



Annual Action Plan

2017-2018

City of Chandler
Neighborhood Resources

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Public Comment Period March 24, 2017 to April 24, 2017

The public is invited to comment on any aspect of this Annual Action Plan. The draft Annual Action Plan is available at our office or online at chandleraz.gov/communitydev.

Written comments may be addressed to:

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The public is also invited to attend and speak at public hearings:

1. March 22, 2017 - Housing and Human Services Commission Committee Meeting.
2. April 13, 2017 - City Council.
3. April 19, 2017 - Housing and Human Services Commission Committee Meeting.
4. July 13, 2017 - City Council.



Neighborhood Resources Department

The mission of the City of Chandler Neighborhood Resources Department 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

FY 2017 – 2018 Annual Action Plan Resources

CDBG Entitlement Program FY 2017-2018 Allocation

Community Development Block Grant (CDBG)	\$1,315,037
Estimated CDBG Program Income	\$25,000
Total CDBG Available for Allocation	\$1,340,037

HOME Investment Partnerships Program FY 2017-2018 Allocation

HOME (through an agreement with Maricopa County)	\$298,870
Total HOME Funds Available for Allocation	\$298,870

Public Housing Programs

Section 8 Housing Choice Voucher Program	\$4,605,141
Public Housing Program	\$2,619,069
Public Housing Capital Funds	\$389,407

Local Resources

General Funds - Acts of Kindness (AOK), Social Service Funds (SSF), Youth Enhancement Program (YEP), and Veterans Transportation (estimated)	\$1,115,392
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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 one-year activities in relationship to the five-year goals and objectives of the Consolidated Plan covering Fiscal Years 2015-2019, submitted to HUD on or before August 16, 2017. HUD released Fiscal Year 17-18 annual allocation on June 19, 2017, which delayed grantees submission of final Annual Action Plan. HUD allowed the Annual Plan to be submitted 60-days after the date allocations were announced by HUD or August 16, 2017, whichever comes first.

The Action Plan provides a brief description of the programs and projects of the City of Chandler in Fiscal Year 2017-2018, and funding announcements for the CDBG program. The City is also a member of the Maricopa County HOME Consortium. The HOME Consortium is the "lead agency" for HUD HOME Investment Partnerships (HOME) Funds and submits the HOME funds allocation under the HOME Consortium Annual Action Plan. Chandler HOME-funded activities are also included in Maricopa County's Consolidated Plan and Annual Action Plan.

The City makes funding allocations based on community priorities and input. The funding recommendations for the CDBG and HOME programs in this plan are based on the FY 2017-2018 allocations from HUD. The City received an increase in CDBG funding of \$31,447 and a decrease in HOME funding of \$921. Final approval from City Council occurred July 13, 2017. In compliance with City of Chandler's Public Participation Plan, the City held a public comment period that began March 24, 2017, and ended on April 24, 2017, on the draft Annual Action Plan. The draft Annual Action Plan included specific contingency details if funding was increased or decreased based on the estimated CDBG and HOME funding amount. In addition, a Public Hearing on the draft Annual Plan was held at the Housing and Human Services Commission (HHSC) meeting on March 22, 2017 and April 19, 2017, and at the April 13, 2017, City Council meeting to ensure opportunities for input for the community.

The Housing and Human Services Commission (HHSC) was tasked during the allocation process to include contingency provision language in its Annual Action Plan, which explains how the City will adjust its proposed plan to match its actual allocation amounts, once actual amounts become known. If CDBG and HOME funds should be increased or decreased from the estimate amount used for allocation, then the following formula will redistribute the CDBG and HOME funds. The HHSC established the following formula for redistributing CDBG funds. The actual impact based on the final allocation from HUD was an increase to CDBG and decrease to HOME fund. As a result, the City adhered to the below contingency provisions.

(A) If CDBG funding is increased:

- a. Administration will increase to equal not more than 20% of the total allocation.
- b. Up to 15% of the total increase will be reallocated proportionately to public services activities that scored above 80 points in the application review process, but not more than was requested.
- c. Any remaining increase will be allocated to City of Chandler Emergency Home Repairs.

(B) If CDBG funding is decreased:

- a. Administration will be reduced to equal not more than 20% of the total allocation.
- b. Up to 15% of the total decrease will be deducted proportionately from public service activities that scored above 80 points in the application review process.
- c. Any increase or decrease will not impact the Fair Housing activity.
- d. Any remaining decrease will be deducted proportionately from activities that scored lowest to highest in the application review process.

The Housing and Human Services Commission (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 of any increase or decrease on specific activities is found on pages 12 & 13.

(A) If HOME funding is increased:

- a. The amount of administration will be calculated by the Maricopa County HOME Consortium.
- b. The remaining funds will be added proportionally to TBRA and Newtown CDC projects up to the amount requested.

