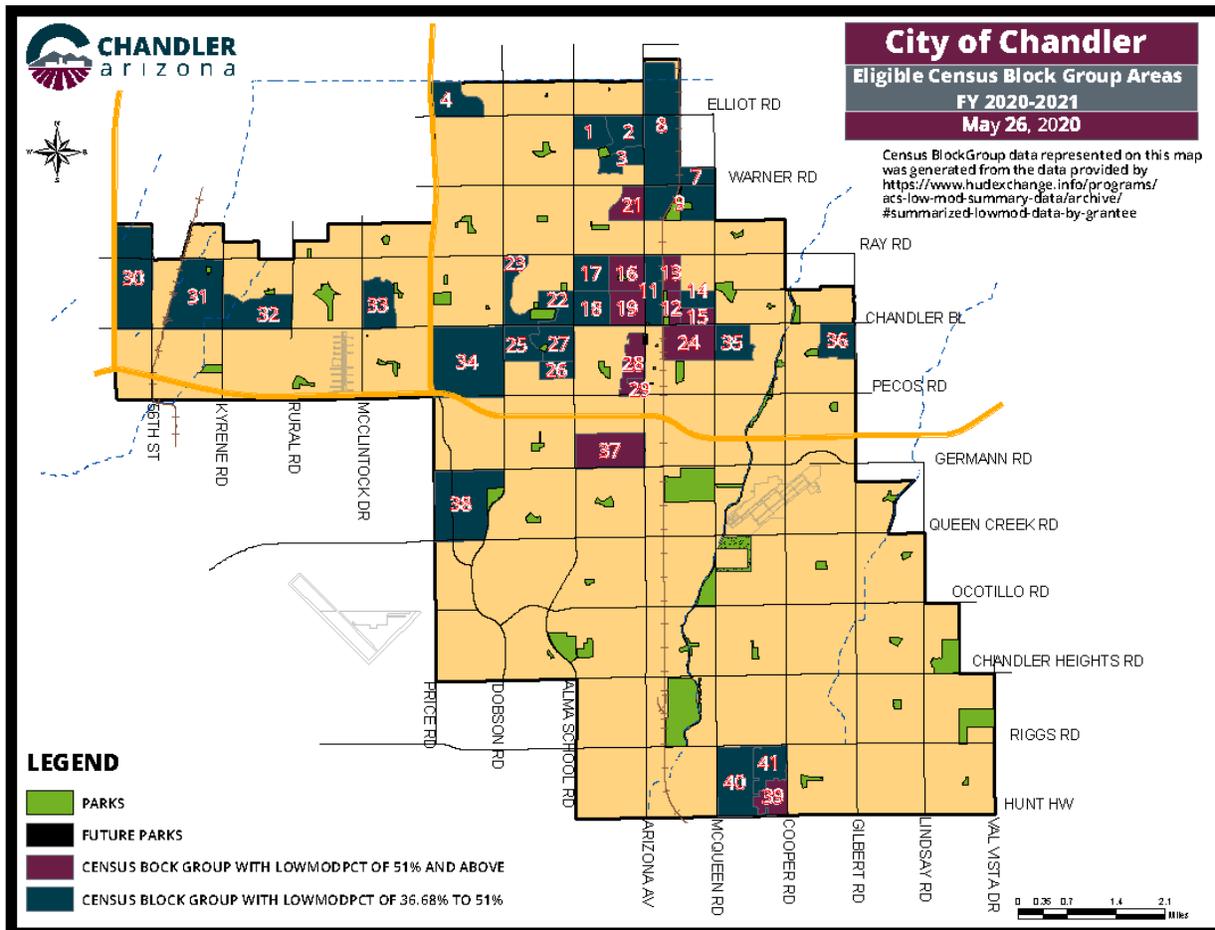
The City of Chandler consists of approximately 65 square miles and shares boundaries with the Town of Gilbert, Cities of Mesa, Phoenix, and Tempe, and the Gila River Indian Community. Chandler has reached its physical geographic limits, with the exception of a few remaining county islands. Downtown Chandler and several neighborhoods in zip codes in 85224 and 85225 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 has low and moderate income, and another 26 where at least 36.68% of the population has low and moderate income; these are CDBG-eligible areas.

CDBG funding will be prioritized for residents who have low and moderate income, special needs, or are experiencing homelessness. Capital projects and code enforcement provide area benefit and are targeted in CDBG-eligible areas. During Fiscal Year 2021-2022, Chandler will invest approximately 11% of CDBG resources in CDBG-eligible areas.

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 and homeowner-occupied 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.



