

**CITY OF CHANDLER  
NEIGHBORHOOD RESOURCES**

# ANNUAL ACTION PLAN

**FY 2018-2019**



**Chandler • Arizona**



# **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 28, 2018 TO APRIL 26, 2018**

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 [chandleraz.gov/communitydev](http://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 28, 2018 - Housing and Human Services Commission Committee Meeting
2. April 12, 2018 - City Council Meeting

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# INTRODUCTION



**Chandler • Arizona**

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 2015-2019, submitted to HUD on May 15, 2015. HUD released Fiscal Year 2018-2019 annual allocation information on May 1, 2018, which delayed grantees' Annual Action Plan submissions until 60 days after the release date or August 16, 2018, 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 29, 2018.

The Action Plan provides a brief description of the City of Chandler's programs and projects for Fiscal Year 2018-2019, along with funding announcements for the CDBG program. The City is also a member of the Maricopa County 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 this input was obtained is found on page 5. The funding recommendations for the CDBG and HOME programs in this plan are based on Fiscal Year 2018-2019 allocations from HUD. Final approval from City Council is expected on June 14, 2018.

The 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 an increase to CDBG. As a result, the City adhered to the below contingency provisions. The actual impact of an increase on specific activities is found on page 14.

(A) If CDBG funding is increased:

- i. Funds allocated to Administration will be increased to not more than 20% of the total allocation.
- ii. Funds allocated to Public Services will be increased to not more than 15% of the total allocation.

(B) Contingency plans for CDBG Public Service, and Fair Housing projects are as follows:

- i. AZCEND Tenant-Based Rental Assistance (TBRA) Case Management Program and City of Chandler Public Housing Youth Program will not receive an increase or decrease of funds.
- ii. AZCEND Housing and Stability Specialist will be the first to receive an increase and second to last to receive a decrease of funds.
- iii. Save the Family and A New Leaf, Inc., will increase or decrease equally (A New Leaf, Inc., will be the first to decrease then Save the Family).
- iv. Fair Housing Services will receive level funding.
- v. If any project award is less than \$10,000, then funding will be redistributed as described for increasing.

- (C) Contingency plans for CDBG Capital Projects, Housing, & Neighborhood Revitalization projects are as follows:
- The City of Chandler Family Site Cabinet Replacement Project (Cabinet Project) will receive 70% of the increase, and the City of Chandler Arrowhead Meadows Park Improvements (Park Project) will receive 30% of the increase.
  - The Park Project will be the first project to be decreased. The Cabinet Project will be the second project to be decreased.
  - FSL Home Improvements Emergency Home Repair Program will receive level funding or will be the last to receive a decrease of funding.
  - The City of Chandler Code Enforcement, City of Chandler Housing Rehabilitation, and Chandler Gilbert Arc will not receive an increase or decrease of funds.

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 based on the final allocation from HUD was an increase to HOME. As a result, the City adhered to the below contingency provisions. The actual impact of an increase on specific activities is found on page 14.

- (D) If HOME funding is increased:
- Funds allocated to Administration will be calculated by the Maricopa County HOME Consortium.
  - An increase in funding will be attributed to the Newtown CDC First-Time Homebuyer Program up to the amount requested.
  - The City of Chandler Tenant-Based Rental Assistance (TBRA) will not receive an increase or decrease of funds.
- (E) If HOME funding is decreased:
- Funds allocated to Administration will be calculated by the Maricopa County HOME Consortium.
  - The Newtown CDC First-Time Homebuyer Program will be decreased to accommodate the deficit.

<b>FY 2018-2019 ANNUAL ACTION PLAN RESOURCES</b>	
<b>CDBG Entitlement Program</b>	<b>FY 2018-2019 Allocation</b>
Community Development Block Grant (CDBG)	\$1,452,896
Recaptured Carry Forward	\$101,977
Total CDBG Available for Allocation	\$1,554,873
<b>HOME Investment Partnerships Program</b>	<b>FY 2018-2019 Allocation</b>
HOME (through an agreement with Maricopa County)	\$421,957
Total HOME Funds Available for Allocation	\$421,957
<b>Public Housing Programs</b>	<b>FY 2018-2019 Allocation</b>
Section 8 Housing Choice Voucher Program	\$5,314,000
Public Housing Program	\$2,895,549
Public Housing Capital Funds	\$400,000
<b>Local Resources</b>	
General Funds	\$1,189,755

CDBG funds in the amount of \$101,977 from the prior year project have been recaptured and reallocated to a project in Fiscal Year 2018-2019.

CDBG and HOME program income received may be allocated to existing City projects or through a Notice of Funding Availability (NOFA).