(B) If HOME funding is decreased:

- a. The amount of administration will be calculated by the Maricopa County HOME Consortium.
- b. The remaining funds will be added proportionally to TBRA and Newtown CDC.

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 limits, except a few remaining county islands.

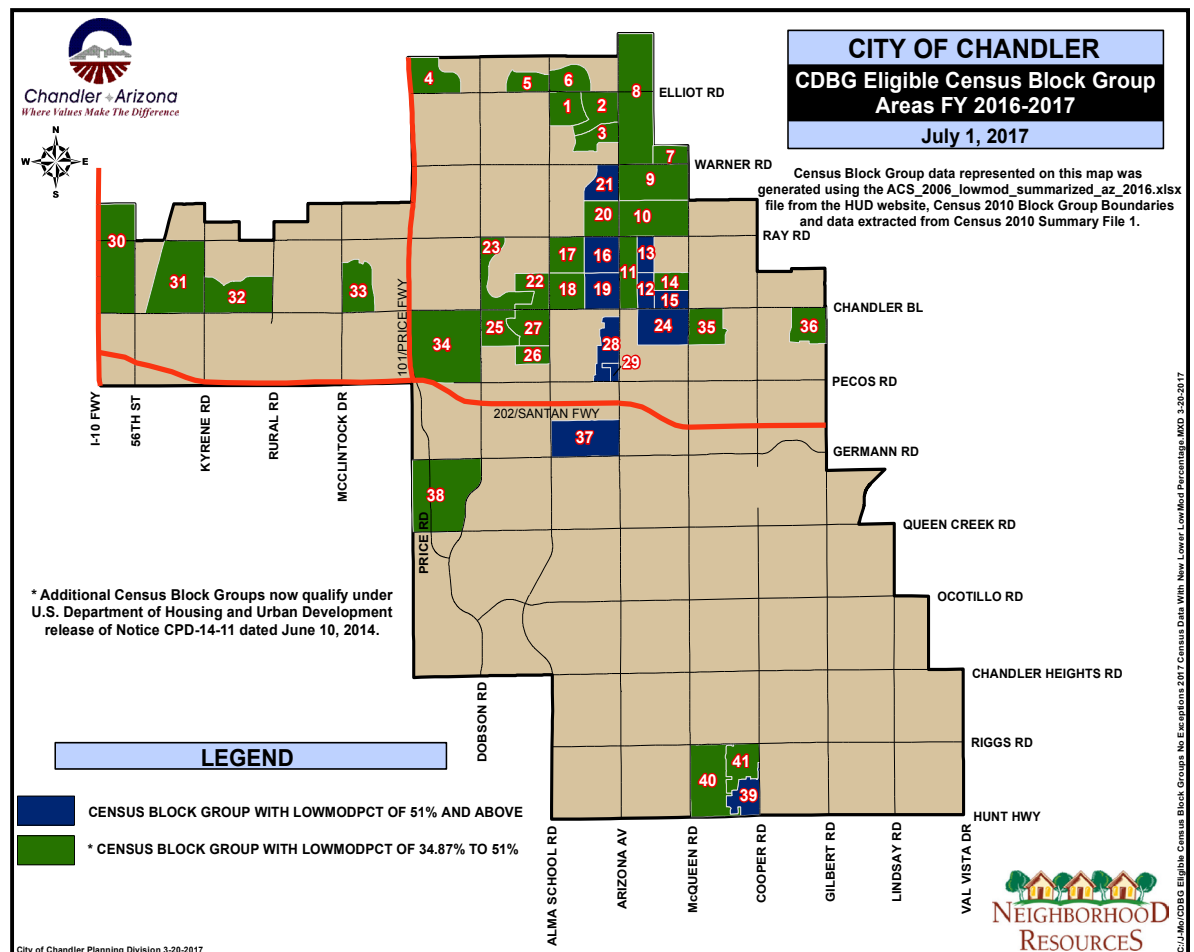
Most of the City developed during the past twenty years, yet the central City and several neighborhoods north of the San Tan Freeway (202) are long-established and have higher concentrations of low-income and minority households. There are 9 Census Block Groups where at least 51% of the population is low and moderate income and 32 where at least 34.57% of the population is low and moderate income; these are CDBG-eligible areas. Chandler Neighborhood Resources has elected to target funds to areas north of the San Tan Freeway (202).

Affordable housing opportunities include providing decent, safe, and affordable housing for low-moderate income households that earn 80% of the area median income (AMI). Very low income are households that make 50% AMI. In 2013, Chandler's median income for all households and family types was higher than Maricopa County. Chandler's median income of \$71,083 was 33% higher than Maricopa County.