CDBG Public Service Applications

- A New Leaf, Inc. – Homeless Shelter Services. Funding is requested to provide emergency shelter and support services to individuals and families experiencing homelessness in Chandler. Funding will support two .75 FTE Support Partners, who will provide direct case management support to families and individuals residing at La Mesita (family shelter) and East Valley Men’s Center.
- City of Chandler Community Development – Client Services. Funding is requested to provide community navigation and client services to individuals and families experiencing unsheltered homelessness in Chandler. This funding supports .5 FTE Client Services Specialist and 1 FTE Community Navigator who will identify and establish relationships; coordinate care and communications with appropriate service providers; facilitate access to housing; and support ongoing stability services.
- City of Chandler Housing and Redevelopment – Public Housing Youth Program. Funding is requested to provide after school and intersession programming to youth, ages 6-18, who reside in Chandler’s four Public Housing communities. Activities include academic support; mentoring; youth development; arts; books and reading services; and sports and recreation. Programming is offered Monday through Friday on regular school days at each public housing community. During intersession, youth from all four communities 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.
- 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 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 – Southwest Media & Enforcement Campaign. Funding is requested to develop a fair housing media campaign for the City of Chandler. The media campaign would be designed to inform potential victims of housing discrimination, their fair housing rights and information about the services provided by Southwest Fair Housing Council (SWFHC). SWFHC is a fully-funded, statewide enforcement agency that supports individuals whose fair housing rights may have been violated by providing intake and referrals to appropriate agencies, fair housing counseling, and assistance through the entire fair housing complaint process.



CDBG Capital Projects, Housing, and Neighborhood Revitalization Applications

- Central Arizona Shelter Services – Critical Shelter Hot Water Heater Improvements. Funding is requested to replace three hot water heaters at the emergency shelter located in Downtown Phoenix that houses more than 400 single adults each night. Replacement of the hot water heaters would provide hot showers and clean clothes to shelter residents.
- COC Code Enforcement – Low-Mod Neighborhoods. Funding is requested to continue the systematic, proactive inspection program in 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 receive an advisory notice providing information about common code violations for self-evaluation and correction prior to inspection.
- COC Housing and Redevelopment – Relocation Assistance. Funding is requested to support a future Rental Assistance Demonstration (RAD) project, that would provide relocation assistance to households with low and moderate income that are impacted by the RAD project.
- FSL Home Improvements – Chandler Home Repair Program. Funding is requested for single-family owner-occupied emergency repairs, minor repairs, ADA modifications and exterior improvements for Chandler residents with low and moderate income. The ADA modifications and exterior improvements will increase health and safety and correct code violations. 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 in the form of zero percent interest loans, which are forgivable over five years. The Americans with Disabilities Act (ADA) program offers up to \$10,000 for persons with disabilities to modify their homes so they can continue to live safely and comfortably. This program is a continuation of the current partnership with the City of Chandler Neighborhood Resources Department. The City will continue to process client applications directly through the Homeowner Rehabilitation grant. FSL's role will include home inspections, scope of work creation, contractor procurement, construction oversight, and billing/reporting.



HOME Applications

- A New Leaf – Tenant-Based Rental Assistance. Funding is requested to provide Tenant-Based Rental Assistance (TBRA) for 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.
- ARM of Save the Family Foundation of Arizona, Inc. – Acquisition/Rehabilitation of Affordable Rental Housing. Funding is requested to add one unit of affordable rental housing in the Chandler market for families with income below 60% Area Median Income. ARM of Save the Family will acquire and rehabilitate a three-bedroom unit and maintain it for eligible Chandler families to rent. ARM of Save the Family also provides individualized case management and supportive services to program participants to promote stabilization.
- Newtown Community Development Corporation – Community Land Trust. Funding is requested to provide affordable homeownership opportunities in Chandler for first-time homebuyers with incomes below 80% of the Area Median Income. 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. 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.



CDBG AND HOME Funding Recommendations

The City of Chandler receives federal CDBG funding, administered by HUD, to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for persons with low and moderate income. Funds support a wide range of community development activities directed toward revitalizing neighborhoods, economic development and providing improved community facilities and services. The chart below provides a summary of proposed activities and recommendations for funding.