# EXECUTIVE SUMMARY

## Investing in Geographic Priority Areas

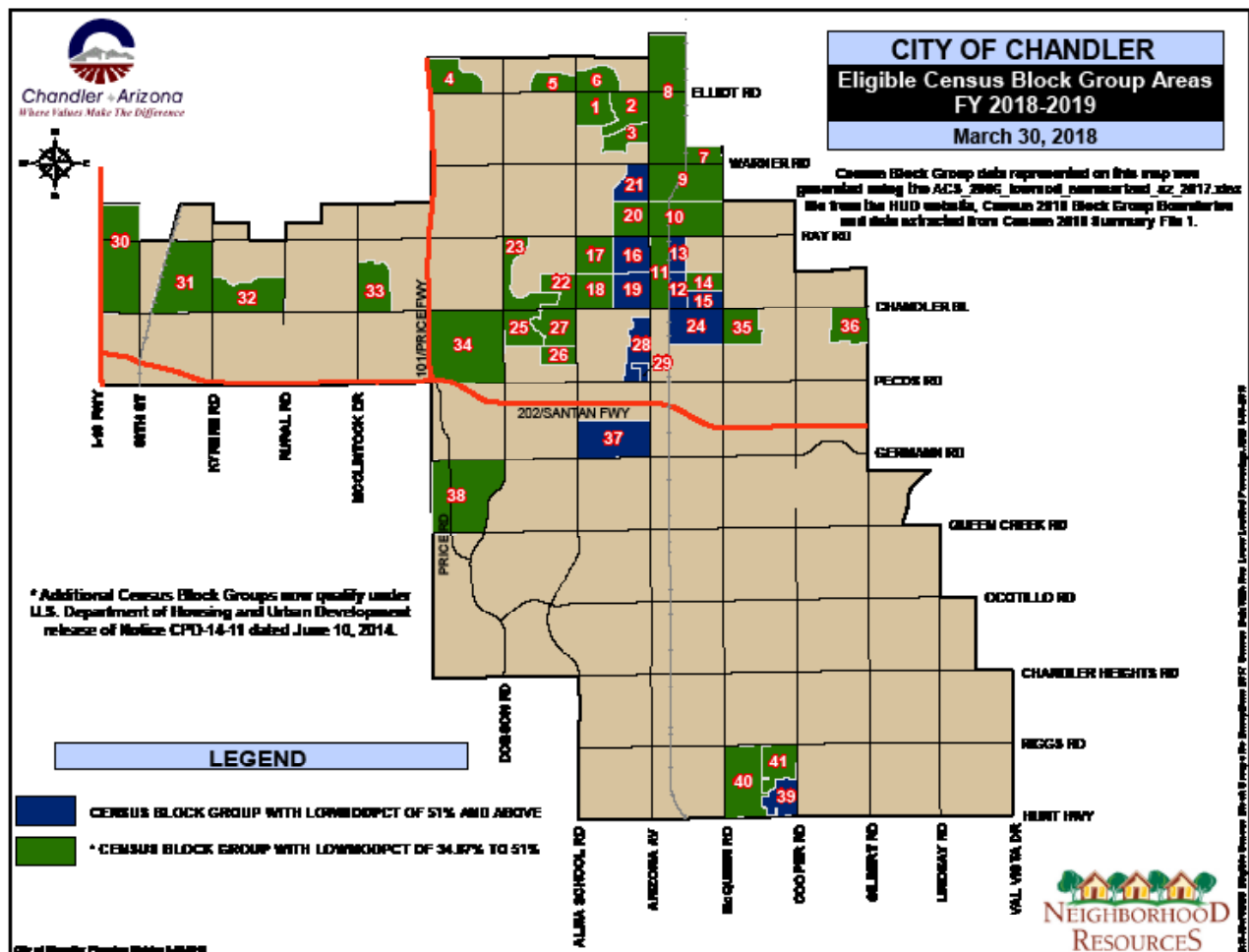
The City of Chandler consists of approximately 71 square miles and shares boundaries with the Town of Gilbert, Cities of Mesa, Phoenix and Tempe, and the Gila River Indian Community. Chandler has reached its physical geographic limits, with the exception of a few remaining county islands.

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 income and minority households. There are 11 Census Block Groups where at least 51% of the population is low- and moderate-income, and another 31 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 areas north of the San Tan Freeway (202).

During Fiscal Year 2018-2019, 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
- Blight prevention and reduction through code enforcement, emergency 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 blighted conditions.





# LEVERAGING HUD FUNDING

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 \$2,079,395 from 56 applicants and will make final awards in early June 2018.