During FY 2017-2018, 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 agencies to provide residents and neighborhoods with assistance to help stabilize the community and individual families. Neighborhoods may be helped in any number of ways:

- Resources are invested for neighborhood improvements, such as parks, streets, water system upgrades and street lighting;
- Resources are provided to community assistance programs such as food banks, transportation assistance, and youth programs; and
- Codes are enforced and individual households are referred to housing rehabilitation programs and other services.

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 blighted conditions.



LEVERAGING HUD FUNDING

In addition to CDBG funds, the City of Chandler will make available General Fund resources to support agencies that address the needs of the City's most vulnerable residents. The City received general fund applications for \$2,010,705 from 65 agencies and made final awards in early June 2017.

In 2017, the Housing and Human Services Commission will continue to focus on:

1. Youth, 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.



YOUTH



FAMILIES



SPECIAL



VETERANS

POPULATIONS

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 maximize the use of the funds and more closely meet the evolving needs of the community. In the fall of 2010, an assessment was conducted to review the existing annual process and procedures for the allocation of funds to social services providers. Based on feedback from Executive Directors of health and human service providers and faith-based organizations, the Housing and Human Services Commission (HHSC), and the Neighborhood Resources Council Subcommittee recommended funding to three groups – youth, special populations and families in crisis.

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. Given the challenges of families with dependent children such as lack of state child care subsidies, state limited-time enrollment in Temporary Assistance to Needy Families (which limits assistance to one year), and low wages associated with part-time employment, the City dedicates public and human services funding to intervention and prevention strategies that alleviate the effects of poverty and meet the basic needs of Chandler's low and moderate income households:

- Food and clothing.
- Emergency and transitional shelter with services.
- Crisis assistance to move through personal and systemic barriers.
- Credit and housing counseling.
- Job skills development programs.
- Asset-building strategies.
- Assistance navigating social and economic systems.
- Physical and mental health services.
- Eviction and foreclosure prevention programs.
- Rental assistance.

FY 2017-2018 CITY OF CHANDLER INITIATIVES

Affordable Housing

The City received five applications for CDBG funds to address affordable housing conditions during the coming year. Summaries of the applications received are found on page 14. The City plans to allocate CDBG funds to three agencies that will:

- Provide emergency Home Repairs and Housing Rehabilitation for 10 low and moderate income homeowners.
- Increase knowledge and awareness of fair housing rights through rental testing in areas at high risk for housing discrimination, outreach events and distribution of fair housing information in English and Spanish, benefitting 605 Chandler households.
- Replace kitchen cabinets, bathroom vanities and countertops, faucets and necessary plumbing in 25 scattered-site public housing units.

The City received three applications for HOME funds to address affordable housing conditions during the coming year. Summaries of the applications received are found on page 16. The City plans to allocate HOME funds to two agencies that will:

- Provide tenant-based rental assistance to 20 previously homeless households, including both individuals and families.
- Assist one first-time homebuyer to purchase a home 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	20	0	0	0	20	HOME
Non-homeless	620	0	16	1	637	CDBG, HOME, Public Housing, Housing Choice Vouchers
Special Needs	160	0	4	0	164	CDBG, Public Housing, Housing Choice Vouchers
Total	800	0	20	1	821	



Removing Barriers to Affordable Housing Development

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 possible barriers were identified in the City's 5-year Consolidated Plan and the recent 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.

Human Services, Homelessness and Special Needs Populations

The City received eleven applications for CDBG funds to provide services for low and moderate income households, people experiencing homelessness, and people with special needs. The City plans to allocate CDBG funds to eight agencies that will provide:

- Emergency shelter for 37 individuals and individuals in families experiencing homelessness.
- Case management and counseling services for 150 individuals and families living in transitional housing.
- Intensive targeted intervention and case management services for 20 previously-homeless individuals participating in the City's tenant-based rental assistance program.
- Homework assistance, arts and crafts, and recreation opportunities for 446 youth residing in Public Housing.
- Fair Housing Education for 605 Chandler residents.

In addition to applications for CDBG funds, the City also received 65 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.

Summaries of Pubic Service applications are on page 14.



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 needy 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

2017 Affordable Rental Housing Strategies

- Provide rental assistance for 20 formerly homeless low-income households, including assistance with rental payments, security deposits and utility reimbursements. Provide additional targeted services to participants through the Homeless Navigator Program.
- Replace kitchen cabinets, bathroom vanities and countertops, faucets and necessary plumbing in 25 scattered-site public housing units.
- 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 (PHA)) addresses the needs of extremely low income and low to moderate-income families. The Public Housing program and the Section 8 Housing Choice Voucher (HCV) program continue 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; 20% of participants are elderly.