Agency	Program	Funding Requested	Funding Recommended	HUD Outcome
CDBG Public Service				
A New Leaf	Homeless Shelter Services	\$50,000	\$0	SL1
City of Chandler Community Development	Client Services	\$115,000	\$115,000	SL1
City of Chandler Housing and Redevelopment	Public Housing Youth Program	\$78,000	\$74,059	SL1
Save the Family	Case Coordination and Homeless Housing	\$28,000	\$28,000	SL1
Southwest Fair Housing Council	Southwest Media & Enforcement Campaign	\$14,000	\$0	SL1
CDBG Capital Projects, Housing, and Neighborhood Revitalization				
Central Arizona Shelter Services	Critical Shelter Hot Water Heater Improvements	\$36,000	\$0	DH3
City of Chandler Code Enforcement	Low-Mod Neighborhoods	\$167,286	\$167,286	SL3
City of Chandler Housing and Redevelopment	Relocation Assistance	\$364,740	\$364,740	DH1
FSL Home Improvements	Chandler Home Repair Program	\$530,593.60	\$530,593.60	DH3
Administration				
City of Chandler Community Development	Program Administration and Fair Housing	\$289,412	\$289,412	N/A

Agency	Program	Funding Requested	Funding Recommended	HUD Outcome
HOME Housing Activities				
A New Leaf	Tenant-Based Rental Assistance	\$212,262	\$0	DH2
ARM of Save the Family Foundation of Arizona, Inc.	Acquisition / Rehabilitation of Affordable Rental Housing	\$276,482	\$276,482	DH2
Newtown Community Development Corporation	Community Land Trust Homeownership	\$200,000	\$107,781	DH2
Administration				
City of Chandler Community Development	Program Administration	\$25,618	\$25,618	N/A

HUD Outcome Code Key	Availability / Accessibility	Affordability	Sustainability
Decent Housing	DH1	DH2	DH3
Suitable Living Environment	SL1	SL2	SL3
Economic Opportunity	EO1	EO2	EO3

Five-Year Consolidated Plan Goals and Annual Activity Summary for HUD Funding

The City of Chandler plans to utilize CDBG and HOME funds in Fiscal Year 2021-2022 to support the following activities that address one of the five goals identified in the Five-Year Consolidated Plan. The table below also identifies how performance measures will be evaluated based on the goal outcome indicator selected, and the number of individuals or households anticipated to be served with the planned HUD resources. Fiscal Year 2021-2022 is the second year of the Five-Year Consolidated Plan.

Five-Year Consolidated Goal and Annual Activity	Goal Outcome Indicator	Five-Year Goal	Annual Plan Goal	Geographic Area Served	HUD Resource
Goal #1: Creating and Preserving Affordable Housing					
ARM of Save the Family Foundation of Arizona, Inc. - Acquisition / Rehabilitation of Affordable Rental Housing	Rental Units Rehabilitated	2 Households	1 Household	Citywide	HOME
City of Chandler Housing and Redevelopment - Relocation Assistance	Relocation Assistance	250 Households	91 Households	Citywide	CDBG
Newtown Community Development Corporation - Community Land Trust Homeownership	Homeowner Housing Added	5 Households	1 Household	Citywide	HOME
Goal #2: Maintain Owner-Occupied Housing					
FSL Home Improvements - Chandler Home Repair Program	Homeowner Housing Rehabilitated	179 Households	35 Households	Citywide	CDBG
Goal #3: Support Public Services and Promote Fair Housing					
City of Chandler Community Development - Client Services	Public service activities other than Low/Moderate Income Housing Benefit	1,132 Individuals Assisted	200 Individuals	Citywide	CDBG
City of Chandler Housing and Redevelopment - Public Housing Youth Program	Public service activities other than Low/Moderate Income Housing Benefit	1,173 Individuals Assisted	245 Individuals	Citywide	CDBG
Save the Family - Case Coordination and Homeless Housing	Public service activities other than Low/Moderate Income Housing Benefit	85 Individuals Assisted	17 Individuals	Citywide	CDBG
Goal #4: Support Public Facilities and Public Improvements					
No Activities Planned for FY2021-2022					
Goal #5: Neighborhood Revitalization					
City of Chandler Code Enforcement - Low-Mod Neighborhoods	Housing Code Enforcement	55,000 Households	11,500 Households	CDBG Eligible Area	CDBG
Goal #6: Administration					
City of Chandler Community Development	Program Administration	n/a	n/a	Citywide	CDBG/ HOME

Addressing Need through Other Resources

Affordable Housing

Housing for all incomes, and services for persons experiencing homelessness were identified as top areas of need in the 2019 Community Needs Assessment. Nearly 40% of Chandler rental households are cost burdened, spending over 30% of their income on housing. Over 16% of Chandler rental households are severely cost burdened, spending over half of their income on housing. As a result, the City of Chandler continues to look for ways to maintain affordable housing and expand the inventory as the housing market continues to tighten. The City utilizes a combination of CDBG and HOME funding to address and expand affordable housing. The City also offers single-family owner-occupied housing rehabilitation to assist Chandler homeowners who are low and moderate income with emergency repairs, minor repairs, ADA modifications and exterior improvements that would not be fixed otherwise.