In 2018, 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, the Housing and Human Services Commission (HHSC) and Neighborhood Resources Council Subcommittee recommended funding to three population groups – youth, special populations, and families in crisis. Another Community Needs Assessment is scheduled for completion in 2018 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 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. 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, 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 2018-2019 CITY OF CHANDLER INITIATIVES

## Affordable Housing

The City received four applications for CDBG funds to address affordable housing conditions during the 2018-2019 program year. Summaries of the applications received are found on page 16. The City plans to allocate CDBG funds to three agencies that will:

- Provide Emergency Home Repairs for 15 low- and moderate-income homeowners.
- Replace kitchen cabinets, sinks, and related plumbing in 53 family site public housing units.
- Upgrade the kitchen in one community living home for individuals with intellectual and developmental disabilities (i.e., autism, cerebral palsy, cognitive learning disabilities, etc.).

The City received two applications for HOME funds to address affordable housing conditions during the 2018-2019 program year. Summaries of the applications received are found on page 17. The City plans to allocate HOME funds to both agencies to:

- Provide tenant-based rental assistance to 20 previously homeless households, 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	20	0	0	0	20	HOME
Non-homeless	892	0	68	2	962	CDBG, HOME, Public Housing, Housing Choice Vouchers
Special Needs	111	0	1	0	112	CDBG, Public Housing, Housing Choice Vouchers
Total	1,023	0	69	2	1,094	



# HUMAN SERVICES, HOMELESSNESS AND SPECIAL NEEDS POPULATIONS

The City received nine 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 page 15. The City plans to allocate CDBG funds to six agencies that will provide:

- Emergency shelter, case management, and an afterschool program for approximately 20 individuals in 5 families experiencing homelessness.
- Intensive, targeted intervention and case management services for 25 individuals in 15 households which previously experienced homelessness, participating in the City's Tenant-Based Rental Assistance Program.
- Assistance to find housing and employment for 100 individuals experiencing homelessness, including advocacy and support to achieve and maintain stability.
- Case management and scattered-site, rapid re-housing for 18 individuals in 18 families experiencing homelessness.
- Fair housing education for 60 Chandler residents.
- Out of school programming for 446 Chandler youth ages 6-18, who reside in Chandler's four Public Housing Family sites.

In addition to applications for CDBG funds, the City also received 56 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 20 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.
- Replace kitchen cabinets, sinks, and related plumbing in 53 family-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, low- and 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 make improvements to the 53 public housing units.





# PUBLIC HOUSING AUTHORITY: 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 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 through community literacy events. The Book Rich Environments Initiative (BRE) has coordinating partners that include the 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 PHAs named to the GLR Honor Roll. These public housing literacy initiatives 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 CDC - 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 the community.

## HOMEOWNERSHIP HOUSING ACTIVITIES

### Homeownership Activities

- Through the City's Emergency Home Repair Program, assist 15 owner-occupied households make emergency repairs.
- Assist two first-time homebuyers to purchase homes 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 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 Minority and Women-owned Business Enterprises in funded programs and activities.
3. Continuing fair housing activities to better serve the citizens of Chandler.

## 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. Use CDBG resources for ADA improvements to Arrowhead Meadows Park as part of a larger park renovation, increasing accessibility and benefitting 6,009 individuals.
3. Continue 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 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 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 has secured 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 as part of a larger system called the regional Continuum of Care. 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.



# 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 nonprofits providing emergency and transitional housing and case management for 163 individuals experiencing homelessness (approximately 20 for A New Leaf, Inc. - La Mesita, 25 for AZCEND - TBRA Case Management, 100 for AZCEND - Housing and Stability Specialist, and 18 for Save the Family).
3. Utilize HOME funding to provide tenant-based rental assistance for 20 previously homeless households.
4. Utilize CDBG funding to support the installation of an accessible kitchen in a community living home, which benefits individuals with intellectual and developmental disabilities.