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

During the coming year, the PHA has proposed to use CDBG funds to provide activities for youth residing in public housing and to make improvements to the 25 homes built in 1996.

Public Housing Authority (PHA): Providing Opportunities for Chandler's Lowest-income Households

The mission of the Chandler PHA is to work together with community partners to ensure affordable and diverse housing opportunities in the community. This mission is supported through social service and educational programs provided in conjunction with the Family Investment Center, Youth Recreation Program and the Capital 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 public housing residents to increase their earning potential through workforce strategies and partnerships with local business and Arizona @ Work. In addition, the City PHA will be participating in collaborative efforts between the Housing Authority and the City's Public Library by launching community literacy events. The Book Rich Environments Initiative (BRE) has coordinating partners that include Department of Housing and Urban Development (HUD), Department of Education, Campaign for Grade-Level Reading (GLR), National Book Foundation and Urban Libraries Council. Chandler is among the 40 PHA named to the GLR Honor Roll. These public housing literacy initiatives will seek to increase reading proficiency, improve the overall academic achievement and ultimately improve the life trajectories of children in low-income families. The PHA continues to:

- Circulate newsletters and e-mail blasts and periodically schedule staff-participant meetings. Quarterly newsletters will include information about new programs and requirements, and resident services. Additional mailings include meeting invitations, Resident Advisory Board recruitment, and other announcements.
- Partner with Chandler Public Library's Adult Education Program and faith-based organizations to provide financial literacy classes, and with Newtown Community Land Trust to provide homeownership classes.
- Afford Family Self-Sufficiency clients an additional 3:1 down payment assistance match to their down payment made from a partner IDA program. Family Self-Sufficiency staff will work with clients interested in homeownership to make them aware of other resources available in community.



HOMEOWNERSHIP HOUSING ACTIVITIES

2017 Homeownership Activities

- Through the City's Housing Rehabilitation program, rehabilitate up to 10 owner-occupied housing units.
- Assist one first-time homebuyer to purchase a home through the Chandler Community Land Trust.
- Work with community partners to make resources available to participants in the Public Housing Authority Family Self-Sufficiency Program and offer 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 County 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 providing assistance to 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 any 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 lessees 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.



BEFORE



AFTER

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 Minority and Women-owned Business Enterprises in funded programs and activities.
3. Continuing fair housing activities to better serve the citizens of Chandler.

2017 Neighborhood Enhancement and Community Development Strategies:

1. Undertake proactive code enforcement to reduce blight and refer households for housing rehabilitation assistance, benefitting 11,611 people.
2. Continue neighborhood leadership training for Homeowner's Associations and traditional neighborhoods.
3. Provide CDBG resources for accessibility improvements to Marc Community Resources to facilitate the start-up of day treatment and employment programs for individuals with development disabilities, benefitting 26 individuals.

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.



Housing Rehabilitation: Improving Neighborhoods and Quality of Life

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. Work items may include replacement and/or repair of: windows/doors, plumbing/ electrical /HVAC systems, roofs, structural repair, mitigation/ abatement of lead-based paint hazards, and removal and/or repair of any code violations.

While all low and moderate income residents are eligible to apply for housing rehabilitation assistance, priority is given to physically disabled and elderly homeowners age 62 or older residing in geographic priority areas.



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 lodging 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 support, 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 has issued a request for proposals to hire a Homeless Outreach Navigator to conduct street outreach, engage families and individuals experiencing homelessness, and proactively initiate activities to connect people with supportive services and permanent housing. The Navigator will work as an advocate, referral agent, coordinator or facilitator and will work with other government agencies, community partners and other Navigators in the community.

The City works as part of a larger system called the regional Continuum of Care, which is co-chaired by Vice Mayor Kevin Hartke. The Continuum of Care is managed by the Maricopa Association of Governments and prioritizes and coordinates the activities of organizations that address homelessness and the needs of people experiencing homelessness.

2017 Strategies to Assist People Experiencing Homelessness and People with Special Needs

1. Participate in the regional Continuum of Care.
2. Utilize CDBG funding to provide operating support to six programs operated by five nonprofits providing emergency and transitional housing for 725 individuals experiencing homelessness.
3. Utilize HOME funding to provide tenant based rental assistance for 20 previously homeless households.
4. Utilize CDBG funding to make facility improvements that will facilitate the start-up of day treatment and employment programs for individuals with development disabilities.
5. Provide General Fund resources to support services and assistance to special populations, including:
 - Programs that provide for basic needs including health 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; and
 - Programs that provide transportation for Veterans.



HUMAN AND PUBLIC SERVICES

2017 Leverage Funding Priorities – Families in Crisis

In 2017, 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 self-sufficiency.