The City of Chandler's Community Development staff works closely with the Chandler Public Housing Authority (PHA) in serving its low- and moderate-income Chandler residents. The Chandler PHA administers the Tenant-Based Rental Assistance (TBRA) program, serving households experiencing homelessness. The Community Development staff provides oversight for homeless outreach and services. Communications are ongoing with the Chandler PHA regarding individuals and families experiencing homelessness, and those who may be eligible for this service.



Meeting Underserved Needs

Basic Needs

In Fiscal Year 2021-2022, 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. These include:

- **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.

Youth

In Fiscal Year 2021-2022, the Housing and Human Services Commission will continue its focus on the following priorities for the use of local resources targeted to youth services including:

- **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.



Special Populations

In Fiscal Year 2021-2022, 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 including:

- **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.



Public Housing

The City of Chandler Public Housing Authority (PHA) is administered by the Chandler Housing and Redevelopment Division, which oversees and manages Public Housing units and the Housing Choice Voucher: Section 8 program. The primary focus of the PHA is to provide affordable rental housing for extremely low, low- and moderate-income families.

Public Housing is a federal housing program in which the Chandler PHA owns and manages 303 units consisting of single-family homes, four apartment complexes, and one apartment complex for individuals who are elderly. The Housing Choice Voucher (HCV): Section 8 program is a rent subsidy program that assists eligible individuals and their families in obtaining affordable, decent and safe housing in the private market. The PHA manages 486 Housing Choice Vouchers. The Family Self-Sufficiency (FSS) program is available to all Public Housing and HCV residents. FSS participants receive support for employment and other case management services designed to promote economic self-sufficiency. The Public Housing program and the HCV program continues to be designated by HUD as "High Performing."

Actions planned to address the needs to public housing include but are not limited to:

- 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.
- Explore increased affordable housing opportunities through Rental Demonstration Assistance (RAD) project.

During the program year, the City of Chandler Public Housing Authority encourages 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 Public Housing residents and Housing Choice Voucher Family Self-Sufficiency (FSS) participants.
- Partnering with local nonprofits to offer free-of-charge training to assist FSS participants in finding and maintaining jobs.
- Offering financial literacy classes and one-on-one financial counseling.
- Providing workshops focused on managing student loan debt, household budgeting, and credit repair.
- Partnering with Maricopa Integrated Health Systems and Carrington College to provide a wide range of primary care health services.
- Partnering with local nonprofits to provide homebuyer preparation classes, such as budgeting and repairing credit.
- Partnering with local nonprofits to provide free after school programs, free summer camp, scholarships, and parenting classes.
- Preparing Public Housing clients and Housing Choice Voucher clients for future home purchase.

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.

In addition, the City follows a multi-pronged approach to reduce lead hazards:

1. Rehabilitation Projects. 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. The City's service provider has licensed contractors who are available to perform appropriate abatement and/or removal procedures if lead-based paint is present.

2. Housing Choice Voucher: Section 8. The PHA inspects prospective dwellings constructed prior to 1978 that will have a child under the age of six residing therein, for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection includes visual inspections for chipped, peeling, chalking and deteriorated interior and exterior paint. Clearance testing may be performed after remediation by the property owner, to assure a lead-safe environment.

Citizen Participation Plan

The draft Annual Action Plan is available for review at the Neighborhood Resources Department, and on the City's website at <https://www.chandleraz.gov/residents/neighborhood-resources/community-development/plans-and-reports>.

Throughout the development of the City of Chandler's Annual Action Plan for Fiscal Year 2021-2022, the City provided several opportunities for public input and comment. The City plans to conduct two public hearings; one was held virtually on February 10, 2021, and a second public hearing is scheduled for April 7, 2021 (in-person or virtually). There will be a 30-day public comment period from March 22, 2021 to April 20, 2021. The public hearings and public comment period were announced through an advertisement in the Arizona Republic and is posted in public locations including the City Clerk's office, and the Neighborhood Resources Department office. The public hearing notice includes the meeting location (including virtual access), date, time, key staff contacts, topics to be considered, and the beginning and ending dates of the public comment period. The notice also includes information for citizens requesting reasonable accommodations for a disability. In addition to commenting at the public hearing, citizens are invited to submit written comments to the Neighborhood Resources Department by mail, phone or email at community.development@chandleraz.gov.

Public comments received during the public comment period will be incorporated into the final Annual Action Plan submitted to the U.S. Department of Housing and Urban Development.

Chandler Mayor and City Council



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