## GENERAL FUNDS HUMAN AND PUBLIC SERVICES

### Leverage Funding Priorities – Families in Crisis

In 2018, 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 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; 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 2018, 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, 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: 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 2018, 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 (A, B)			
Agency	CDBG Requested	CDBG Recommended	HUD Outcome
A New Leaf, Inc. – East Valley Men’s Center	\$35,000	\$0	SL1
A New Leaf, Inc. – East Valley Women’s Shelter	\$13,286	\$0	SL1
A New Leaf, Inc. – La Mesita Family Homeless Shelter	\$25,000	\$18,209	SL1
AZCEND – TBRA Case Management Program	\$35,515	\$35,515	SL1
AZCEND – Housing and Stability Specialist	\$48,000	\$48,000	SL1
COC Housing and Redevelopment – Public Housing Youth Program	\$75,000	\$75,000	SL1
COC Community Development – Fair Housing Education and Outreach	\$2,500	\$2,500	EO3
Labor's Community Service Agency – Transitional Housing	\$12,934	\$0	SL1
Save the Family – Case Coordination and Homeless Housing	\$35,000	\$26,210	EO3
Southwest Fair Housing Council – Fair Housing Counseling and Enforcement	\$25,000	\$12,500	EO3
Total CDBG Public Service and Fair Housing	\$307,235	\$217,934	
CDBG Capital Projects, Housing, and Neighborhood Revitalization (C)			
Agency	CDBG Requested	CDBG Recommended	HUD Outcome
Chandler Gilbert Arc – Community Living Home Updates	\$45,000	\$15,000	DH3
COC Code Enforcement – Blight Elimination Program	\$152,341	\$105,341	SL3
COC Community Resources and Development – Housing Rehabilitation	\$223,556	\$223,556	DH3
COC Community Services – Arrowhead Meadows Park Improvements	\$500,000	\$226,738	SL1
COC Housing and Redevelopment - Family Site Cabinet Replacement	\$300,000	\$212,725	SL3
FSL Home Improvements – Emergency Home Repair Program	\$263,000	\$263,000	DH3
FSL Home Improvements – Housing Rehabilitation Program	\$335,477	\$0	DH3
Total CDBG Capital Projects, Housing, and Neighborhood Revitalization	\$1,819,374	\$1,046,360	
HOME Housing Activities (D, E)			
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, First-Time Homebuyer Program	\$200,000	\$189,473	DH2
Total HOME Housing Activities	\$406,112	\$395,585	
Administration (A, D)			
CDBG Program Administration		\$290,579	
HOME Program Administration		\$26,372	

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

\*See page 1 and 2 for contingency provisions.

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



# CDBG PUBLIC SERVICE AND FAIR HOUSING APPLICATIONS

- A New Leaf, Inc. – East Valley Men’s Center. Funding is requested to support men experiencing homelessness in the City of Chandler through emergency shelter services at the East Valley Men’s Center (EVMC) in Mesa. The EVMC provides a shelter bed for up to 94 men experiencing homelessness each night. The program also provides case management and supportive services, which address the physical/behavioral health, workforce development, transportation, education skills, financial literacy, legal aid, and housing needs of program participants.
- A New Leaf, Inc. – East Valley Women’s Shelter. Funding is requested to support women experiencing homelessness in the City of Chandler through emergency shelter services at the East Valley Women’s Shelter (EVWS) in Mesa. The EVWS provides shelter for up to 8 women experiencing homelessness each night. The program offers case management and supportive services, which address the underlying causes of homelessness, ultimately helping women to be empowered to lead stable, independent lives.
- 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 locates and establishes relationships with vulnerable individuals and families experiencing homelessness; facilitates their voluntary relocation into housing; and provides supportive services and advocacy necessary to maintain housing stability. The case manager also coordinates with other AZCEND programs, (e.g., community action, food bank, benefits coordination, financial coaching, volunteer income tax assistance), to ensure TBRA participants have access to all of the services available.
- AZCEND – Housing and Stability Specialist. Funding is requested to support a Housing and Stability Specialist to provide services to vulnerable individuals experiencing homelessness. The goal is to assist individuals in moving from homelessness to housed and continue to support them as they stabilize and gain independence. Services include guidance towards educational options; substance abuse support programs, mental and behavioral health services, veteran services, Arizona Health Care Cost Containment System (AHCCCS), and income benefits with an emphasis on employment.
- 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 Education and Outreach. Funding is requested to conduct fair housing education and outreach to affirmatively further fair housing and promote free housing choice in the City of Chandler. Fair housing education and outreach is essential in order to provide the community and housing providers with knowledge of their fair housing rights and responsibilities.
- Labor’s Community Service Agency – Transitional Housing. Funding is requested to provide comprehensive case management services to Chandler families experiencing homelessness in conjunction with the City of Chandler’s TBRA Program. Labor’s Community Service Agency utilizes evidenced-based practices including motivational interviewing and progressive engagement to facilitate the movement of families experiencing homelessness to sustainable permanent housing within 24 months.
- 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

- Chandler Gilbert Arc – Community Living Home Updates. Funding is requested to support the installation of an accessible kitchen in one Chandler Gilbert Arc community living home, which support individuals with intellectual and developmental disabilities (IDD), (e.g., Autism, Cerebral Palsy, cognitive learning disabilities, etc.), and provide necessary living support for these individuals. 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 – Blight Elimination Program. Funding is requested to continue the systematic, proactive inspection program in 41 CDBG eligible areas, with an emphasis on north Chandler. The program supports 1.5 full-time staff specifically assigned to initiate code enforcement inspections and take necessary enforcement actions to neighborhood degradation. Residents will receive an advisory notice providing information about common code violations for self-evaluation and correction prior to the inspection. Costs to correct violations will be funded by the agency apart from CDBG funding.