- **Emergency Intervention:** programs that support families and children in crisis due to child abuse, domestic violence, and/or behavioral health issues such as substance abuse and mental health issues.
- **Temporary Assistance:** programs that provide temporary financial assistance (utilities, rent, mortgage) 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, 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; 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.

2017 Leverage Funding Priorities – Youth Services

In 2017, 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,** including 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.

2017 Public Services Strategies

Provide CDBG funds to agencies for:

- Emergency shelter services to 35 individuals and individuals in families.
- Case management and counseling services for 62 individuals and families in transitional housing.
- Intensive targeted services for 62 households participating in the City's tenant based rental assistance program.
- Homework assistance, arts and crafts and recreation opportunities for 446 youth residing in Public Housing.

Provide General Fund resources to support families in crisis, services and assistance to special populations, and youth services.



CDBG Public Services

Agency	CDBG Requested	CDBG Initial Recommended	CDBG Final Allocation	HUD Outcome
A New Leaf East Valley Men's Shelter	\$35,000	\$10,000 (B)	\$10,000	SL1
A New Leaf La Mesita Family Shelter	\$25,000	\$ 20,000 (B)	\$20,000	SL1
A New Leaf East Valley Women's Shelter	\$5,000	\$0	\$0	SL1
AZCEND Housing & Stability	\$48,587	\$ 25,452 (A)	\$34,822	SL1
AZCEND TBRA Case Management	\$35,515	\$ 35,515 (A)	\$35,515	SL1
Chandler Housing & Redevelopment Public Housing Youth Program	\$65,676	\$ 44,580 (A)	\$53,950	SL1
Chicanos Por La Causa Housing Education and Counseling	\$10,500	\$0	\$0	E03
Labor's Community Service Agency Transitional Housing	\$15,120	\$ 10,000 (B)	\$10,000	SL1
Save the Family Homeless Case Management	\$35,000	\$ 17,460 (B)	\$17,460	E03
Southwest Fair Housing Council Fair Housing Education, Outreach & Enforcement	\$25,000	\$ 15,000 (C)	\$15,000	E03
UMOM New Day Centers Shelter Services	\$20,000	\$0	\$0	SL1
Total CDBG Public Services	\$329,398	\$178,007	\$196,747	

CDBG Public Facilities, Housing and Code Enforcement

Agency	CDBG Requested	CDBG Initial Recommended	CDBG Final Allocation	HUD Outcome
AZCEND Food Bank Improvements	\$150,000	\$ 150,000 (C)	\$150,000	SL3
Chandler Code Enforcement Blight Elimination Program	\$160,470	\$ 160,470 (B)	\$160,470	SL3
Chandler Housing & Redevelopment Public Housing Improvements	\$175,000	\$ 175,000 (C)	\$175,000	SL3
Chandler Housing & Redevelopment Housing Rehabilitation	\$250,300	\$ 250,300 (B)	\$250,300	DH3
Chandler Housing & Redevelopment Emergency Home Repairs	\$0*	\$ 17,536(B,D)	\$17,536	DH3
Habitat for Humanity of Central AZ Emergency Home Repairs	\$248,375	\$0	\$0	DH3
MARC Community Resources ADA Improvements	\$101,977	\$ 101,977 (B)	\$101,977	E01
Total CDBG Public Facilities, Housing, Code Enforcement	\$1,086,122	\$855,283	\$855,283	

HOME Investment Partnership Program

Agency	HOME Requested	HOME Initial Recommended	HOME Final Allocation	HUD Outcome
Chandler Housing & Redevelopment TBRA Program	\$206,112	\$ 180,000 (E)	\$179,540	DH2
Habitat for Humanity of Central AZ Housing Reconstruction	\$200,000	\$0	\$0	DH3
Newtown Community Development Corporation First-time Homebuyer	\$210,000	\$ 101,112 (E)	\$100,652	DH2
Total HOME	\$616,112	\$281,112	\$280,192	
Administration				
CDBG Program Administration	\$ 250,300 (F)	\$250,300	\$263,007	ADM
HOME Program Administration	\$ 18,741 (G)	\$18,741	\$18,678	ADM

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

HUD Outcome Code Key	Availability / Accessibility	Affordability	Sustainability
Decent Housing	DH1	DH2	DH3
Suitable Living Environment	SL1	SL2	SL3
Economic Opportunity	E01	E02	E03

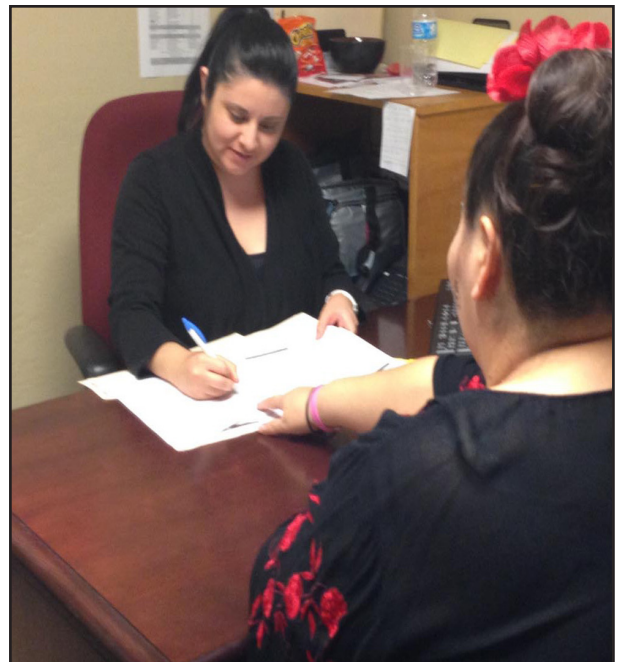
CDBG RECOMMENDATION KEY

- (A) These activities will receive a proportionate share of an increase in CDBG funding up to the amount requested. These activities will not be impacted by a decrease in CDBG funding.
- (B) These activities will receive a proportionate share of a decrease in CDBG funding. These activities will not be impacted by an increase in CDBG funding.
- (C) These activities will not be impacted by an increase or decrease in CDBG funding.
- (D) This activity will receive any increase in CDBG funding.
- (E) This activity will receive any increase in HOME funding up to the amount requested. This activity will receive any decrease in HOME funding.
- (F) This activity will not be more than 20% nor less than 19.5% of total CDBG funding.
- (G) This activity will receive an increase or decrease in HOME funding to be determined by the Maricopa County HOME Consortium.



CDBG PUBLIC SERVICES APPLICATIONS

- City of Chandler Housing and Redevelopment – Public Housing Youth Program. The program will serve 446 youth ages 6-18 who reside in Chandler's four Public Housing family sites. Activities are offered after school and during school breaks and include community sports and other specialized events. The after-school program is held at each public housing site and offers homework assistance, art and crafts and indoor/outdoor recreation on regular school days. The Boys and Girls Club offers free memberships to program participants and the Holy Trinity Lutheran Church allows use of their Community Life Center for large group activities.
- AZCEND– Housing and Stability Case Management. This program will provide targeted intervention to the most chronic and medically vulnerable homeless individuals and families living on Chandler's streets. The program will work in partnership with the Agency's I-Help program to provide a higher level of stability through services, housing and employment for 100 of the most vulnerable individuals and families.
- AZCEND – TBRA Case Management. Funding was requested for a Case Manager to assist up to 25 individuals who participate in the City's Tenant-Based Rental Assistance Program (TBRA) for homeless individuals and families. The Case Manager locates and establishes relationships with individuals and families experiencing homelessness to determine their eligibility for the program; facilitates voluntary relocation to housing; and provides intensive, targeted and ongoing support and advocacy to ensure the most chronic and medically-vulnerable homeless individuals remain housed through TBRA or transition to permanent housing.
- A New Leaf – East Valley Men's Shelter. The Center is the only regional emergency shelter program for homeless adult men in the East Valley. The shelter provides: case management, life skills, legal aid, behavioral health care, AA support groups, GED prep and adult literacy. Men must be drug & alcohol free and willing and able to save 85% of their income. All residents receive an orientation, intake assessment and meet with a case manager to establish an individual service plan to set goals to obtain employment. A New Leaf proposes to provide services to 13 Chandler men receiving services.
- A New Leaf – East Valley Women's Shelter. A New Leaf proposes to provide emergency shelter and support services for homeless Chandler women. The program will provide shelter and support services for up to 120 days. Other partnering agencies collaborate with A New Leaf to carry out an array of supportive services including: financial literacy, health checks, immunizations, educational and legal services and substance abuse counseling.
- Labor's Community Service Agency – Transitional Housing. LCSA will provide comprehensive case management for 15 Chandler individuals residing in LCSA's three single family homes through a transitional housing program. Families may stay up to 24 months and must save 10% of all income to successfully prepare for transition into permanent housing to prevent future homelessness. LCSA receives referrals from school liaisons, emergency/domestic violence family shelters, Community Information and Referral, and AZCEND.
- A New Leaf – La Mesita Family Shelter. La Mesita is the only emergency shelter in the East Valley offering services to families with children. A New Leaf provides comprehensive services for families in a safe environment where they can develop the skills and resources needed to become self-sufficient. The shelter provides the basic physiological needs of food, shelter, clothing, workforce development, legal aid, benefit enrollment, financial literacy and parenting education and support. A New Leaf proposes to assist 9 families.
- Save the Family – Homeless Case Management. Save the Family will provide case management and transitional housing services for 25 Chandler individuals and families residing in or referred by the City and housed in one of the agency's 62 transitional housing units located in Mesa, Gilbert, Tempe, Scottsdale and Chandler. The agency will provide transitional housing, education, support and resources necessary to reach self-sufficiency and become permanently housed by partnering with numerous other agencies. Referrals will be made through the coordinated entry system "Family Housing Hub" that coordinates intake at Save the Family weekly.