- City of Chandler Community Resources and Development – Housing 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 – Arrowhead Meadows Park Improvements. Funding is requested to provide renovations to meet recommended ADA compliance improvements at Arrowhead Meadows Park. Constructed in 1968, Arrowhead Meadows is one of the oldest parks in the City's system. As a community park, it was designed to serve citizens in a two-mile radius, but serves citizens well-beyond that with amenities not typically found at a park of its type. The project differs from other offerings in the community because it has the ability to significantly improve accessibility and fitness amenities that provide health and wellness benefits to all citizens.

- COC Housing and Redevelopment – Family Site Cabinet Replacement. Funding is requested to remove and replace the kitchen cabinets in 53 units in the public housing family sites. The cabinetry is over 45 years old, well beyond the expected useful life. The project includes the replacement of kitchen sink and related plumbing. Chandler's Public Housing Authority owns and operates 303 rental units in Chandler. HUD provides capital funds on a yearly basis, but funding is insufficient to address major capital improvements required for housing built in 1974. The cabinet replacement will assist the City in meeting clean, safe, and affordable housing standards, and reduce the maintenance costs for typical repairs associated with the aging infrastructure.

- 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.

- FSL Home Improvements – Housing Rehabilitation Program. Funding is requested for owner-occupied housing rehabilitation for low income City of Chandler residents. This is a continuation of the services FSL currently provides to the City of Chandler. This is the only program that addresses single-family rehabilitation for Chandler residents. Chandler 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. FSL currently has carryover funds from FY 2017-2018 to continue this service.



# HOME PROGRAM APPLICATIONS

- City of Chandler Housing and Redevelopment – Tenant-Based Rental Assistance (TBRA). Funding is requested to provide a Tenant-Based Rental Assistance (TBRA) Program for 20 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, First-Time Homebuyer Program. 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 (AMI) are eligible to purchase a Newtown home. The ground lease gives Newtown the right of first refusal, 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 2018-2019 Planned*	HUD Consolidated Plan Resource(s)
<b>Affordable Owner Housing Activities</b>					
Housing Rehabilitation – emergency repairs, accessibility improvements, moderate / substantial rehabilitation, and replacement	High	X	300 units	15	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
<b>Affordable Rental Housing Activities</b>					
Tenant-Based Rental Assistance	High	X	40 households	20	HOME
Housing Rehabilitation – moderate and substantial rehabilitation and public housing revitalization	Low	X	210 units	53	CDBG
New Infill Construction	Low		20 units	n/a	n/a
<b>Activities to Address Homelessness</b>					
Emergency Shelter	High	X	1,250 people	38	CDBG
Support Services and Case Management	High	X	1,250 people	125	CDBG
<b>Human Services and Economic Opportunities</b>					
Basic Needs	High	X	10,000 people	60	CDBG
<b>Revitalization, Public Facilities and Infrastructure</b>					
Community Parks and Facilities, including improvements to public housing facilities	High	X	15,000 people	11,611	CDBG
Infrastructure	High		12,000 people	n/a	n/a
Code Enforcement	High		5,000 people	6,009	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

Catrina Boppart  
Jadine Bowens  
Mekele Cole  
Joseph Curbelo  
Vanessa Dearmon  
Cynthia Hardy  
Aaron Harris  
Wesley Lawrence  
Louise Moskowitz  
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 Jay Tibshraeny, Former Vice Mayor Nora Ellen  
Councilmembers Kevin Hartke, Sam Huang, René Lopez  
Terry Roe, Mark Stewart

## City Manager

Marsha Reed

## Assistant City Manager

Joshua Wright

## Neighborhood Resources – Staff Contacts

Leah Powell, Neighborhood Resources Director  
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Riann Balch, Community Resources Manager  
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Amy Jacobson, Housing and Redevelopment Manager  
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amy.jacobson@chandleraz.gov

## Public Participation

The City of Chandler held a public comment period from March 28, 2018, to April 26, 2018. In addition, two public hearings were held on March 28, 2018, and on April 12, 2018, to ensure multiple opportunities for input from the community. City staff also conducted an application workshop in October, 2017, that was open to the public and key stakeholders.



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