CDBG PUBLIC SERVICES APPLICATIONS CONT.

- United Methodist Outreach Ministries (UMOM) – Shelter Services will provide shelter and a host of supportive services for 12 Chandler households. The agency will help residents develop and achieve a case plan that includes setting educational, vocational, employment and permanent housing goals. At intake, each participating household will be assessed to determine whether the family will go into emergency shelter, extended shelter or directly into subsidized housing or rapid re-housing.
- Chicanos Por La Causa (CPLC) – Housing Education and Counseling. The goal of this program is to provide education and information in both English and Spanish to 82 Chandler residents on their rights and responsibilities under the Fair Housing Act of 1968. CPLC will provide 12 1-hour Fair Housing Workshops/ educational sessions, one per month to Chandler homebuyers and renters and will hand out fliers during local fairs and events.
- Southwest Fair Housing Council – Fair Housing Education, Outreach and Enforcement will increase knowledge and awareness of fair housing rights and empower residents who experience housing discrimination to contact the agency. The agency will conduct 25 rental tests at areas of high risk for housing discrimination or where complaints or allegations of discrimination have occurred. The agency will also conduct 5 outreach events reaching 100 Chandler individuals, will distribute 500 pieces of fair housing literature in English and Spanish, and provide fair housing counseling services for 5 Chandler residents.



CDBG PUBLIC FACILITIES, HOUSING AND CODE ENFORCEMENT APPLICATIONS

- AZCEND - Food Bank. This project will make necessary improvements to increase food handling safety and avoid the spread of food borne illness at the food bank located at 345 South California Street. An architect will be hired to design new plumbing, floor drains, electric lines and venting and make necessary flooring, roofing and cooler/freezer improvements. Last year, the Food Bank distributed 17,452 food boxes to low and moderate income households facing food insecurity. The improvements will serve an estimated 10,000 individuals.
- City of Chandler Code Enforcement – Blight Elimination Program. The goal of this program is to improve and revitalize neighborhoods and housing conditions through the continued implementation of the Blight Elimination Program. Program objectives include: 1) inspection of residential housing units for violation of the City's Chapter 30 Code; 2) identification of occupied properties with code violations and unoccupied properties deemed unsafe, unhealthy and uninhabitable; 3) identification and elimination of blighting conditions through code enforcement efforts; and 4) collaboration with referring low and moderate income homeowners with code violations to the City's Housing Rehabilitation program to determine eligibility and remediation of the code violation through housing rehabilitation activities. This program will serve 11,611 households.
- City of Chandler Housing & Redevelopment – Public Housing Improvements. This activity will replace kitchen cabinets, bathroom vanities and countertops, faucets and necessary plumbing in 25 scattered-site public housing units built in 1996. These improvements are necessary to provide clean, safe affordable housing and to assist the PHA with ongoing public housing maintenance. The improvements will serve 92 people in 25 households residing in public housing units.
- City of Chandler Neighborhood Resources – Housing Rehabilitation Programs. The program will provide distinct housing rehab services to low and moderate income single family homeowners. The Moderate Rehab program provides up to \$50,000 through a zero percent interest deferred loan for interior and exterior repairs to correct code issues and make health and safety improvements. The Exterior Improvement Loan (EIL) program offers up to \$20,000 for exterior improvements that remove blighting conditions to revitalize the property and improve the surrounding neighborhood. The EIL program offers zero percent interest loans that are forgivable over five years. Homeowners are screened for eligibility in accordance with CDBG guidelines and City of Chandler Housing Rehabilitation policies. The City's housing rehabilitation programs assist low and moderate income homeowners to remedy negative property conditions they cannot afford to resolve without assistance.

CDBG PUBLIC FACILITIES, HOUSING AND CODE ENFORCEMENT APPLICATIONS CONT.

- City of Chandler Neighborhood Resources – Emergency Home Repair Program. Emergency Home Repair services necessary to address health, safety or security issues will be provided to approximately two Chandler single family homes occupied by low and moderate income homeowners.
- Marc Community Resources – ADA Improvements. ADA improvements will be made to a recently-acquired facility to allow the start-up of day treatment and employment programs for individuals with developmental disabilities. Improvements will include modifications to the building entryways, hallways and restrooms to comply with the American with Disabilities Act. There are currently six Chandler residents waiting for services and approximately 1,800 Chandler residents with developmental disabilities who might benefit from available services. The improvements will allow the agency to provide services to 26 individuals with developmental disabilities.
- Habitat for Humanity of Central Arizona – Emergency Home Repair Program. Emergency Home Repair services necessary to address health, safety or security issues will be provided to approximately 30 Chandler single family homes. Habitat staff works with applicants to determine eligibility, creates the repair list, hires subcontractors when necessary, oversees repair work and coordinates with the City on environmental reviews and submission of performance reports and payment reimbursements. The need for the program has grown as calls for service to Habitat's Hotline have increased. The program can make repairs up to \$10,000 per household, per year.



HOME PROGRAM APPLICATIONS

- City of Chandler Housing & Redevelopment – Tenant-Based Rental Assistance (TBRA). HOME funding requested is to continue the tenant based rental assistance program implemented in 2012 for individuals and families experiencing homelessness in Chandler. TBRA rental assistance will be linked with TBRA case management and supportive services. Up to 20 households will be provided direct rental and utility deposit assistance to maintain housing or transition to permanent housing.
- Newtown Community Development Corporation – First-time Homebuyer Program. Two first-time homebuyers currently priced out of the homeownership market will benefit from the acquisition and rehabilitation of single-family homes in Chandler zip codes 85224, 85225 and 85226. The homes will become part of the Chandler Community Land Trust operated by Newtown, which allows for purchase of only the improvements with a ground lease. Eligible buyers must complete homebuyer education classes, homeownership counseling, and an orientation where the community land trust ground lease, resale restrictions, shared equity and other provisions of the program are explained. Because the homes are in the Community Land Trust, they will remain affordable to subsequent first-time homebuyers for up to 99 years.
- Habitat for Humanity – Housing Reconstruction. Two owner-occupied homes that require repairs beyond the maximum dollar limits allowed through the City's housing rehab program will be reconstructed using HOME funds. Houses are typically over 50 years old and located in older low and moderate income neighborhoods. Habitat is uniquely qualified to administer reconstruction activities because as a general contractor and housing developer they have experience managing all aspects of home building and mortgage servicing. The program provides up to \$75,000 in HOME-assistance per household and Habitat funds the shortfall with a 0% interest mortgage. Habitat has a HUD certified Housing and Credit Counselor with significant experience in the affordable housing market.



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	FY2017-18 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	13	CDBG
Assistance to 1st-time Homebuyers	High		25 households	1	HOME
Acquisition, Rehabilitation & Resale	High		15 households	1	HOME
Direct Assistance to 1st-time Homebuyers	Low		10 households	n/a	n/a
New in-fill Construction	Low		5 units	n/a	n/a
Affordable Rental Housing Activities					
Tenant-based Rental Assistance	High	X	40 households	20	HOME
Housing Rehabilitation – moderate & substantial rehabilitation and public housing revitalization	Low	X	210 units	n/a	n/a
New in-fill Construction	Low		20 units	n/a	n/a
Activities to Address Homelessness					
Emergency Shelter	High	X	1,250 people	37	CDBG
Support Services and Case Management	High	X	1,250 people	188	CDBG
Human Services & Economic Opportunities					
Basic Needs	High	X	10,000 people	1,051	CDBG
Revitalization, Public Facilities & Infrastructure					
Community Parks and Facilities, including improvements to public housing facilities	High	X	15,000 people	10,000	CDBG
Infrastructure	High		12,000 people	n/a	n/a
Code Enforcement	High		5,000 people	16,000	CDBG
Demolition of vacant unsafe structures	Low		5 structures	n/a	n/a

ORGANIZATIONAL STRUCTURE AND PUBLIC PARTICIPATION

Housing and Human Services Commission

Vanessa Agee
Irene Artigas
Rick Becker
Jadine Bowens
Tammy Clow-Kennedy
Joseph Curbelo
Justin Lisonbee
Louise Moskowitz
Dean Ouellette
Dylan Raymond
Greg Rodriguez

The HHSC is an 11-member advisory body appointed by the Mayor and approved by City Council. It 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 Jay Tibshraeny, Vice Mayor Kevin Hartke
Councilmembers Nora Ellen, Sam Huang, René Lopez
Terry Roe, Mark Stewart

City Manager
Marsha Reed

Assistant City Manager Assistant City Manager
Nachie Marquez Joshua Wright

Neighborhood Resources – Staff Contacts

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2017 Public Participation

For 2017, the Housing and Human Services Commission (HHSC) conducted three public meetings (March 22, 2017, April 13, 2017, and April 19, 2017) to discuss funding priorities. City staff also conducted an application workshop that was open to both the public and stakeholders. Fifty-four individuals representing forty-one organizations participated in the process.



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